

Transparent Payson

Welcome.
Who am I?
Who are we?

A Section 527 Group (PAC)

We are citizens of Payson, Arizona who are striving to make our local government more transparent.

We believe in the people having a vote as to what happens with their money, their land, their town.

We believe that the elected officials are there to serve the public and as such we should have a voice in making decisions that affect us all.

We are nonpartisan / bipartisan with no party affiliation, no hidden agenda, and therefore we are YOU.

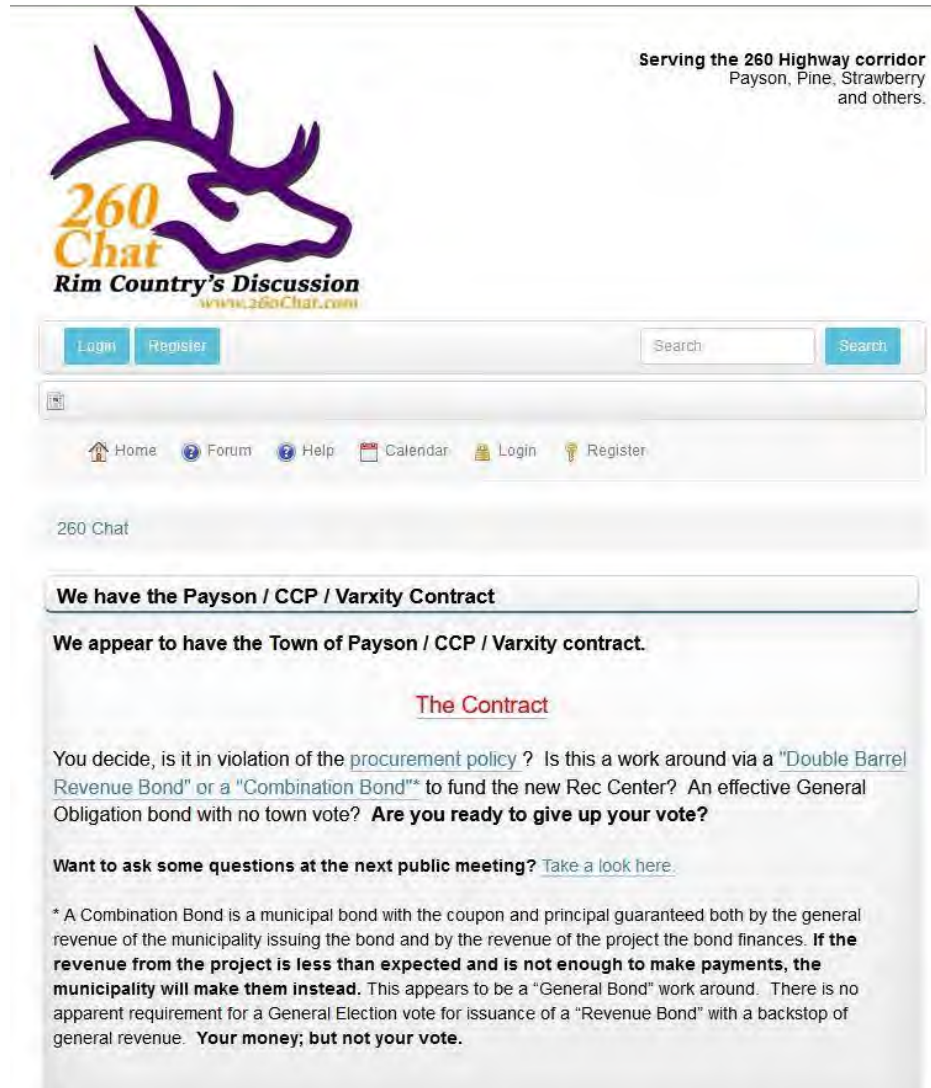
We believe in Payson, Arizona and its future.

We support growth that will better serve all of its citizens while also remaining financially sound.



To understand
Transparent
Payson you have
to understand
260 Chat

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and others.

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We have the Payson / CCP / Varxity Contract

We appear to have the Town of Payson / CCP / Varxity contract.

[The Contract](#)

You decide, is it in violation of the [procurement policy](#) ? Is this a work around via a "[Double Barrel Revenue Bond](#)" or a "[Combination Bond](#)"* to fund the new Rec Center? An effective General Obligation bond with no town vote? **Are you ready to give up your vote?**

Want to ask some questions at the next public meeting? [Take a look here.](#)

* A Combination Bond is a municipal bond with the coupon and principal guaranteed both by the general revenue of the municipality issuing the bond and by the revenue of the project the bond finances. **If the revenue from the project is less than expected and is not enough to make payments, the municipality will make them instead.** This appears to be a "General Bond" work around. There is no apparent requirement for a General Election vote for issuance of a "Revenue Bond" with a backstop of general revenue. **Your money; but not your vote.**

260Chat.com researched the Varxity / CCP / Town of Payson Deal

- Areas of Concern
 - Possible Violation of Procurement Policy?
 - Possible Deed Restrictions?
 - June 2017 Parks and Recreation Meeting.
 - August 2017 Council Meeting.
 - September 2017 Council Action.
 - \$250,000.00 Contract to include:
 - No Bid Design, Build, Finance, Operate agreement with CCP.
 - No Bid Concessionaire Agreement.
 - Significant Concessions to Varxity via Town.
 - A host of other concerns listed on 260Chat.com.

The Tri-Party Agreement that contemplates private use of public lands.

The plan originally included the development of Rumsey Park, it now contemplates use of the ball fields, maybe the Rodeo grounds?



The deal calls for placement of 115,000 sq.ft. building(s) in Rumsey Park

A good local example of a building that size is the local Home Depot @ 114,000 square feet.

That's Big!





The financials have not been released, but promises have been made.

Many incongruent statements on finances and plans: **How does each impact you?**

Private activity bond (P.A.B.)

Public Private Partnership (P.P.P.)

Revenue Bond / Combination Bond

No Bond? Long Term Lease?

Risk Neutral? (For who?)

No reports of cost

No reports of revenue

Exit strategy? (Cold storage?)

Hockey, Rodeo, Baseball, oh my!

(All with public land use.)

This sounds “anti growth?”

- Not at all; not even a little bit. This is responsible growth and responsible finance. The same as you plan for in your own home.
- In no way shape or form is Transparent Payson anti-growth, anti-rec center, etc.
- We simply recognize there are no shortcuts. If there were shortcuts in town growth or life, we would all be on the beach drinking rum or driving Mercedes. Our sidewalks would be paved with gold. Sadly, that is not the case. It can be; but it takes work and planning.
- In both Town planning and life there are:
 - **No shortcuts.**
 - **No magic bullets.**
 - **No winning lotto tickets.**

So, how did
Transparent
Payson come
from 260 Chat?

**People had questions, and
wanted a solution.**

This is a proposed solution.



The Town process was / is broken.

A bold statement to make.

Did it really come down to this?

A small group of concerned citizens?

Where was the due diligence?

Who is looking out for YOU?



Transparent Payson was formed

A grass roots group with no political affiliation.

Why us?

Because no one else would or did.

www.TransparentPayson.org



About Transparent Payson

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Two Initiatives were drafted

The Debt Initiative

- The Transparency in Payson Debt Obligation initiative establishes Your Right to control town spending. The Town will be required that any Revenue Bond that has a Combination feature in the indenture agreement, or elsewhere in the Bond terms, or any Contract or Lease Debt in excess of one million dollars (\$1,000,000.00) be treated as a General Obligation Bond, requiring a vote of the Qualified Electors to enact and or fund. This will maintain the 'spirit' of the general obligation bond requirement; placing funding choices with Citizens.

The Lease Initiative

- The Transparency in Payson Lease Term(s) initiative establishes Your Right to control town real property. The Town will be required that any Lease agreement of Town real property, exceeding three years in duration, excluding inter-governmental action, excluding the Airports Commission, excluding the Water Board, and excluding utility providers, be subject to a direct vote of approval for any Lease, requiring a Town vote to enact and or authorize. This will maintain long-term control of publicly owned lands with the public.

Why the name “Transparent Payson?”

Our goal is greater “transparency” in decisions by the Town involving long term debt or use of public lands.

Citizens have an absolute right to make funding choices and determine the use of public spaces.

Do you want a specific example of “lack of transparency?” (*Psssttt...ask about the emails.*)

trans·par·ent

/transˈperənt/ ◀▶

adjective

(of a material or article) allowing light to pass through so that objects behind can be distinctly seen.
“transparent blue water”

synonyms: clear, crystal clear, see-through, translucent, pellucid, limpid, glassy, vitreous [More](#)

- easy to perceive or detect.

“the residents will see through any transparent attempt to buy their votes”

synonyms: obvious, evident, self-evident, undisguised, unconcealed, conspicuous, patent, clear, crystal clear, plain, (as) plain as the nose on your face, apparent, unmistakable, easily discerned, manifest, palpable, indisputable, unambiguous, unequivocal
“a transparent attempt to win favor”

- having thoughts, feelings, or motives that are easily perceived.
“you’d be no good at poker—you’re too transparent”

Some common questions part 1

I want a Rec Center!

- **So do we!** In the case of the Rumsey Park proposal the “Rec Center” is much more than just a rec center. It is an approximate 115,000 square foot development. Think a building the size of Home Depot for reference.
- **We also want a transparent process: One that accounts for all groups, not a private developer’s wishes.**

Is this affiliated with any political group?

- No. This is non-partisan. These are initiatives put together by citizens who wish for more transparency in our local government.
- We have Democrats, Republicans, Independents, Libertarians, and others!
- This is not “identity politics.”

Some common questions part 2

Is this a result of the Rec Center/Rumsey Park deal?

- In part yes. Should that project move forward the Rumsey Park area will come under the control of an outside private firm. Public access will be limited. The other element is that it is a response to the apparent failure of the process. It is time for citizens to regain control of the process.
- Sometimes people don't like the process, oftentimes they don't like the outcome. We value the process. We respect the process. The process is in place to protect our rights and our voice.

Will this impact normal operation of the Town?

- Every effort has been made to “carve out” legitimate government functions while still protecting our rights to public land and limiting “creative debt financing*” to incur debt without citizen consent.
 - **Creative debt examples include lease agreements with one dollar buy outs, PPP agreements, and as many others as Wall Street can think of.*
- There may be “unintended consequences.”

What is the process?

Number of signatures required.

Timelines.

An uphill battle to
place the initiatives
on the ballot.



Why are these issues important to you?

At the local level, the issue of voting is twofold.

First we elect people to serve on the Town Council, as Mayor, etc.

Second, we act as an appropriation committee by authorizing expenditures that come from general revenues. This is not some abstract thought or idea. This is the essence of local government. The citizens should always control the check book.

Voting at the local level is much more than just “who gets elected.” It is “what gets spent.” **Are you willing to let that choice be made by others?**



How can you help?

- First by signing the petitions to place the measures on the ballot.
- Second with your gift of time, both large and small.
- Third, hate to say it, but money. *(We know, we know.)*

Learn more:

www.TransparentPayson.org

Your money.
Your land.
Your VOTE!

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