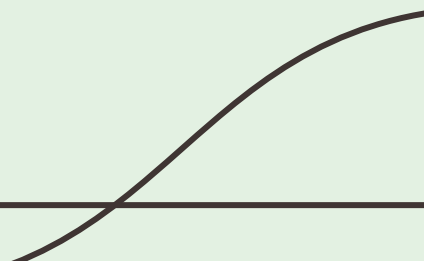




# Town of Payson Project Priorities

Capital Improvement Project Citizen Advisory Committee  
Community Clarity and Input Forum

Thursday, August 17, 2023  
5:30 pm



# A Little History...

- Founded in 1882, its 40 residents referred to the town as Green Valley.
- In 1884, the town got its first Post Office thanks to Lewis Payson, an Illinois Representative and attorney, for whom the town was renamed to honor.
- Early Payson was known for logging, mining, and ranching.
- Famous settlers of the town include the Chilson, Wilbanks, Haught, Randall, Hunt, Connolly, and Pyle families, with descendants still living in the area.
- Payson occupies a little over 20 square miles.
- Payson was incorporated in 1973 with Ted Pettet serving as its first mayor. Payson celebrates its 50th “birthday” in October.

# Priority Projects



## Public Safety

Police Department  
Fire Department



## Economic Development

Green Valley Parkway Extension  
Event Center  
American Gulch  
Main Street Beautification



## Parks & Rec

Indoor Aquatic Facility  
Rumsey Park Additions  
PATs Trails



## Public Works: Streets

## Public Works: Drainage



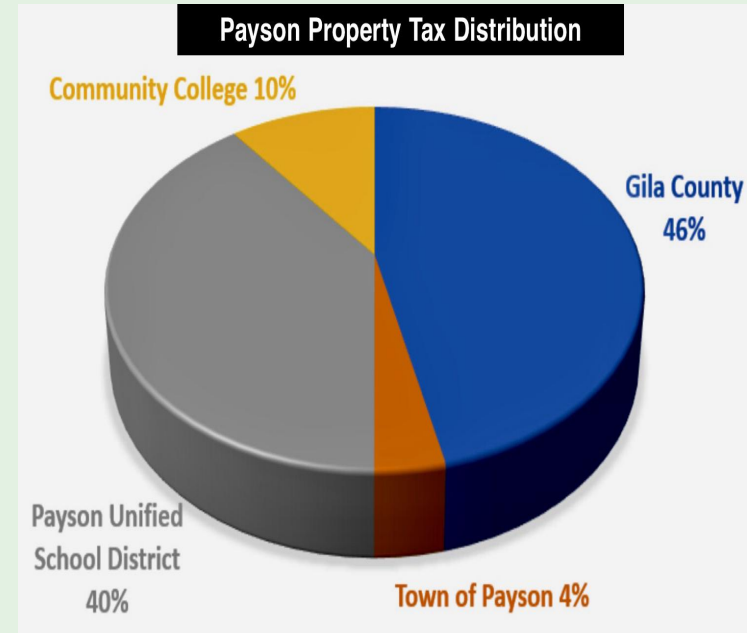
# Town of Payson Income from Taxes

## Sales Tax (Transaction Privilege Tax) Rate is 2.88%:

- Total 21/22 Fiscal Year Sales Tax Revenue was \$15,003,182.00
  - 2017 Increase of .88% scheduled to sunset in 2027; Accounted for \$4,401,091.00 in FY21/22
  - Food for Home Consumption Tax generated \$2,335,585.00 in FY21/22
  - Bed Tax of 5% generated \$599,612.00 in FY21/22

## Primary Property Tax Rate is currently .003205% of your property's assessed valuation

- Total FY21/22 Property Tax Revenue was \$692,813.00 calculated on a higher tax rate of .003442%





# Police

The Police Department Headquarters was completed in 2000 on land that was donated to the town in 1976. Originally planned as a two-story building, cost prohibited this configuration resulting in a single story building occupying 8530 square feet, a space they have long outgrown. Calls for service increase each year, with 14,100 calls in 2017, expanding to 18,481 in 2022.

# Payson Police Department:

## **FACILITY SPACE:**

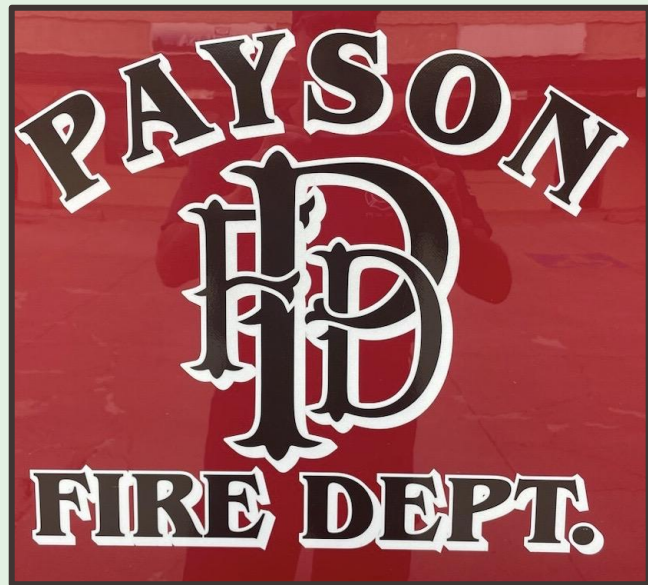
- The national average workspace square footage for a police officer is 347 feet<sup>2</sup>; based on the current 8530 feet<sup>2</sup>, our existing facility can support 24.6 officers on a 24/7 rotation. Payson PD has 57 FTE and 15 911-dispatchers; this does not include support staff required for each shift. Staffing needs require the addition of 14 new positions over the next five years.
- The one and only interview room is located in the main lobby where the public enters.
- Lack of space negatively impacts the following: evidence processing and storage; adequate office space for detectives and dispatch; holding area for suspects and prisoners; NO private interview room for victims, no secure restrooms, lack of wellness space and proper equipment storage

## **FACILITY ISSUES:**

- NOT ADA compliant inside the building or out. NO wheelchair access to front lobby window; restroom compliance issues. NO wheelchair accessible route to the building entrance.
- Life cycle replacement of HVAC, generator, and roof plus interior repairs to flooring, walls, and ceilings.
- Failure of Fire Sprinkler System due to building design and inadequate insulation.
  - Two pipe breaks due to freezing have already cost the town \$36,027.00 in repairs.

# Fire

Payson's Volunteer Fire Department formed in 1946; by 1955, it became a Fire District. In 1973, when the town incorporated, Chuck Jacobs was named Volunteer Assistant Chief. The town took over the Fire District in 1975 along with its tiny property tax, and then Chief Jacobs became Payson Fire's first full-time employee. Station 11 on Main Street began in the 1960s as a Truck-in-a-Box station sheltering two of the town's four trucks; the other two were parked at nearby gas stations. This firehouse was funded mainly through a grant and was built in three phases—metal buildings fortified with steel beams.



# Payson Fire Department:

*Deferred capital maintenance and age has led to a facilities crisis.*

## **STATION 11 (Main Street Firehouse with current configuration dating back to 1994):**

- Inadequate space to accommodate the staff of a modern fire department.
- Chronic water leakage via roof, windows, and walls that has led to multiple mold mitigations.
- Sleeping quarters and bathrooms not designed for multi-gender use; lack of overall privacy.
- Bay doors and all windows require repair or replacement; HVAC systems are 30 years old.
- No secure public access limiting entry to the entire building.
- Lack of dedicated space for secure storage for medical supplies, Personal Protective Equipment, and records.

## **STATION 12 (Rancho Road Firehouse built in 2000):**

- Floor plan creates sometimes hazardous situations: decontamination room accessed through other living areas; living/sleeping quarters next to heating/AC systems, making it hard to sleep.
- Roof leaks into living quarters and front office resulting in mold mitigations.
- Lack of dedicated space for training, offices, and secure storage for medical supplies, PPE, and records.
- Decontamination shower requires replacement; bay doors need repair/replacement.





# Economic Development

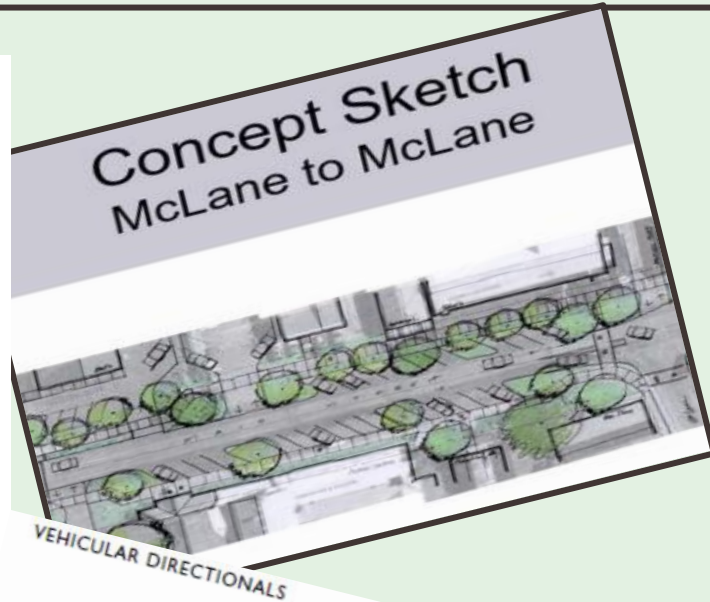
This department's focus is on capital improvement projects intended to serve as a catalyst for increased revenue and to generate community well-being. The town's earliest example of economic development is the rodeo. Payson's first rodeo took place in 1884 on Main Street after which it moved to an area behind Bashas' before finding a home in Rumsey Park where it remained for almost 27 years until it was condemned in the 1990s and the site was relocated to Payson Events Center, where it continues to bring rodeo fans, near and far, to our community.



## COMMERCIAL DISTRICT

### BEAUTIFICATION

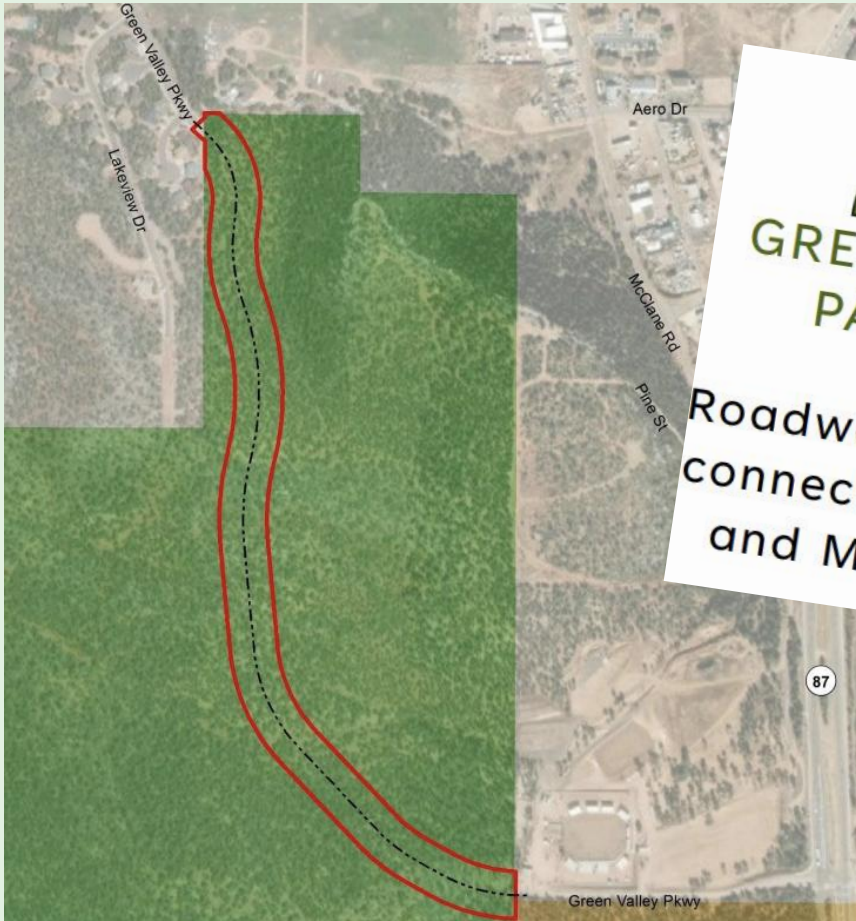
Develop a plan to meet 87/260 guidelines and install landscaping and signage along commercial properties



### Visual Streetscape Enhancement:

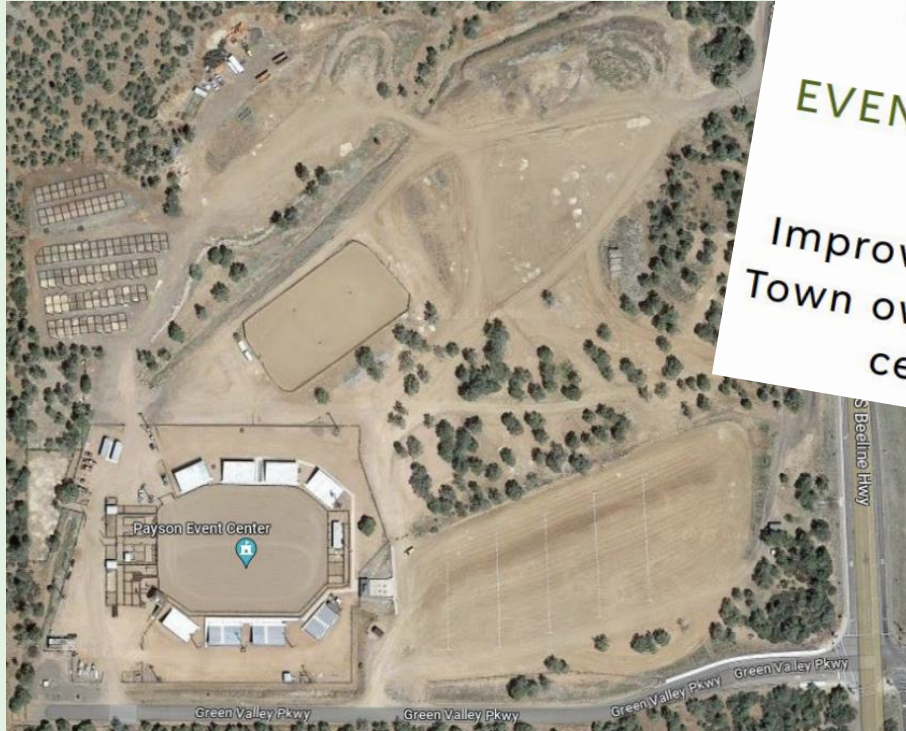
- Add trees, shrubs, screening walls, and wider walkways to improve the pedestrian/vehicular passenger experience.
- Restore native trees to the commercial corridor to create the “cool mountain” feel.
- Wayfinding signage that reinforces adventuring in cool Payson.

# Payson's Cool Mountain Town Imagery



## **Safety and Quality of Life Improvements:**

- Reduces congestion with an alternate route to/from Highway 87.
- Connects Main Street to Payson Event Center.
- Provides another evacuation route in the event of an emergency.
- Allows for expansion of trails from the Rodeo Grounds Trailhead.



## Home to Payson's Longest-Running Tradition:

- Promotes Payson tourism as a visitor destination vs a pass-through town.
- Potential for significant expanded use beyond rodeos, county fair, and the Highlander Games. Covered or Indoor Arena, permanent restrooms, and RV hookups will expand use and extend seasons.
- Events generate revenue through sales tax and bed tax earned across the town and support local businesses.



# AMERICAN GULCH

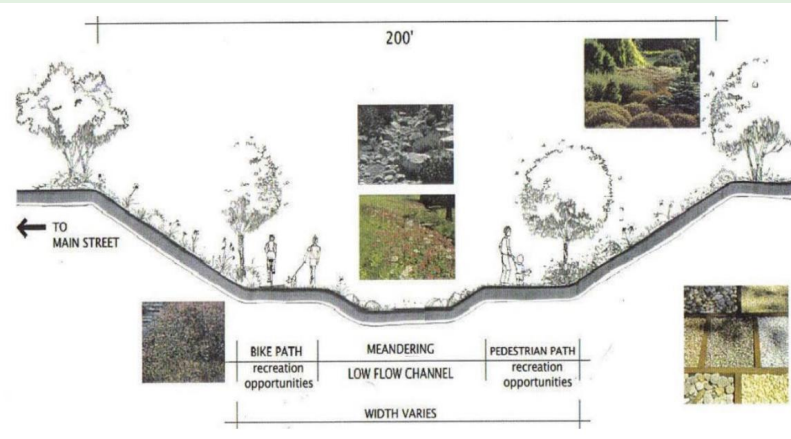
Watercourse  
drainage channel

The American Gulch lies in a 100-year floodplain which, as is, cannot be built on.



## Using the Gulch to Transform Main Street:

- Maximize the area potential by channeling the gulch to limiting the special flood hazard area.
- Create an “Indian Bend Wash”-like drainage area with pedestrian/biking paths, landscaping, and extend Main Street development for arts/crafts shows, sidewalk cafes, and other commerce-stimulating endeavors.
- Remove significant land from the floodway creating more “main street” developable space.



# Parks & Recreation



Rumsey Park was built on land acquired for \$10 in 1976 from Donald and Dale Rumsey combined with an additional parcel donated by the Chamber of Commerce. Payson's largest park to date, its 82-acres includes 5 ball fields, 2 multi-purpose fields, 6 pickleball courts, 3 tennis courts, 2 sand volleyball courts, 2 basketball courts, a bocce ball court, 2 playgrounds, 3 restrooms, concession stand, 2 horseshoe pits, dog park, skate park, disc golf course, and 6 ramadas. Payson Public Library is also located within Rumsey Park.

Taylor Pool was built on land purchased from the U. S. Forest Service in 1983; the Rumsey Park pool opened in 1985 with construction funded primarily through grants along with some general fund monies. Taylor Pool was closed in 2020 due to safety concerns and cost to repair vs building a new facility.

In 1992, Payson residents approved a \$3 million bond that resulted in Green Valley Parks and Lakes, a project completed in 1996. Its 43 acres consists of 3 lakes of treated water providing fishing opportunities for young and old, while recharging the aquifer with over 3.5 million gallons of water annually.

# Aquatics Center



## Year-Round Access to Water:

- An indoor pool would benefit all ages during all seasons.
- Our swim teams would finally have a home and the ability to bring visitors and additional commerce to town.
- Swim lessons could take place, year-round, to promote water safety.
- Other water recreation: aerobics, polo, lifeguard and scuba certification.
- Designed to include a recreation center.



# Recreation Center Addition



to the  
Aquatics  
Center

## Expanding on Our Programming:

- All indoor sports programs are currently dependent on the availability of PUSD gyms which limits offerings.
- Open gym hours to provide supervised activities for Payson youth.
- Large open area provides space to hold large aerobic, yoga, and other instructor-led courses.
- Potential partnership with a commercial vendor to sell health-related products.



## Improve facility to allow year-round use and maximize useable space:

- Increase recreational programming to promote economic development.
- Cover the grandstands to shelter from weather and add vendor utilities or build a new indoor Arena.
- Address drainage and sitework in and around the Event Center.
- Construct permanent restrooms for the facility that can also service those accessing the Trail Head.
- Create an RV Park, complete with water and electrical hookups.



# Event Center Upgrade

# Park Improvements...

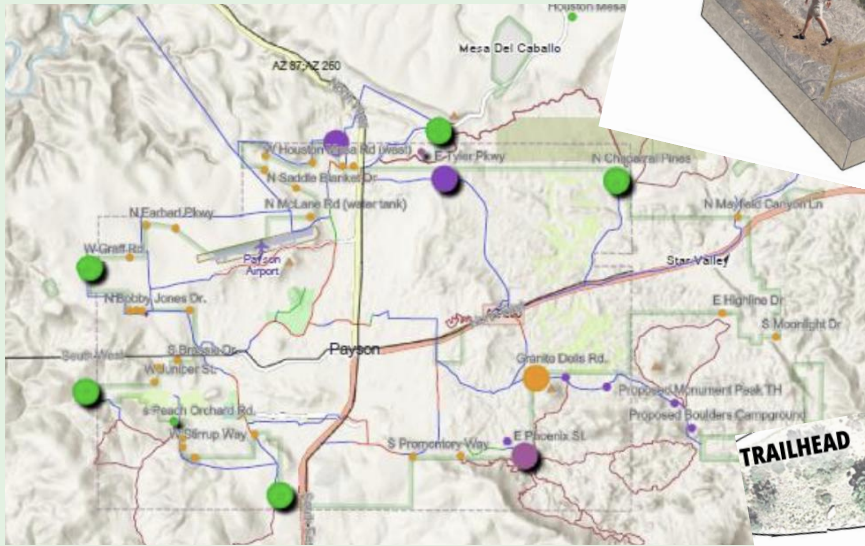
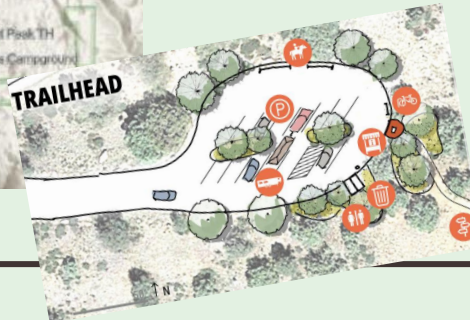
- New structures cannot be added to Rumsey Park without addressing drainage issues.
- The area within the red lines indicate the flood zone where no new construction/remodel can take place until storm water drainage is corrected.
- Rumsey Park's needs include new restrooms, additional fields and parking, more pickleball courts, and pedestrian versus vehicle circulation.
- Green Valley Park needs a new fishing dock, boat ramp improvements and irrigation system replacement.



# Payson Area Trail System

## Proposed Trailhead/Access Point Development:

- Payson is home to some of the area's most beautiful trails, but many are unmarked and without adequate parking or access.
- Hwy 87 and Longhorn/Hwy 260 divide the town into four quadrants.
- Green dots represent the highest rated locations by a committee of over 15 people representing hikers, runners, mountain bikers, equestrians, and off-roaders
- There are two points of proposed development in each quadrant with the exception of the southeast quadrant where the U.S. Forest Service is working on trails off Granite Dells Road.







# Public Works

The Beeline Hwy began as a cattle and wagon trail requiring days to travel from the valley to Payson. In 1958, a single lane northbound and another southbound were paved, finally connecting Phoenix to Payson. But over the years it gained the reputation as being the most dangerous road in the state, leading to a \$200 million improvement project completed in 2001. Meanwhile, roads within Payson remained dirt leading to the EPA citing the town for high levels of particulates in the air. Mayor Willard Taylor sought grants that led to chip-sealing 90% of the roads in town which ultimately formed the foundation of road pavement in Payson...though not constructed to meet the long-term needs of a growing town.



# Public Works: Streets Division

## **STREETS:**

- Annual funding for streets comes, mainly from AZ Highway User Revenue Fund (HURF) which provides revenue from Gas Tax and User Fees [\$2.1 million/year] and Gila County Transportation Excise Tax, a ½ cent sales tax [\$1.1 million/year]. The Public Works Department, Streets Division's operations cost comes out of HURF and the excise tax rather than out of the general fund, leaving less than \$1 million/year for pavement and capital improvements.
  - Expect a reduction in gas tax revenue due to an increase in electric vehicle use.
- Annual street maintenance cost is \$4-6 million a year to maintain what we have; if desire exists to add sidewalks, widen roads and bike lanes it would cost more.
- A 2011 ADOT Transportation Study developed a transportation plan for the town identifying short and mid-term improvements. To date, of the 23 short-term improvements to have been completed by 2015, ADOT has completed 4 out of there 9 projects, the Town has 3 partially completed, 10 are incomplete with 4 in development; of the 20 mid-term projects to have been completed by 2020, just 2 have been completed, with 4 in development and one deemed infeasible, 13 projects are incomplete.

## **Major Project Currently in Design and Environmental Study:**

- Green Valley Parkway Extension, (Economic Development Crossover) connecting the Event Center to Main Street as a dual purpose evacuation route involving multiple entities: USFS, ADOT, US Congress with an estimated cost of \$15 million.

# Public Works: Drainage Division

## **DRAINAGE:**

- In 2001 the Town of Payson commissioned a study resulting in a storm water management plan, currently being updated. The original plan identified 30 problem areas including areas around Bonita Street, Country Club Vistas, Bentley Street, Payson Ranchos, and Aero Drive projected to cost \$30 million to correct.

## **Projects Under Consideration:**

- Rumsey Park (Parks & Recreation Crossover):
  - Buildings may not be constructed within the regulatory floodway.
  - Inattention to this drainage problem prevents additional facility improvements and development of the park as well as the potential construction of an aquatics center.
  - FEMA is currently reviewing a map amendment to address the drainage channels.
  - Estimated cost of remediation: \$2.3 million.
- American Gulch (Economic Development Crossover):
  - Construct a drainage channel to constrain limits of the existing Special Flood Hazard Area.
  - Use excavated material to construct elevated building pads; bridge/culvert the crossing at McLane Road
  - Feasibility study completed 2020; MOU with adjacent property owners executed 2022. This is only for section from Sawmill to McLane. Still need 100% of work for Phase 2, McLane to Green Valley Parkway, including easements.

# Estimated Impact of \$10 Million Bond on Property Valued at \$250,000:

## \$10MM Election – Estimated Cost to Taxpayer

The following tables illustrate the estimated annual and monthly cost to taxpayers, including principal and interest, based on varying types of property, property values and assessed values. To determine your estimated tax increase, refer to your property tax statement which identifies the specific assessed value of your property.

### ESTIMATED AVERAGE ANNUAL BOND TAX RATE PER \$100 OF ASSESSED VALUATION: \$0.2676

RESIDENTIAL PROPERTY (Assessed at 10.0%)			
Value for Tax Purposes (a)	Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
<b>\$204,962 (c)</b>	<b>\$20,496 (c)</b>	<b>\$54.85</b>	<b>\$4.57</b>
100,000	10,000	26.76	2.23

*The tax impact over the term of the bonds on an owner-occupied residence valued by the County Assessor at \$250,000 is estimated to be \$73.20 per year for 20 years or \$1,464.05 total cost. (d)*

COMMERCIAL PROPERTY (Assessed at 16.0%)			
Value for Tax Purposes (a)	Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
<b>\$476,370 (c)</b>	<b>\$76,219 (c)</b>	<b>\$203.98</b>	<b>\$17.00</b>
1,000,000	160,000	428.20	35.68

*The tax impact over the term of the bonds on an commercial property valued by the County Assessor at \$1,000,000 is estimated to be \$483.14 per year for 20 years or \$9,662.73 total cost. (d)*

AGRICULTURAL AND OTHER VACANT PROPERTY (Assessed at 15.0%)			
Value for Tax Purposes (a)	Assessed Value	Estimated Average Annual Cost (b)	Estimated Average Monthly Cost (b)
<b>\$43,271 (c)</b>	<b>\$6,491 (c)</b>	<b>\$17.37</b>	<b>\$1.45</b>
100,000	15,000	40.14	3.35

*The tax impact over the term of the bonds on an agricultural and vacant property valued by the County Assessor at \$100,000 is estimated to be \$43.92 per year for 20 years or \$878.43 total cost. (d)*

*Note: The information in this analysis is not intended to be used as the primary basis for determining an issuer's bonding capacity, tax rate or ability to sell bonds. This analysis is based on assumptions provided by sources considered to be reliable, including the issuer, but is not guaranteed as to accuracy and does not purport to be complete. Any information expressed in this analysis is subject to change. See applicable footnotes on the following slide.*

**Where the  
Sales Tax  
Goes from  
Purchases  
Made in  
Payson**

**2.88%    Town of Payson**

**1.00%    Gila County**

**5.60%    State of Arizona**

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**9.48%    Total Sales Tax**



# Property Tax

Tax Billed at 2022 Rates for Tax Area 1053 - District 1053

Authority	Tax Rate	Amount	Values	Actual	Assessed
Fire District Assistance Fu	0.001000000	\$15.95	PRIMARY RESIDENCE	\$37,872	\$3,787
Gila County Library Distric	0.0024250000	\$38.69	PRIMARY RESIDENCE	\$143,750	\$14,375
Green Valley Water	0.0180000000	\$287.17			
NAVIT	0.0005000000	\$7.98			
SD #10 Budget Overrides	0.0052590000	\$83.90			
SD #10 Class A Bonds	0.0107000000	\$170.71			
Taxes Billed 2022	0.0378840000	\$604.40	Total	\$181,622	\$18,162

FULL CASH VALUE

LAND

IMPROVEMENT

Tax Billed at 2022 Rates for Tax Area 1053 - District 1053

Authority	Tax Rate	Amount	Values	Actual	Assessed
SD #10 Payson	0.0171330000	(\$273.34)			
Taxes Billed 2022	0.0171330000	(\$273.34)	Total	\$0	\$0

Tax Billed at 2022 Rates for Tax Area 1053 - District 1053

Authority	Tax Rate	Amount	Values	Actual	Assessed
Gila County	0.0419000000	\$668.47	PRIMARY RESIDENCE	\$33,266	\$3,327
Town of Payson	0.0032050000	\$51.13	PRIMARY RESIDENCE	\$126,266	\$12,627
SD #10 Payson	0.0356490000	\$568.75			
Community College	0.0094250000	\$150.37			
Taxes Billed 2022	0.0901790000	\$1,438.72	Total	\$159,532	\$15,954

LIMITED PROPERTY VALUE

LAND

IMPROVEMENT

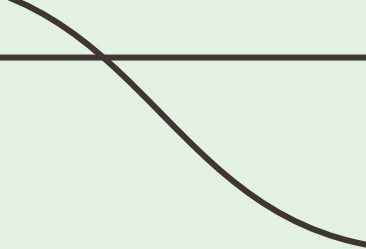
Limited Property Value=\$159,532.00  
10% of the LPV is what property tax is assessed against:  
\$15,954.00

\$15,954.00

X .003205

\$51.13257

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“If you want something you have never had,  
you must be willing to do something you  
have never done.”

**—Thomas Jefferson**

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# Thanks!

# Questions?

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