

Town of Upton
Public Hearing-Land Sale for Economic Development
July 14, 2020

THE PUBLIC HEARING regarding a possible land sale was held to hear public comment and determine whether the sale of the land would fall under the provisions of economic development.

Mayor Beck opened the hearing with the pledge of allegiance at 6:30 p.m.

Present: Mayor Travis Beck, Council Members Dennis Stirmel, Justin Norman, David Watt and Joe Watt. Staff present included Attorney Mark Hughes, Clerk/Treasurer Kelley Millar, Superintendent Mark Lindstrom, and Chief of Police Susan Bridge. Public attendance included *Weston County Gazette Assistant Editor* Nicholas Trandahl, UEDB Executive Director Stephanie Salazar, UEDB Director Tony Barton, Upton Golf Association representatives Shannon Johnston, Roxanne Duarte and Tiffany White, WYO Services LLC owner Kyle Materi, Rick Rothleutner and Bearlodge Engineering owner Kenny Rathbun.

No written public comments were received. Mr. Materi had previously presented an economic development plan for review by the Council. It was determined, from the presented plan, that the sale would meet the requirements of economic development.

Discussion included pricing points estimated from previous land sales in the Sawmill Addition, covenants, and other requirements to be included in a deed should the sale be completed.

Clerk/Treasurer Millar presented some initial figures valuing the land at an arbitrary amount of \$0.55/sq. ft. for a total of \$46,239.05, which would be about \$11,239.05 over appraised value and more than enough to cover the costs of the appraisal, survey and other administrative costs as well. After further discussion, the Council settled on a pricing point of approximately \$0.48/sq. ft. for a total of \$40,000.00 to include all estimate costs associated with the sale above the appraisal estimate of \$35,000.00.

It was also discussed that a portion of the monies received from the sale would be put back into the baseball/soccer complex for improvements. Kyle Materi offered his services to help move signage and expressed that he would like to keep the existing tree line as well as add more trees to the property.

Covenants for the property were discussed and reviewed. Attorney Hughes suggested that some provisions could be included in the land deed instead of the covenants for more flexibility.

The Council offered the sale price of \$40,000.00 to Mr. Materi and will give him some time to decide whether to move forward with the sale.

There being no further comments, COUNCIL MEMBER DAVID WATT MOVED, COUNCIL MEMBER JOE WATT SECONDED a motion to close the hearing at 7:02 p.m.

Travis Beck, Mayor

Attest Kelley Millar, Clerk-Treasurer