

**A JOINT WORKSESSION OF THE MAYOR AND CITY COUNCIL AND THE
BENSON UNIFIED SCHOOL DISTRICT OF BENSON, ARIZONA, HELD
NOVEMBER 5, 2007 AT 6:00 P.M.
AT THE BENSON UNIFIED SCHOOL DISTRICT BOARD ROOM,
300 S. PATAGONIA STREET, BENSON, ARIZONA**

**PRESIDENT MALDONADO OPENED THE MEETING AT 6:02 P.M WITH
THE PLEDGE OF ALLEGIANCE.**

**PRESENT WERE: MAYOR FENN, VICE MAYOR KING,
COUNCILMEMBERS LODZINSKI, McGOFFIN, SACCO, SUAGEE and TIPTON**

**PRESIDENT MALDONADO,
BENSON UNIFIED SCHOOL DISTRICT BOARDMEMBERS BERNAL, CHERRY,
COMADURAN AND JOHNSON**

**PRESIDENT KARTCHNER,
ST. DAVID UNIFIED SCHOOL DISTRICT BOARD**

**ALSO PRESENT WERE: DR. WOODALL, BENSON SCHOOLS SUPERINTENDENT,
KATE MUELLER, ST. DAVID SCHOOLS SUPERINTENDENT, AND
MR. MARTIN ROUSH, BENSON CITY MANAGER**

Mayor Fenn on behalf of the City Council congratulated both school districts on the status obtained by both districts.

TOPICS OF DISCUSSION:

Discussion of development and annexation agreements between developers and the City of Benson and their relationship to the Benson Unified School District and the St. David Unified School District; this may include policies, goals and objectives of the City and the Districts in entering into agreements:

School Board President Maldonado opened this topic for discussion. Dr. Woodall presented and discussed the Voluntary Donation Agreement that had been a result of the school districts working with the City. Dr. Woodall then stated the schools are currently behind regarding "roof top" fees.

Both school districts stated they would like to be given the opportunity to address Council regarding the voluntary donation agreement before final approval was given to the subdivision or developer. Discussion was had regarding the possibility of making this agreement a requirement and the power a municipality has to do that. It was stated by the Interim City Attorney, Thomas Benavidez that while municipalities can make school sites a subdivision requirement, they do not have the authority to make the donation a requirement of a subdivision nor do they have the authority to collect impact fees for schools.

Mayor Fenn stated he sees both sides of this issue, saying the City needs to be reasonable in their requirements, but at the same time, be fair.

Dr. Woodall stated the school districts acquire land for school facilities from the school facilities board and that while school sites donated by developers help the facilities board, they do not help the school districts. Dr. Woodall stated he realizes the City has no authority, but the school districts would like to be able to address the City Council and inform them if a developer has met with the school district before final approval is given to a subdivision or developer.

President Kartchner agreed and stated the donation agreement can be an item discussed with Council before final approval is given by the Council.

Discussion was then had regarding the determined amount for a roof-top fee and the number of homes in a subdivision before the agreement would be needed. It was stated that actual costs in a neighboring district were used to determine the \$2,500 roof-top fee. President Kartchner then stated the County notifies the St. David School District if a development of more than 30 homes is proposed by a developer. These are single-family homes and not multi-family homes, such as apartments.

Discussion was then had as to the problems the schools were having keeping up with growth. Mayor Fenn stated the education donation shouldn't be self-defeating and price Benson out of the market for developers.

Discussion was then had regarding how a developer could monitor his fees and see how they are put to use. President Kartchner stated some developers would negotiate the donation agreement to give other items, such as buses, school buildings and other things. This was a clear way to see their contribution being used in the school district.

After further discussion, City Manager Martin Roush stated the voluntary donation agreement can be a separate item on the agenda prior to final approval of a subdivision, if Council wishes. Both school boards expressed their desire for this, so they would have the opportunity to address Council at that time.

Discussion of possible joint or cooperative action between the City of Benson and the Benson Unified School District to benefit the citizens of Benson and the Surrounding areas; this may include policies, goals and objectives of the City and the District in entering into joint or cooperative action:

City Manager Martin Roush addressed the Benson School District Board and City Council, stating the current Intergovernmental Agreement (IGA) the City has with the school needs to be renewed and would be brought to Council in the near future. This agreement would be enough to encompass the current City programs. Mr. Roush then stated it would be a benefit to both the school and the City, if park facilities such as football fields, multi-use fields, etc. could be built next to school facilities. This would enable both facilities to be utilized by the school during the day and the community in the evenings and weekends. Dr. Woodall stated the school had the same goals in mind, citing the plans for the cafeteria to be replaced with a facility the community could use during evenings and weekends for programs, dinners, meetings and other events.

Vice Mayor King stated it was important for the City and the school to work together for recreational opportunities.

Mr. Roush then stated the City has plans for an after school program and would need to work with the schools to accomplish this. The school board stated they would like to work with the City to see this happen.

Councilmember Suagee then stated other entities, such as the Kiwanis Club should be looked at for resources in the area of after school programs.

Adjournment:

Boardmember Cherry moved to adjourn at 7:25 p.m. Seconded by Boardmember Johnson. Motion passed 5-0.

Mark M. Fenn, Mayor

ATTEST:

Vicki L. Vivian, City Clerk