

Personal Background and Qualifications:

1. Please provide a brief overview of your professional background and experience. How have these experiences prepared you for the role of Payson Town Council member?

- **Certified Chef and Manager of Swiss Village Inn**
 - Premier Restaurant with Banquets facilities, Coffee Shop, Dining Room, Lounge, Dancing & Bands Managing up to 65 employees
- **Commercial Refrigeration Business**
 - Buying and building a local refrigeration Co. from a 1 man operation into covering Northern Arizona Franchises on Monthly Maintenance Programs. Working with McDonalds, Pizza Huts, Wendys, Taco Bell, Privately owned Restaurants and many more Commercial Operations across the state.
- **Real Estate Agent**
 - Starting out with Windermere and Russ Lyons locally
 - Becoming a Short Sale/REO Expert around 2008 due to the direction of the Real Estate Market in 2008.
- **Dairy Commodity Sales/Broker**
 - Asked to Manage a 8 million dollar Dairy Commodity Business in Star Valley Selling Dairy products across the country mainly in CA, AZ, NV, however we've sent tankers all the way to Wisconsin as well.
 - Took a declining business and increased the sales as much as 4 times (\$32 million) within only 2-3 years while learning the extremely complicated Dairy Commodity business.
 - My goal in this complicated business was to be able to respond quickly with our dairy products to make the most profit with every load of our Dairy Farm contracts as well as our contracts for Ice Cream Plants, Cheese Plants, Butter Plants etc.
 - In the end I took a business that was struggling, and we produced amazing results. With only 2 other employees working in the office.
- **Real Estate**
 - Returned to Real Estate Sales in 2016
 - Specializing in Residential/Commercial Real Estate
 - In 2023 ranked 3rd out of approximately 900 agents in Arizona in the DeLex Brokerage.

2. Have you had any prior experience in public service or community involvement? If so, please detail your roles and contributions.

- Served on the Northern Gila County Sanitary District Board of Directors for 5 Years.

- Hospice Board member promoted to President and completing the Goal of the Board, to deliver to Payson the First “Hospice House” on Mud Springs, now called Compassus.

3. What is the single most important thing you want to accomplish while on the council?

- Improve the operation of the Town in general for Commercial & Residential development and Staff. Leave it in better shape Financially, Improve Procedures, and help the Staff as well as the Citizens have great experiences.

Infrastructure and Services (please briefly answer these questions):

4. Do you want Payson to double in size as the General Plan envisions?

- Only if the plan going forward makes good sense. Such a vast question is impossible to respond to with a simple response.

5. Should Payson adopt a fire-hardened WUI building code for new construction to reduce the risk of a wildfire spreading through town?

- This would add to the already high building costs and the reason many are not currently building. I personally believe we should exhaust every possible avenue with the Forest Service to allow for fire breaks long before a fire comes to our town.

We need to manage the Forest, not be a victim of it.

We should pursue thinning the forest around our community that would provide a safer environment for the Town. If we did the need for the WUI Building Code would be greatly reduced. Of course, living in a Forest makes Fire wising simple common sense.

6. How do you intend to address affordable housing in Payson?

- It’s nice to think that little ole Payson AZ can fix affordable housing situation. However, this isn’t just a Payson Problem it’s a National problem and trying to fix it is like telling mother nature what to do. With the cost of building materials these days, affordable housing is probably not going to happen without Federal Subsidies or innovative construction practices.

7. Do you favor the council’s decision to permanently extend the .88 cent sales tax? Would you reverse that decision?

- No, the .88 cent sales tax was presented to its citizens as a way to pay down the Police & Fire Unfunded Retirement Fund. At the time it was \$17 Million or so. Now 7 years later it’s over \$23 Million. The town stated that they didn’t earmark the additional revenue, so it wasn’t applied to the

Retirement Fund Completely. In my mind the Town was untruthful or at the very least poor stewards of the additional tax revenue.

8. Do you favor the council's decision to add a \$.01 cent sales tax to finance a 20-year, \$50 million bond to make infrastructure improvements? If not, would you vote to reverse that decision?

- My understanding is that horse has left the barn, the only thing that can happen is we manage it the best way possible. Once the Council commits the town to a \$50-60 million bond we will have to work with it for the next 20 years. I do believe, however, it's irresponsible to burden the town of Payson this much. The Town of Payson has almost reached its Credit Limit and this scenario usually doesn't end well.

9. Do you think that Payson adequately supports new business – or does it over-regulate and add costly but unnecessary conditions?

- Payson has a reputation of not “playing nice” with new businesses. Losing an incredible amount of revenue over the years. I have some great ideas to change this breakdown that will hold both new businesses and the Town of Payson accountable to achieve a common goal and grow Payson revenue resources.

10. How should Payson support the MHA Granite Dells Park, if at all?

- MHA has no ties to the Town of Payson, nor are their board members voted on by the Payson Citizens. I see no reason to support them in their private endeavors. MHA is simply a development company like any other and deserves no preferential treatment. I would consider (like with any other development Company) working with them if and only if the terms favor PAYSON.

11. Would you as a council member act to restore the citizens' right to approve major projects, expenditures and leases to effectively replace Proposition 401 and 402, which were ruled unconstitutional by the courts?

- So I'll answer it this way, the constitution is set up for the government to serve the public.

The Public is the ultimate authority, and you pledge to represent your constituents. The public voted to place guard rails on the town so they found a way through legal jujitsu to take away the guard rails, so the Town of Payson doesn't have to answer, to the People.

The intent of 401 & 402 is evident and the attorneys at the time of the ordinance should have written them Constitutionally correct. Personally, I

would change the limits to adapt to inflation. But the PEOPLE told you what to do and the Town said NO.

THIS IS NOT ACCEPTABLE

12. Does Payson do an adequate job of maintaining streets? If not, how much more should we spend and what would you cut elsewhere to free up the money?

- The Street Maintenance department is working their tails off and doing a good job, however that's not the problem.

You can only maintain a car so long until the wheels fall off. We need a Street Department that can build new streets, not put 50 years of bandages on the roads. Many other things are attributed to the collapse of our roads. Age, Large Trucks, Utility installations, Traffic counts, etc.

13. Do you support spending \$30 million on the community center and swim center?

- Not as presented, this could easily end up being \$40,50 or 60 million in the end as many operations across the country have exceeded their estimates dramatically.
- If we keep things in perspective, we live in a little town of 16-17 thousand people, spending over \$2 million for every thousand people is ridiculous (or \$2,000 for every person in Payson whether you use the pool or not.) We have educated estimates of around \$5-10 million to create a covered indoor pool that could replace Taylor Pool on the very same land without purchasing another \$10 million dollar parcel and instead of building a Taj Mahal.

14. Do you support spending \$11 million to cover and upgrade the event center? Would you pay for it from the proposed sales tax supported bond issue? If not, how would you pay for it?

- I'm in support of covering the Event Center, bringing infrastructure to the property to develop a full-service Event Center that can generate income for the Town as well as provide another venue to be enjoyed by Payson year-round.

I don't know how many design companies this bid was presented to for this project estimate and would like to know how the negotiations were handled.

Questions 13 through 20 are simply Payson Roundup gotcha questions. If you're in favor of the project then you agree with getting a \$60 million dollar bond, if you're against the projects then you don't like Pools, Event

Centers, Trails, Main Street, Rumsey park, Police Stations, Fire Stations, Streets or Green Valley Parkway extension.

But who thinks that after 20 years of doing nothing noticeable we need to fix everything at one time. Once again, we've shown an incredible ability to shelve project after project for the last 20 years paying for constant studies for everything as Troy Smith (Town Manager) has these projects sitting on shelves of shame.

Why would we give the same folks who created this mess more money to play with, only to put it back on the shelf never to be seen again. I'd rather get things done with laser focus to produce what the Citizens need not what the Town Staff and Council want.

I must say they did a great job after 5 years, they've accomplished building a Splash pad for the kiddies. And they've also started a road project that leads to the MHA park and potential Aquatic Park Complex. With sidewalks and everything!

So I'm not answering any more gotcha questions through #20.

15. Do you support the plan to spend \$1 million on the trails system from the bond money?
16. Do you support the plan to spend \$5 million on improvements to Main Street and the American Gulch with the sales tax bond money?
17. 17. Do you support the plan to use the sales tax financed bond to complete roughly \$6 million in improvements to Rumsey Park?
18. 18. Do you support using the sales tax financed bond move to add \$3 million in one-time improvements to police and fire stations?
19. 19. Do you support using the sales tax bond money to increase street maintenance by \$2 million annually?
20. 20. Do you support the proposal to seek voter approval of a property tax bond to raise \$61 million to pay for a new police station, road improvements, new fire stations and Green Valley Parkway extension?

Leadership and Vision

21. **Has the council been responsive to citizen concerns? If not, what would you do differently?**

The Town was masterful by presenting a dog and pony show for the public with their "OPEN HOUSE" and little dots to make everyone think they really made a difference in the process, but little did they know the plan was in motion already. No Red Dots available to Say NO, just "Cake and Ice Cream" for everyone. The event was just swell!

Kenny Evens in a KRIM broadcast with Jennifer Smith in 2021, mentioned a Post Card Survey that would reach all residents in our community to survey folks that may not be available for an event like the Open House, or are not

computer literate, or simply never knew about dot party. This would at least give everyone paying for the bond a chance to have a say in the process. But that's not the current council's style.

22. How would you define your leadership style, and how would it influence your approach as a council member?

First, I like to understand who I'm dealing with and understand what the lay of the land is, if you will. Then communication is a strong suit for me, winning the Highest Award for Achievement in my Dale Carnegie Course in Scottsdale. This allows me to communicate effectively to get desired results.

Common Sense is also a trait I enjoy as one of my favorite past times is Chess and responding quickly, correctly, and developing plans play a huge role in the outcome. You only need to look at my success throughout my career to know I have effective leadership skills.

23. Why should the residents of Payson elect you as their next Town Council member?

I've been a member of Payson Since 1973 with deep roots in the area, raised my Family here, and made a good living over the years in our small community.

Seeing a council abuse Voters Rights, Taxing to some of the highest levels in the State of Arizona, and Spending at unimaginable speed, caused me to accept an invite into the realm of Payson Town politics.

As we bounce down the roads while looking to spend unconscionable amounts of money on shiny NEW projects is completely irresponsible in my honest opinion. And with the support of my friends, family, and you we can make a great difference for our Town of Payson Arizona!