City of Benson
City Council Communication

Regular Meeting **July 11, 2016**

To: Mayor and Council Consent Agenda Item # 1a

From: Vicki Vivian, CMC, City Clerk

Subject:

Minutes of the May 9, 2016 Worksession

Discussion:

Attached are the minutes of the May 9, 2016 Worksession.

Staff Recommendation:

Council pleasure

THE WORKSESSION
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD MAY 9, 2016 AT 5:30 P.M.
AT CITY HALL, 120 W. 6TH STREET, BENSON, ARIZONA

CALL TO ORDER:

Mayor King called the meeting to order at 5:36 p.m. with the Pledge of Allegiance.

ROLL CALL:

Present were: Mayor Toney D. King, Sr., Vice Mayor Lori McGoffin, Councilmembers Pat Boyle, Jeff Cook, Joe Konrad, David Lambert and Chris Moncada.

NEW BUSINESS:

1. **Budget Worksession for the City of Benson, Fiscal Year 2016-2017; all revenues and expenditures of the City may be discussed**

Finance Director Dustin DeSpain addressed Council stating there are additional budget worksessions scheduled for May 23 and June 4, if needed. Mr. DeSpain then stated the proposed budget was difficult due to maintenance issues that have been deferred and now must be completed. Mr. DeSpain then stated with potential development, the budget looks inflated because it has to recognize possible development income and expenditures, noting as the Council reviews the budget, he will point out the potential income so everyone understands that if the income isn't received, it can't be spent. Mr. DeSpain then stated most of that potential development income will be seen in the Building and Planning & Zoning Departments, but noted there is also a contingency fund based on potential construction sales tax, again stating if the development income isn't received, there are many things in the budget that won't be funded.

Mr. DeSpain then stated the goal for the current fiscal year was not to spend any more of the reserve funds, adding that was accomplished in addition to putting about $800,000 back into the reserve fund. Mr. DeSpain then stated the upcoming budget is projecting not using any reserve funds, but it does reflect only putting $11,000 back into the reserve account, if everything is the budget is spent. Mr. DeSpain then stated this budget will be a tough decision for the Council, adding Staff has made several cuts already, but additional cuts may have to be made if the Council wants to put more funding back into the reserves. Mr. DeSpain then stated at the end of the current fiscal year, he is estimating the City will have $1.7 million in reserves, which is a significant increase.

Mr. DeSpain then stated he increased the projected revenues of the City by $866,000 from the current fiscal year, noting he had to contemplate the development possibility. Mr. DeSpain then stated the inflation is purely from the El Dorado development, adding if things go horizontal in the ground, the City will start seeing revenue from that development. Mayor King stated he wanted it to be very clear to everyone, that once the final budget is approved, the Council cannot spend more than the budgeted amount and asked Mr. DeSpain to explain this to the Council. Mr. DeSpain stated if more revenue than was budgeted was received by the City after a final budget was adopted, he would have to ask the Auditor General for a variance on the revenue receipt, which is a very difficult process and is up to the Auditor General, adding he would rather not do that. Mr. DeSpain then stated as far as expenditures, the City is limited to what is in the final budget, adding the additional $866,000 in development revenue is tied to expenses the City will incur for the development, such as funding personnel for Development Services and other costs. Mayor King agreed, stating it was better to inflate the budget, but the Council and Staff need to realize not everything in the budget will be done if the income isn't received by the City. Mr. DeSpain then stated putting $11,000 back into the reserve fund is based on actual income the City will receive. City Manager Bill Stephens stated line items are not cut from the budget, but noted if the City doesn't receive the projected income, the City won't spend up to the budgeted amount.

Councilmember Boyle asked what the increase in the total budget would be in if the proposed development income was not included with Mr. DeSpain stating the budget would be the same as the current year, if not less. Mr. DeSpain then stated the City hasn't seen any more revenue and the state is taking more funding from cities.

Mr. DeSpain then stated the proposed budget includes a 5% in personnel costs and is contingent on the Council's decision. Mr. DeSpain then stated he believed the Council had asked for $250,000 to be put into the reserve account every year, adding the goal is to increase the reserve account every year.

Mr. DeSpain then briefly reviewed the revenue sources and some of the expenditures comparing the proposed budget to the current budget, stating sales tax collections increased over the current year but everything else stayed almost the same. Mr. DeSpain then stated anticipated grant funding was lower as the City isn't expecting as many grants and some utilities expenditures were higher because some repairs must be done caused by preventative maintenance being pushed off for years due to the financial situation.

Mayor King asked if a utility rate increase was in the budget with Mr. DeSpain stating the utilities revenues include a rate increase that he will be bringing to Council for consideration, adding he has all the numbers necessary and will be creating a presentation for the public and the Council. Mr. DeSpain then noted the utilities expenditures also include the needed repairs that were put off in the past. Mr. Stephens then stated all maintenance and repairs for the utilities should have been built into the utilities themselves, but they haven't been and instead those expenditures have been paid for from the general fund, which decreased the amount of funding for general fund expenditures. Mr. Stephens then stated if the utilities become self-sufficient, it will relieve quite a bit in the general fund. Mr. DeSpain then stated bond proceeds remain at $1.7 million, adding he bought 3 more years in which the proceeds can be used and stated those funds will be available for the next 3 years in case they are needed.

Mr. DeSpain then briefly addressed some of the personnel expenditures stating the 5% increase will bring the personnel costs up to $5.46 million for the year. Mr. DeSpain then stated this includes an 8% health insurance cost increase, adding negotiations are still ongoing with our benefits administrator and the City's health insurance carrier, Blue Cross/Blue Shield. Mr. DeSpain then stated the first renewal quote was a 19% increase, but the quote currently is for an 11% increase, adding he believes the final quote will be an 8% or 9% increase, adding the increased cost is all based on federal law. Mr. DeSpain then stated the state retirement contributions are basically the same, noting a little fluctuation in the actual retirement rate and long-term disability which wash each other out. Mr. DeSpain then stated the Public Safety retirement is also the same because the Council elected to pay the higher amount to keep the City out of the problems other cities are in, but noted this may change. Mr. DeSpain stated a new law may result in dispersing other cities' problems onto all the cities in Arizona, adding this will be voted on in May and may change how Public Safety retirement is dealt with and may increase the City's cost due to those burdens. Mr. DeSpain then stated there are some salary adjustments in personnel for the City Clerk and the City Manager, should the Council elected to adjust the City Manager's contract, adding the City Manager will also receive any COLA the Council chooses to approve in the budget.

Mr. Stephens then stated his salary is the only salary that comes before the Council for consideration, adding the City Clerk's salary adjustment should not be before the Council because he is the only person who makes that call or adjustment for all other employees. Mr. Stephens then stated the 3% COLA/Merit amount in the budget is for all employees and is potentially available to distribute across the board, depending on how Council divides it. Mr. Stephens stated the Council can approve a 3% COLA across the board and that would spend all the money available for pay raises, including the City Manager and the City Clerk or the Council could split it any way they want, such as a 1% COLA and 2% Merit, a 2% COLA and 1% merit or a 1.5% COLA and 1.5% Merit, if they wanted to split it up at all. Mr. Stephens then stated he also needed to point out that the 3% amount in the budget was based on the sales tax increase, so the Council needs to consider whether or not the development will come in and the City will gain money from that development. Mr. Stephens then stated if the City does gain money from the development, the pay increases can be sustained in 2023 when the increased sales tax ends, but if it doesn't happen, some tough decisions will have to be made in 2023 and he wanted to Council to be aware of that.

Councilmember Konrad asked what the total personnel costs were in Fiscal Year 2013-2014, prior to furloughs with Mr. DeSpain stating they were $5.1 million. Councilmember Konrad then asked about the 2 prior years with Mr. DeSpain stating he would have someone get those numbers. Mr. DeSpain then stated the Council needed to remember that in 2018, the City will lose .5% in sales tax, which is about a $500,000 decrease in revenue. Mr. Stephens then stated he also wanted to point out that as the Council talks about personnel costs increasing, it's comparative to the fact that the City had these positions on the books and paid for prior to having to do furloughs, noting the furloughs created a false level of personnel funding. Mr. Stephens then stated the personnel cost increase is simply based on the fact that vacant positions have been filled that were already filled prior to furloughs, adding when employees left, those positions were left vacant in order to bring the reserves back up, noting these positions are not new positions, but are positions that were already in play. Mayor King stated in comparing the personnel costs to previous years, the Council needs to remember some of those personnel costs include insurance, retirement and other factors.

Mr. DeSpain then stated if the Council approves the personnel costs with the increases of the estimated 8% for health insurance, the slight changes in retirement, the current suggested salary adjustments and the 3% COLA/Merit pool, the additional costs in personnel is about $173,000. Mr. DeSpain then stated he would need the Council to determine the adjustment to the City Manager's contract, adding when the Council discussed it previously, they decided to discuss the possible adjustment during the budget worksession and asked the Council to direct Staff in the matter. Mr. Stephens stated he appreciated the fact that the Council had included a pay raise in the budget for him; however, if the City can't afford it, he is fine where he is.

Councilmember Moncada stated he felt the 3% pool should be used as a 3% COLA. Mayor King stated a 3% COLA would leave no merit increases available with Mr. Stephens stating the City Manager would receive the same COLA approved for employees. Mr. Stephens then stated if the Council doesn't allow any of the 3% to be used for merit and pay raises, then those who have worked exceptionally hard and have produced, in terms of their work production, a level of which would merit a pay raise above a COLA, would not be given anything more than the 3% COLA. Councilmember Moncada then stated he would like to approve a 3% COLA and a 2% merit, but he knew the City couldn't afford it. Mr. Stephens stated he had heard talk of a 5% increase and wasn't sure where it came from, but it was never proposed in the budget.

Councilmember Boyle asked about the Council approving a 2.5% COLA and the .5% being used to give a one-time bonus to an employee who has done exceptional work with Councilmember Moncada stating he believed it could not be done due to the gift clause. Councilmember Boyle asked if it were possible with Mayor King stating he believed this came up a few years ago and he thinks it can't be done. Mr. DeSpain then stated as far as he knew, a bonus could not be given to a City employee, but the City Manager would be able to any merit funding for increases to individual employees, based on their evaluation, adding the increase should be sustainable.

Mayor King stated in the past, Council has given a COLA by a certain percent and a merit by a certain percent, adding the merit was given out based on evaluations. Councilmember Boyle asked if a merit increase had to be continued in perpetuity or if that money could be given to another employee who performed better in the future with Ms. DeSpain stating a merit increase is a salary increase and would be perpetual.

Councilmember Cook stated he was very uncomfortable trying to fix a certain percent for a merit increase, adding during his first year on the Council, there were people who wanted to target their allies, making merit increases a popularity vote. Councilmember Cook then stated in the past, the Police Department decided among themselves who was deserving of a merit and brought it forward to the Council, adding he thinks that is the way it should be done. Councilmember Cook then stated if there's any funding for merit increases, the Council should have an idea of who the candidates are in each department so the Council could have an idea of what kind of dollar figure was being looked at and then the Council could affix a percentage. Mr. Stephens stated that would fall within the realm of the City Manager's authority, not the City Council's authority. Councilmember Cook then stated the Department Heads should decide if there

are any employees worthy of a merit and bring that to the City Manager, who could then bring it to the Council, adding the Council could consider that and hopefully provide a 1% or whatever percentage would be needed. Mr. Stephens stated he goes to the supervisors for their input on recommended merits based on performance and if the Council approves a percentage to be used for merit pay raises, he would then use that percentage and divide it between departments to be able to provide some form of funding for those employees who were recommended by supervisors for merit pay raises based on their performance. Councilmember Cook stated that is what he was saying with Mr. Stephens stating he thought he heard Councilmember Cook asking for employees' merits to be brought to the Council. Councilmember Cook then stated there could be some merit funding approved as part of the budget process, but he would like to know if there are any employees deserving of merit increases when the Council discusses funding for merits and how much they should consider; otherwise, it's just a waste of time to consider any percentage in the budget. Mayor King stated the only thing Council does with merits is approve funding for merit increases, adding the City Manager decides and administers any merit increases using the Department Heads recommendations. Councilmember Cook stated that is what he was saying.

Mayor King then spoke about some salary adjustments being made in the Police Department for officers who have worked for the City for a while and are being paid the same salary as a brand new officer coming out of the academy. Mr. DeSpain stated there was a compression problem and it resulted in adjustments for 1 Police Officer and a few employees in Public Works, which are built into the budget.

Mr. DeSpain then stated he had the personnel costs numbers for the prior year, which was $4.9 million. Councilmember Konrad asked Mr. DeSpain what year that was with Mr. DeSpain stating it was for Fiscal Year 2012-2013. Mr. DeSpain then stated the $5.1 million figure mentioned earlier was for Fiscal Year 2015-2016 and the personnel costs for Fiscal Year 2014-2015 (prior to furloughs being implemented) was $5.4 million.

Vice Mayor McGoffin stated she knew all the employees have worked hard and the 8% increase in health insurance costs will affect the employees and suggested a 2% COLA and a 1% merit, adding the merit needs to be budgeted for all employees in case they all deserve one. Mr. DeSpain agreed, stating the percentages are based on the overall personnel budget.

Councilmember Lambert then agreed with Vice Mayor McGoffin and stated if the total percentage is 3%, he would also like to see a 2% COLA and 1% merit or a 2.5% COLA so everyone would get a raise and then use the .5%, which is about $27,000, for merit increases for those who deserve it. Councilmember Lambert then stated the Council could also just actually just approve it as a 3% COLA/Merit increase and let the City Manager divide it up. Mayor King asked how much each percentage amounted to with Mr. DeSpain stating 1% equals $54,600.

Councilmember Konrad stated he was thinking a 3% COLA across the board is more reasonable approach rather than merit increases. Councilmember Konrad then stated he wasn't saying employees don't deserve it, but that the City is still trying to backfill from furloughs and he felt 3% across the board was the most equitable way to do it, adding he would prefer not to give the managers the latitude to make those decisions at this time; he thinks the Council should take that responsibility and do what they can for the employees and then see what happens next year.

Councilmember Moncada stated it was simpler also, noting it's not a lot of money individually and he thinks 3% across the board is good.

Councilmember Boyle stated he agreed with 3% across the board with Vice Mayor McGoffin agreeing. Mayor King then stated he agreed also, adding he would like to see more, but after looking at the numbers, 3% is the most sensible figure, adding he is ok with a 3% COLA straight across and no merit increases.

Councilmember Cook stated one of the most glaring losses the City had during the furloughs was when the Supervisor in the Gas Department was offered 3 times his City wages to work for Kinder Morgan. Councilmember Cook then stated it was probably the reason he left the City, adding the Council didn't pay

attention to merit increases. Councilmember Cook then stated he thinks the Council is setting themselves up for losing other employees by simply setting 3% across the board, adding he heard talk of it tonight and he thinks it can be attributed to a lack of merit pay. Councilmember Cook then stated he would prefer a 2% COLA and 1% merit.

Vice Mayor McGoffin stated she did appreciate the City Manager and the Council did approve an assistant for him; then asked about the money budgeted for his raise. Mr. DeSpain stated an increase was in the budget, but if the City Manager's contract was not adjusted, the increase would go back into the reserves. Mr. DeSpain then stated COLAs raise base pay, adding when the City hires new employees at the base pay, those employees will get 3% more also, which is harder to do if the costs are not sustainable. Mr. DeSpain then stated if the Council decides the 3% would only be used for merit increases, the base pay wouldn't change and in 2023, when the temporary 1% sales tax increase goes away that is financing the 3%, it would be easier to handle financially.

Councilmember Moncada asked if the base pay had to be raised with both Vice Mayor McGoffin and Mr. DeSpain stating COLAs do affect base pay for all positions. Mr. DeSpain then stated unfortunately, the salary survey the City is working with is from 2006, adding salaries have changed since then, but the City doesn't have the money to do another study.

Mayor King stated he was worried about the .5% leaving in 2018, but he is a true believer in the development coming in, adding what people don't realize is in the first 2 years of development, there is going to be 2,800 jobs created in the development of the infrastructure. Mayor King then stated no one can say that some of those workers won't be living in Benson and spending money in Benson. Mayor King then stated when the .5% is gone, the City will have to make up the $250,000 decrease in revenue. Mr. DeSpain stated Mayor King was correct, adding if the City doesn't receive any extra revenue and the .5% goes away in 2018, the City will have to make up $250,000 instead of $500,000 because at that point, the $250,000 payment to Wal-Mart will be gone. Mr. DeSpain then stated he would be very cautious about counting chickens before they hatch and would caution Council on spending money before the revenue is seen. Mr. DeSpain then stated there will also be a big delay in construction sales tax and he would suggest that construction sales tax is not used to fund salaries, because once the construction stops, that revenue stops.

Councilmember Moncada stated the first couple years of the development won't bring in sales tax, it will bring in construction sales tax, and that can't be used to sustain salaries. Councilmember Moncada then stated when he first became a Councilmember, the City of Avondale had a big problem when they used construction sales tax to fund employees, adding when the market crashed, Avondale had to lay off half of their employees. Councilmember Moncada then stated he didn't want to use construction sales tax for anything but one-time capital improvements and then stated the City of Benson won't see a sales tax increase from the development for years. Mayor King disagreed, stating he thinks the City will have some people moving here for the construction jobs. Councilmember Moncada stated he thought people wouldn't be moving to Benson right away, but would be traveling back and forth to Tucson, Sierra Vista or other places. Mr. Stephens then stated the point he made earlier was if the Council gave a 3% COLA, it would be based on the current sales tax that sunsets in 2023 and if the City doesn't see any increased sales tax before that time, the choices would be to either not have the tax sunset or layoffs.

Vice Mayor McGoffin stated she thinks every employee deserves a 3% raise and she is personally against merits because some employees work hard, but won't get a merit raise due to personalities involved. Vice Mayor McGoffin then stated in looking at the bottom line, she would rather have a sum to be used for merits instead of a COLA because it wouldn't increase the base pay of job positions and in the years to come, the City would be in a better position.

Mayor King stated the majority of the Council is in favor of a 3% COLA.

Councilmember Boyle asked Mr. DeSpain what the number for pay increases would have to lowered to in order to negate the $250,000 shortfall the City will be facing if there is no increase in revenue with Mr.

DeSpain stating it would have to be eliminated completely, adding there is a personnel cost increase of about $176,000 based on the health insurance costs. Councilmember Konrad asked Mr. DeSpain how confident he was the increase would be 8% with Mr. DeSpain stating he is confident the increase will be 8%, but it could be 9%. Councilmember Konrad stated he would not want the extra 1% to be taken from the 3% COLA/Merit funding with Mr. DeSpain stating the extra 1% would be compensated for from anything else he could. Councilmember Konrad stated he wanted to be sure it wouldn't be taken from the 3% or be passed on to the employees with Mr. DeSpain stating it wouldn't. Mr. DeSpain then stated he should have the final quote from the insurance company before the recommended budget goes to Council for the final approval. Councilmember Konrad then stated he is in favor of a 3% COLA and not having any insurance costs dipping into that amount.

Councilmember Lambert stated a COLA raises the base pay, but a 3% merit across the board would result in everyone getting a 3% increase and wouldn't raise the base pay for all future employees. Mr. DeSpain stated merits are typically done with an evaluation process and he was guessing the City Manager could alter that at his discretion. Councilmember Lambert stated the Council all agrees to a 3% amount, but is just trying to decide between a COLA and merits. Councilmember Lambert then stated for budgeting purposes in the future, he thinks a 3% merit increase across the board would be better. Mayor King stated he thinks the majority of the Council is saying 3% COLA, with himself, Vice Mayor McGoffin and Councilmembers Boyle, Konrad and Moncada all agreeing. Vice Mayor McGoffin then stated she would rather go with a merit increase instead of a COLA, adding in 2023, if she was still on the Council, she didn't want to be explaining to the Council why she passed raises this year that can't be funded in the future.

Councilmember Konrad stated the last market survey was in 2006 and he's willing to bet, between 2006 and now, the base salary for positions have gone up so far above this 3% the Council is talking about that it's safe to go with 3% COLA at this point in time. Mr. DeSpain then stated the City has not kept up with the base pay for new employees and if the City went out to the market, the Council would see a huge difference in pay, noting he even had to adjust the City's minimum wage just to keep up with Arizona's minimum wage, adding that show how far behind the City is.

Mayor King stated 4 of the Council were still for a 3% COLA.

Councilmember Cook then stated he was for having a merit also, adding it was the right thing to do. Councilmember Cook then stated he would not want to face the employees that ask why an employee gets the same increase as an employee who does better, adding Department Heads may lose an employee because they can't give a merit to that particular employee. Councilmember Cook then stated he relies on Department Heads to tell Council what their needs are, adding those are the reasons he thinks a COLA and a merit pool is preferable to just a COLA.

Mayor King then restated there are still 4 Councilmembers who want a 3% COLA. Mayor King then stated the Council had only 25 minutes left and should plan for another budget worksession. City Attorney Gary Cohen stated he wanted to make sure the record was correct, adding the City Manager is correct that based on the recommended 3% COLA, he does not also get an additional merit raise, but that does not preclude a consideration by Council, if they choose to do so, to make an adjustment to his contract to give him a pay raise. Mr. Cohen then stated he wanted that to be clear to the Council.

Mr. DeSpain then stated other changes in personnel include moving some positions in reorganizing departments with the City Manager.

Mr. DeSpain then addressed City revenues in the General Fund, stating he is estimating the general property tax will decrease about $4,000 as property values have gone down and he is suggesting leaving the current rate of .5858 in place and not adjusting the property tax this year. The Council consensus was to keep the property tax rate the same. Mr. DeSpain then stated City sales tax collections are estimated to be $3.8 million, adding the City is on track to hit that or a little more this year. Mr. DeSpain stated Bed tax is struggling and he's not sure it will hit the $70,000 budgeted last year, but he left it the same, adding he's

not sure why it decreased. Mr. DeSpain then stated most other revenue sources stayed the same except for state shared revenue, which decreased $20,000, adding he has the preliminary numbers, but they are not final yet because several cities did a mid-census. Mr. DeSpain then stated once those are completed, the numbers will be adjusted again and he should have the final numbers by the end of May.

Mayor King asked about the sale of fixed assets with Mr. DeSpain stating he left the revenue line at $5,000 in case items are sold, such as the old vehicles from the Police Department and the City Manager's office.

Councilmember Cook asked about HURF funds with Mr. DeSpain stating the HURF funds are in the Streets Department budget and cannot be spent on anything other than streets.

Mr. DeSpain then stated the Council could see the Building and Planning & Zoning Department budgets were inflated quite a bit with $150,000 in revenues expected from the development moving forward, noting the Council will see those exact mirrored expenses on their expenditures side, adding those revenues would only be used for development expenses and asked the Council to keep that in mind. Mr. DeSpain then stated the other significant increase would be construction sales tax from the development. Councilmember Konrad asked if the Public Works review fees are internal or outsourced with Mr. DeSpain stating the majority is outsourced. Mr. DeSpain then stated the expense side of the budget included hiring a Building Official/Planning & Zoning Director, noting this is s dual role position. Mayor King asked where the items were that El Dorado was to pay for with Mr. DeSpain stating those things would not happen for a few more years and would be in future budgets.

Mr. DeSpain then continued, stating the Police Department revenues, which includes Animal Control and the Fire Department revenues had no significant increases. Vice Mayor McGoffin asked about the line item "other income" that was budgeted for $3,000 in the current year, but was showing $15,000 was received with Mr. DeSpain stating $15,000 was an error he would correct; then stated the amount the Police Department received was actually $3,000 as part of a grant for a fingerprint machine. Vice Mayor McGoffin asked about the animal control donations being $27,000 with Mr. DeSpain stating there were a large unexpected donation this year, but he left the usual budgeted amount at $10,000 in the proposed budget. Vice Mayor McGoffin then asked about the shelter fees from Cochise County being $1,700 instead of the budgeted $8,000 with Mr. DeSpain stating the fees in the current year were significantly lower because the County didn't use the shelter as much.

Mr. DeSpain then moved on to the Library, Parks & Recreation and Tourism budgets, stating the Library revenues increased a little, noting the Council would see a new printer/copy machine in the Library's expenditures, noting the copy machine is used by the public a little more at the library since a business that provided copy services closed. Mr. DeSpain then stated the library would adjust their copy rates to help with toner expenses. Mr. DeSpain then stated Greyhound was removed from the Tourism budget since the contract with Greyhound had been cancelled and ends May 11, then noted everything else was pretty much the same.

Mr. DeSpain then moved to the magistrate budget, stating he left out citations revenue since the City doesn't collect citations anymore, adding the $10 and $17 figure Council sees is misallocated and he has corrected it to the proper fund. Mr. DeSpain then stated Cemetery plot sales in the Cemetery budget will remain budgeted at $1,000, adding the fund typically doesn't reach that amount. Mr. DeSpain then stated the Contingency reserve is $400,000 and he is estimating the carry forward balance to be $1.3 million for a total of $1.7 million the City will have in the reserve account. Mr. DeSpain then stated this covers all the revenues in the General Fund.

Mr. DeSpain then moved to General Fund expenditures with a brief overview of the changes, beginning with the City Council budget. Mr. DeSpain stated after speaking with City Clerk Vicki Vivian, the Council travel was increased to compensate for newly-elected officials training. Mr. DeSpain then stated the Council's computer supplies also increased due to the expired warranties on the Council's iPads, noting the line item would be to replace the iPads and is discretionary, adding if an iPad goes down, the expense to fix

them is more than purchasing one. Mr. DeSpain then stated the Capital expenditure for video recording equipment has been pushed off to the future.

Mr. DeSpain then reviewed the Community Enrichment budget, stating he included $1,500 for the Christmas tree lighting and noted a tree will not be purchased as the City will be taking over the event and will have it at City Hall with the trees there. Mr. DeSpain then stated other items in the Community Enrichment fund are discretionary and can be shifted, if needed. Mr. DeSpain then stated he increased the 4th of July line item by $5,000, adding advertising had gotten more expensive, but he had reduced the Economic Development line item by the same amount, noting the total overall budgeted amount for Community Enrichment was basically the same.

Mr. DeSpain then moved to the City Manager/Administration budget stating the Council could ignore the personnel costs, which would be determined on salary adjustments and would be readjusted. Mr. DeSpain then stated the budget has gone down, noting the major adjustment came from removing the legal fees and that there were no capital expenditures.

Mr. DeSpain then moved to the City Clerk budget stating the personnel will be adjusted according to what the City Manager recommends, adding there are no real changes, but there are a few more things for computer supplies and Education and Training, needed for the City Clerk and Deputy Clerk to earn and maintain their certifications. Mayor King asked about another notary with Ms. Vivian stating the City had 3 notaries, but 2 employees left and she was the only notary left at the City. Ms. Vivian then stated she would check on having the Deputy Clerk become a notary, but noted it was not very expensive and wouldn't change the overall budget.

Mr. DeSpain then addressed the Tourism budget stating some computer supplies had been added as well as the monthly alarm system fee being put back in the budget, adding the Visitor Center has a new model train, souvenirs and cash on hand and it was important to have an alarm system. Councilmember Cook stated the Visitor Center may need cameras because of the recent vandalism problems with Mr. DeSpain stating he has met with Tourism Director Bob Nilson and they have discussed purchasing an inexpensive camera system that is motion sensitive and would send alerts to Mr. Nilson when no one was supposed to be at the Visitor Center, adding hopefully, that will address the problem.

Mr. DeSpain then reviewed the Finance Department budget, stating it has increased primarily due to increased personnel costs and increased computer supplies because the Finance Office has 4 utility computers and the one that reads meters is on its last leg, noting if that computer goes down, the program goes with it and the City wouldn't be able to bill for utilities. Mr. DeSpain then stated he would be cautious, but will need computers to handle the capability of the Finance Department's programs. Mr. DeSpain then stated he would work with Public Works Director Brad Hamilton, then stated in reality, the utilities funds should fund these computers instead of the Finance Department.

Mr. DeSpain then moved to the Police Department budget, stating professional services has been increased in anticipation of the proposed development and things the Police Department may need to outsource for. Mr. DeSpain then stated the Police Department budget does include some IT services, noting all of IT expenses used to be in the Administration budget, but the Police Department has some unique IT needs, such as updating the dispatch area. Mr. DeSpain then stated the Capital Improvement Projects include the continuance of the replacement of cars, replacing portable communications due to the aging radios and computer supplies to replace the heavy duty laptops used in police cars, noting those ruggedized laptops are a large budget, special order item that will be done slowly over the next few years. Mayor King asked about vehicle replacement with Mr. DeSpain stating the 3-year lease program the Police Department recently entered is showing up as a CIP for the next two years due to the payments that will be made in the next two years. Mayor King asked Chief of Police Paul Moncada if those replacement vehicles were enough with Chief Moncada stating they were, as long as the Council continued to look at it every 3 years. Mr. DeSpain then stated the development agreement (with El Dorado) includes helping the City out with that. Mr. DeSpain then stated there is a line item for a new drug dog because the former dog didn't work out. Vice Mayor McGoffin asked if the City received a refund with City Attorney Gary Cohen stating a

demand letter just went out and if the dispute continues, he will inform Council and bring the issue to them. Mayor King asked how long it would be before the Police Department got a new dog with Chief Moncada stating he couldn't expend any approved funding until the new fiscal year started on July 1. Mr. DeSpain then stated if the City does get a refund, it would be applied to the CIP, but any new expenses would have to wait until July when the new budget is in effect.

Mr. DeSpain then reviewed the Fire Department budget stating there were no real increases except in Education and Training, turn out replacements, supplies and vehicle maintenance. Mr. DeSpain then stated there is a CIP for a new command vehicle that would require Council approval, adding the vehicle Chief Spangler drives blew the engine and the cost to replace it is significant, so Staff is proposing an F150 truck be purchased. Vice Mayor McGoffin asked about the Council approving the vehicle with Mr. DeSpain stating it would be addressed when the CIPs were reviewed by Council.

Mr. DeSpain then addressed the City Attorney budget, stating it included the professional fees for Mesch, Clark & Rothschild, the City prosecutor and her assistant, adding nothing has really changed.

Mr. DeSpain then addressed the Magistrate budget stating the Magistrate's contract stipulates that he get the 3% COLA also. Mayor King asked about the City not having to pay for jail costs with Mr. DeSpain stating Mayor King was correct and the City would not be paying for those costs. Mr. DeSpain then stated he went to a meeting with Cochise County regarding the agreement the City has with the County for court services, adding the County wanted to reevaluate the agreement. Mr. DeSpain then stated the County wanted to pass all the jail costs onto cities, noting the City currently pays for the first day, then the County pays for the rest. Mr. DeSpain then stated the County got a huge pushback from all the cities, adding it is the County's responsibility to pay the jail costs as mandated by State law. Chief Moncada addressed the Council stating the County was trying to implement a separate billing system for prisoners for each community in the county, adding the Police Chiefs got together and discussed the legalities that were preventing that. Chief Moncada then stated the County was asked to contact their legal advisors and when the next meeting on the matter was held, the Police Chiefs informed the County that cities could challenge the legality of being billed. Chief Moncada then stated fortunately, the County Manager was aware that it was the County's responsibility and the County was trying to see if the cities would be willing to contribute to those costs, but unanimously, the cities declined to do so. Mr. DeSpain then stated the court fees and prosecution are paid through the fees the Police Department writes and the County keeps those, adding if there is a shortfall, the City pays the difference, noting in the current year, it will be approximately $2,000.

Mayor King stated the worksession would stop here and resume on May 23 beginning with the Library budget.

ADJOURNMENT:

Vice Mayor McGoffin moved to adjourn the meeting at 6:59 p.m. Seconded by Councilmember Konrad. Motion passed 7-0. Mayor King stated the regular meeting would begin at 7:05 p.m.

_____
Toney D. King, Sr., Mayor

ATTEST:

_____
Vicki L. Vivian, CMC, City Clerk

City of Benson
City Council Communication

Regular Meeting **July 11, 2016**

To: Mayor and Council Consent Agenda Item # 1b

From: Vicki Vivian, CMC, City Clerk

Subject:

Minutes of the May 9, 2016 Regular Meeting

Discussion:

Attached are the minutes of the May 9, 2016 Regular Meeting.

Staff Recommendation:

Council pleasure

THE REGULAR MEETING
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD MAY 9, 2016 AT 7:00 P.M.
AT CITY HALL, 120 W. 6TH STREET, BENSON, ARIZONA

CALL TO ORDER:

Mayor King called the meeting to order at 7:10 p.m. with the Pledge of Allegiance. Mayor King then introduced Pastor Kirk Sorenson from the First Assembly of God who offered the invocation.

ROLL CALL:

Present were: Mayor Toney D. King, Sr., Vice Mayor Lori McGoffin, Councilmembers Pat Boyle, Jeff Cook, Joe Konrad, David Lambert and Chris Moncada.

EMPLOYEE RECOGNITION: None

PROCLAMATION: None

PUBLIC HEARING: None

CALL TO THE PUBLIC:

Paul Lotsof, a non-Benson resident and Manager of the CAVE FM radio station, 156 W. 5th Street, Benson spoke about voter registration, stating he sent out a mass mailing to people registered to vote in Benson using the data base from the Cochise County Elections Department because he wanted to get some new faces to run for Council, but he got over 100 cards returned due to the information in the County database not being valid. Mr. Lotsof then stated his conclusion is about 20% of the voters in the County's database no longer live in Benson, meaning a huge number of people can vote in Benson, don't live in Benson. Mr. Lotsof then stated one discovery is that some people who can vote have willfully deceived the County, adding he knows of one family who lives in Pomerene but uses their business address on W. 4th Street as though it were their home address. Mr. Lotsof stated if those people can get away with this, he should be able to do the same thing. Mr. Lotsof then stated someone on the database uses the Benson City Hall as his address. Mr. Lotsof then stated the democratic process is badly compromised with hundreds of people who can vote in Benson, but don't live in Benson and urged the Council look into this situation further. Mr. Lotsof then spoke about the golf course, stating at some previous Council meetings, multitudes of golfers showed up and let the Council know all the horrible things that would happen should the golf course close, adding he believes those golf course advocates are avid golfers and are far from objective. Mr. Lotsof then stated some of the golf supporters cited national statistics that were very likely put out by the golf industry, then project those statistics onto Benson and predict vast sums of cash flow into this community because of golf. Mr. Lotsof then asked why they presume these national statistics apply to Benson when they might not and asked the Council to do a little inexpensive research and find out what the economic impact on Benson really is, adding this could be a class project for some high school or college student. Mr. Lotsof stated they could produce a brief questionnaire and interview a random sample of golfers at San Pedro to see where they are from, adding questions might include whether they spent any money in Benson before they arrived at the golf course and what they plan to do afterward. Mr. Lotsof then stated the Council might be surprised by what they learn and it could be that the close proximity of the course to the interstate causes golfers to spend very little in Benson, especially since there are very few businesses between the golf course and the 304 exit. Mr. Lotsof then stated one point raised two weeks ago was what would happen with the effluent from the wastewater treatment plan if there was no golf course, adding before the golf course was built; the land surrounding the treatment plant was leased to a farmer who grew alfalfa and the City was paid money from the farmer instead of losing money. Mr. Lotsof stated realistically, the golf course will not close no matter how much money it loses because it has sacred cow status and no one would dare antagonize all those golfers. Mr. Lotsof then stated two weeks ago, Mr. DiPeso suggested running the golf course like a business and advertising the course and restaurant to generate revenue. Mr. Lotsof then stated his company has a long and impressive track record of helping restaurants for

years and under the golf course's previous ownership, his company helped both the restaurant and golf course generate revenue. Mr. Lotsof then spoke about the area his radio station reaches and the advertising packages they offer and stated if the Council wants to improve revenues, it may be time to authorize advertising. Mr. Lotsof then stated one thing his radio station offers that no other advertising medium offers is that nearly every penny spent on advertising would be re-spent in Benson because their biggest expense is paying local employees. Mr. Lotsof then asked the Council to give his radio station consideration.

George Scott, Director of SAEDG (Southeast Arizona Economic Development Group), 168 E. 4th Street, Benson, spoke regarding New Business Item #3, stating the resolution is in support of economic development. Mr. Scott stated he had been listening to the Council's budget worksession, adding the simple fix for the ailing finances of the City would be to bring more jobs and businesses to Benson, which is what economic development groups do. Mr. Scott stated SAEDG works all the time to try and help local businesses if they ask, and they are working on projects now, including working with people on the Rosemont Copper project and helping the Excelsior group with the Johnson Camp copper mine between Benson and Willcox. Mr. Scott then stated the Council might not realize, SAEDG is trying to help with the golf course by building its value through assisting the property owner with rezoning the property around the golf course so homes can be built, which will add value to the City's asset there. Mr. Scott then stated SAEDG is also working with El Dorado in trying to develop the Villages at Vigneto to try and bring more money to Benson. Mr. Scott then stated SAEDG has also met with Mr. Stephens and Mr. Hamilton regarding the airport and is meeting again this week regarding some clients who want to be at the airport, which will bring money in and help offset the shortfall there. Mr. Scott then stated last week, he went to the Arizona Association of Economic Development meetings in Tucson, where they discussed everything from site selection to recruiting businesses out of the California market, adding with the $15.00/hr. minimum wage, regulations and environmental issues in other places, a lot of companies are trying to get out of California as soon as possible. Mr. Scott then stated SAEDG will be working with the Arizona Commerce Authority and the Arizona Association of Economic Developers out of Phoenix over the coming year to try and recruit some of those businesses to come to southern Arizona; not only to Benson, but other places in Arizona also. Mr. Scott then stated last week, the Council might have read about Caterpillar moving 600 jobs to Tucson, adding that was done with a partnership between the City of Tucson, Pima County and a lot of other people who made that possible. Mr. Scott then stated those are things economic development groups, such as SAEDG, do and asked the Council to approve the resolution supporting economic development. Mr. Scott then thanked the Council, adding he looks forward to working with the Council in the future.

CITY MANAGER REPORT:

City Manager William Stephens addressed Council stating he would like to first point out, May 25, 26, 27 there will be several different school graduations. Mr. Stephen then gave the dates of upcoming meetings and events.

Tuesday, May 10, 2016	–	Library Advisory Board, 4:00 p.m., City Library
Wednesday, May 18, 2016	–	Community Watershed Alliance, 6:00 p.m., City Hall
Saturday, May 21, 2016	–	Historic Preservation Commission, 9:00 a.m., City Hall
Monday, May 23, 2016	–	City Council Budget Worksession 6:00 p.m., City Hall
Monday, May 23, 2016	–	City Council Meeting, 7:00 p.m., City Hall
Saturday, May 14, 2016	–	Relay for Life, American Cancer Society, Lions Park, 12:00 p.m.
Monday, May 16, 2016	–	Registration for both swim lessons and summer camps will begin at the Benson Community Center
Friday, May 27, 2016	–	Benson City Pool Opens at 11:00 a.m., For more information on the pool and our other summer activities, go to www.cityofbenson.com and look for Parks and Recreation
Saturday, May 28, 2016	–	Dive in Movie, featuring the movie Good Dinosaur rated PG, Gates open at 7:30 p.m.
Monday, May 30, 2016	–	Memorial Day Pool Party. Kick off the Summer Swim Season with the City of Benson's Forget me Not Memorial Day Pool Party

		Monday, May 30, from 11:00 a.m. – 5:00 p.m., Join us for a fun day filled with music, prizes, and food! Free swimming is sponsored by the VFW Women's Auxiliary
Monday, May 30, 2016	–	Memorial Day – City Offices Closed

Mr. Stephens then stated for more events in Benson, the public could visit the City's website: www.cityofbenson.com under "What to do Today."

Councilmember Lambert stated the Council had originally had a joint worksession scheduled with the Planning & Zoning Commission on May 26 and asked when that meeting would be held with Mr. Stephens stating the joint meeting was now split with the Planning & Zoning Commission and the Council each holding their own worksessions. Planning Technician/GIS Michelle Johnson addressed Council stating she didn't have the schedule yet, adding she is still waiting for documents from the developer. Ms. Johnson then stated the tentative date for the Council worksession on the Development Agreement is Saturday, May 21; the Planning & Zoning Commission worksession on the Community Master Plan (CMP) would be held in June and the Council worksession on the CMP would be in July. Ms. Johnson then restated the May 21 meeting was tentative and may not happen as she was still waiting for information and documents from the developer. Mayor King stated he knew there were a lot of meetings for the Council between now and July and he appreciated Staff working on the schedule.

NEW BUSINESS:

1. **Discussion and possible action on the Consent Agenda**

1a. Invoices processed for the period from April 18, 2016 through April 30, 2016

Councilmember Lambert moved to approve the Consent Agenda. Seconded by Vice Mayor McGoffin. Motion passed 7-0.

2. **Discussion and possible action regarding the financial request from the San Pedro Valley Alliance Summer Programs**

City Manager Bill Stephens stated the San Pedro Valley Alliance is requesting funding assistance for their 2016 summer activities, adding historically, the San Pedro Valley Alliance, in conjunction with various Governor's Office programs and the City, has provided recreation activities for our youth, mainly with trips to movies, water parks, museums and other recreational facilities. Mr. Stephens stated in the past, the City had a specific line item for the San Pedro Valley Alliance funding $3,000-$5,000 each year; however, in Fiscal Year 2014-2015 funding was removed from the budget. Mr. Stephens then stated last year the Council provided the San Pedro Valley Alliance $3,100 from the Community Enrichment budget, adding there is currently about $4,700 remaining in the Community Enrichment budget, under City Promotions. Mr. Stephens then stated Ms. Divian Pierson from the San Pedro Valley Alliance is present should Council have any questions.

Ms. Pierson addressed Council stating she was on the San Pedro Valley Alliance Board and was present to answer any questions. Council briefly discussed the planned activities on Tuesdays and Thursdays starting on June 21that included The Cove, Breakers Water Park, Airtime and Reid Park Zoo with Ms. Pierson stating the kids are supervised with 1 adult chaperone for every 5 children. Ms. Pierson then stated the program has been very beneficial, adding she has worked with the program for 22 years with Ms. Williamson. Ms. Pierson then stated the activities keep kids from being latch key kids, adding they take a bus of whoever can go and if there is more than a busload, they always have people who volunteer to drive so everyone can go. Ms. Pierson then stated the water parks trips usually have between 60 and 90 kids attending.

Mayor King stated this is a good program, adding his kids have used it and he believes it has kept a lot of kids off the streets and out of trouble. Mayor King then stated the program also loves to have volunteers. Ms. Pierson stated the activities are for the family and parents are welcome to attend with their children. Mayor King stated the program is one of the biggest positive things for kids and he thinks the Council should support

it. Vice Mayor McGoffin stated her kids used the program and as they got older, they went as chaperones, adding she knows it's important to keep kids out of trouble during the summer. Vice Mayor McGoffin then stated the funding request was for $5,000, then noted the Council doesn't have that much available and asked if there were other fund raising opportunities. Ms. Pierson stated they write grants to the tobacco industry in Arizona and Colorado, but those funds have been cut so the school helps with buses, drivers and gasoline, noting that is a big portion of what is necessary. Ms. Pierson then stated they need a minimum of $3,500, adding they would like $4,000 and if they don't get it, they will have to cut some of the trips. Ms. Pierson then stated they did just discover another grant opportunity, but it was not found soon enough for this year, adding they will apply for it for next year. Ms. Pierson then stated they are always looking for grant money for the program.

Councilmember Konrad stated last year the Council was able to give $3,100 and asked if the program accomplished what they wanted with Ms. Pierson stating last year, they didn't have to cancel any trips, adding they had some volunteers help out and the school board picked up the extra part for the program. Councilmember Konrad then stated there was a little more funding remaining in the Community Enrichment fund this year and moved to approve $3,700 to the San Pedro Valley Alliance. Seconded by Vice Mayor McGoffin. Motion passed 7-0. Ms. Pierson thanked the Council and stated anyone is welcome to participate, adding they just need to call ahead and register so they are prepared for the number of people coming.

3. **Discussion and possible action regarding Resolution 14-2016 of the Mayor and Council of the City of Benson, Arizona, recognizing 2016 as the 90th Anniversary of the International Economic Development Council and as "The Year of the Economic Developer"**

City Manager Bill Stephens stated Economic Development Week is an event created by the International Economic Development Council to celebrate the achievements of economic developers, adding the event will occur for the first time during May 8-14, 2016. Mr. Stephens then stated information about IEDC's 90th anniversary, including celebration activities and events throughout the year can be found at www.iedconline.org/90years. Councilmember Boyle asked what the Council is doing other than acknowledging the event with Mr. Stephens stating the Council is acknowledging and supporting Economic Development Week. Councilmember Boyle then moved to approve Resolution 14-2016. Seconded by Vice Mayor McGoffin. Motion passed 7-0.

4. **Discussion and possible action regarding Resolution 15-2016 of the Mayor and Council of the City of Benson, Arizona, calling the election**

City Clerk Vicki Vivian stated this resolution is to inform the public of the 2016 City Election details. Ms. Vivian then listed the dates of the primary and general elections, the deadlines for candidates to turn in their documentation to have their names placed on the ballot, the deadline for write-in candidates to submit their documentation to run for office and the voter registration deadlines. Ms. Vivian stated the City will also be having the Home Rule election this year, adding the City is required to address Home Rule every 4 years and with new legislation in place, it must be addressed in the fall, 2016 election cycle. Ms. Vivian then stated the Alternative Expenditure Limitation (AEL) also known as Home Rule will be on the November 8 ballot. Councilmember Moncada moved to approve Resolution 15-2016. Seconded by Vice Mayor McGoffin. Motion passed 7-0.

5. **Discussion and possible action regarding the Benson Economic Development Committee**

City Clerk Vicki Vivian stated the Benson Economic Development Committee (BEDC) membership must have an odd number of members ranging from 5 to 9 members, adding typically, the BEDC has consisted of 7 members. Ms. Vivian then stated at the Council meeting held on April 25, the Consent Agenda contained 6 resignations from members of the BEDC and during the discussion, she informed the Council that the remaining member of the BEDC had since submitted her resignation and that one application for membership had been received in the Clerk's office. Ms. Vivian then stated she is seeking direction from Council regarding the committee. Councilmember Boyle moved to disband the committee. Seconded by Councilmember Moncada. Councilmember Lambert stated disbanding the committee was not on the agenda

with Ms. Vivian stating the committee was in the City Code as a result of the ordinance creating the committee, adding if the Council wanted to disband the committee, they could direct Staff to prepare that ordinance and bring it to the next Council meeting. Councilmember Boyle then amended his motion to direct Staff to prepare the new ordinance disbanding the committee. Seconded by Councilmember Moncada. Motion passed 7-0.

6. **Discussion and possible action regarding adoption of the revised Planning & Zoning Commission Bylaws**

City Manager Bill Stephens stated on February 15, 2005, the Planning & Zoning Commission adopted bylaws for the Commission to follow, adding those bylaws, which were followed by the Commission for 10 years, weren't recognized by City Council until November 23, 2015. Mr. Stephens then stated at the recommendation of the City Attorney, those 2005 bylaws were revised to clarify several issues, including the number of members required for a quorum and records retention policy. Mr. Stephens then stated the revised bylaws were approved by the Planning & Zoning Commission in March 2016 and are before Council for approval. City Attorney Gary Cohen addressed Council stating the language in the ordinance creating the Planning & Zoning Commission requires Council approval of the Planning & Zoning Commission bylaws. Mr. Cohen then stated he appreciated the assistance of both Public Works Director Brad Hamilton and Planning Technician/GIS Michelle Johnson on revising the bylaws. Mr. Cohen then stated the Planning & Zoning Commission is comfortable with the revisions, as evidenced by their approval, adding he is recommending Council approval of the revised bylaws. Vice Mayor McGoffin moved to approve the Planning & Zoning Commission 2016 bylaws as recommended by the Planning & Zoning Commission on March 5, 2016. Seconded by Councilmember Moncada. Motion passed 7-0. Mr. Cohen then stated he would like to record to be clear that the Council is acting on and approved the bylaws that are part of the Council packet.

EXECUTIVE SESSION: As per A.R.S. §38-431.03(A)(7), Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, specifically the City-owned property (vacant lot located on 6th Street), parcel number 123-20-048Q

Councilmember Moncada moved to enter into an executive session with the Mayor and Council, the City Manager, the City Attorney, the Public Works Director and the City Clerk at 7:43 p.m. Seconded by Vice Mayor McGoffin. Motion passed 7-0.

Council reconvened at 7:55 p.m.

DEPARTMENT REPORTS: No comments from Council.

ADJOURNMENT:

Vice Mayor McGoffin moved to adjourn the meeting at 7:55 p.m. Seconded by Councilmember Boyle. Motion passed 7-0.

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Toney D. King, Sr., Mayor

ATTEST:

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Vicki L. Vivian, CMC, City Clerk

City of Benson
City Council Communication

Regular Meeting **July 11, 2016**

To: Mayor and Council Consent Agenda Item # 1c

From: Vicki Vivian, CMC, City Clerk

Subject:

Minutes of the May 21, 2016 Worksession

Discussion:

Attached are the minutes of the May 21, 2016 Worksession.

Staff Recommendation:

Council pleasure

THE WORKSESSION
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD MAY 21, 2016 AT 9:00 A.M.
AT CITY HALL, 120 W. 6TH STREET, BENSON, ARIZONA

CALL TO ORDER:

Mayor King called the meeting to order at 9:50 a.m. with the Pledge of Allegiance.

ROLL CALL:

Present were: Mayor Toney D. King, Sr., Councilmembers Pat Boyle (arriving late), Jeff Cook, Joe Konrad, David Lambert and Chris Moncada. Absent was: Vice Mayor McGoffin.

NEW BUSINESS:

1. **Worksession to discuss the status of the proposed Development Agreement for the Villages at Vigneto project; review the basis for entering into the agreement and the proposed agreement itself**

City Manager Bill Stephens introduced the worksession by commenting that City staff negotiated the proposed Development Agreement (DA) with El Dorado as per Council's direction. Mr. Stephens then stated the development of the property is currently the subject of an existing development agreement dating to when the property was being developed as Whetstone Ranch and Staff recommends that the Mayor and Council essentially terminate the existing development agreement as to all affected property owned by El Dorado Benson and draft a new development agreement, adding the included draft development agreement is intended to do just that. Mr. Stephens then stated the Vigneto project is projected to include a mix of 28,000 homes as well as commercial and recreational development on 12,167 acres; the property contains property sensitive to the environment, and approximately 3,000 acres of open space has been identified for the Project. Mr. Stephens stated the proposed development agreement broadly defines certain uses that may be developed on the property, defines infrastructure that will need to be constructed as the property is constructed in phases, and defines monetary contributions that will need to be paid to the City to hire, train, and supplement the City's staff of and equipment for its first responders until projected revenues from residents can sustain the costs of doing so. Mr. Stephens stated Staff will review with Mayor and Council the substantive statutory requirements for adopting a development agreement, address principal provisions in the agreement, and be prepared to address questions about the proposed agreement, adding representatives of El Dorado Benson will also be present and prepared to address agreement points or answer questions.

Mayor King thanked City staff for creating the document for their review and asked who would be presenting. City Manager Bill Stephens replied that multiple people would be speaking but the program would begin with City Attorney Paul Loucks.

Mr. Loucks explained the worksession as an opportunity to get an overview of the purpose of the development agreement and to understand some of the main points that had been negotiated. He stated the Council should not presume that this worksession is the only time they will view the document and that the presentation and discussion should trigger questions that can be answered in the future.

Mr. Loucks reiterated Mr. Stephens' statement, explaining that Council had directed Staff to negotiate a development agreement with El Dorado regarding the Villages at Vigneto project. He stated Staff understood this direction to ensure that the development pay for its own costs such as infrastructure and city services that are to be located and used fairly far from the existing city center. He specifically noted that first responder times are difficult to meet that far from existing services so first responder provisions are included in the development agreement document.

Mr. Loucks provided some background on the project and the document, noting there is already an existing development agreement on the property from when it was to be developed as Whetstone Ranch. He commented that both Staff and the developer El Dorado prefer to terminate the existing Whetstone Ranch development agreement and create a new agreement. Mr. Loucks did clarify that the termination of the Whetstone Ranch agreement and adoption of a new development agreement would apply only to property owned by El Dorado; the third parties owning properties in Whetstone Ranch would continue to be covered by the existing Whetstone Ranch development agreement.

Mr. Loucks then noted that A.R.S. §9-500.05 defines what types of issues can be addressed in a development agreement. He noted that the statute allows the caveat of "any other matters related to development of the property" so multiple issues are addressed in the document that are not specifically noted in statute. They are:

Term of the agreement,
Permitted uses, density, and intensity
Construction Phasing
Construction of Public Infrastructure
Reimbursement for Construction of Public Infrastructure
Financing of Public Services
Any other matters

Term of the agreement, permitted uses, density, and intensity
The Term of the proposed development agreement is 40 years. Though the developer hopes to complete buildout within 20 years, Mr. Loucks noted that Staff questioned the feasibility of that schedule and built in extra time. He noted that the permitted uses, density and intensity of land use are governed by the Community Master Plan (CMP), a separate document that is incorporated by reference into the development agreement. Mr. Loucks noted that the last version of the CMP had not yet been finalized, acknowledging that could be a concern for Council. Mayor Toney King asked Planning Technician Michelle Johnson if the CMP document was on the last chapter of revisions, which she confirmed was the case. Mr. Loucks noted that the permitted uses included 28,000 residential units on the 12,000+ acre property plus commercial and another accompanying development such as recreation centers and parks.

Construction Phasing
Mr. Loucks noted that Section 4 of the development agreement addresses construction issues. He noted that the CMP specifies the process for submitting construction and infrastructure documents such as drainage, wastewater and streets. Mr. Loucks referenced the different zones within Vigneto's boundary, referred to as Planning Units. He noted that the DA does not require these Planning Units to be developed in a specific sequence. He also confirmed that construction refers to the construction on individual parcels in addition to infrastructure improvements.

Construction of Public Improvements
Mr. Loucks clarified that the heading of public improvements does not mean public infrastructure, but other publically accessible and used areas such as parks and recreation facilities that are not owned by the City and utilities that are not owned by the City. He also noted that the developer can withhold turning over streets to the City and keep them private, especially if they are gated. (Mr. Loucks noted that traffic calming measures are proposed for public rights-of-way.)

Construction of Public Infrastructure
Mr. Loucks noted that street standards and profiles have been discussed between Staff and El Dorado, with agreement on standards that differ from what currently exists in Benson. He specifically noted that proposed collector and arterial streets will have adjacent pathways. He further stated that El Dorado is willing to make off-site improvements to Post Road by chip sealing approximately 3 miles of distance outside their property boundary, from the eastern edge of their property to SR80. The final alignment of Post Road is unknown as El Dorado will need to coordinate with the County and property owners.

Water
Mr. Loucks acknowledged that the development agreement does not go into detail as far as pipe sizing, but does discusses delivery to the property and process by which the City will take over ownership and operation of the water system.

Reclaimed Water
Mr. Loucks stated the City wants reclaimed water to refresh the aquifer. He explained the development agreement Section 5.6.3 gives El Dorado the right of first refusal to that water-the developer has first rights to use any reclaimed water and any remainder is given to the City.

Councilmember Cook questioned the basis of reclaimed water allocation to which Mr. Loucks responded that it is an annual basis; that every year the developer can decide to accept or not accept their prior year's allocation plus any additional water that was reclaimed. He used the example of 100 acre feet of reclaimed water of which the developer accepted 90 acre feet, leaving the City with 10 acre feet. Upon the next year, the developer can again request 90 acre feet plus decide whether or not to accept the reclaimed water generated over and above the original 100 acre feet. The City retains 10 acre feet.

Mr. Loucks stated the benefit of reclaimed water is that Benson expects to draw less water from the aquifer and also noted the development agreement Section 5.6.8-9 requires the City to work with the developer to reevaluate the water supply over the years.

Wastewater
Mr. Loucks stated the existing wastewater plant was built for 1 million gallons per day. He noted that the plant has never been in operation due to lack of flow and the City has been vault and hauling the waste to the sewer treatment plant. He commented that while the developer may continue with the vault and haul practice, the development agreement also gives the developer the option to build a bypass line from the plant to a manhole on Jennella to bring the waste to the sewer treatment plant. Mr. Loucks noted that the plant will need to be expanded in the future.

Councilmember Moncada asked if the bypass would be a permanently installed line to which Mr. Loucks replied that the design is unknown but that he doesn't see it as an above ground line. He stated that the option of a bypass line grants the developer more flexibility as to the timing of the treatment plant expansion. Mr. Loucks also stated the owner would turn the bypass line over to the City so the City could use it to transfer reclaimed water from Vigneto into lower Benson. Mr. Loucks also pointed out that the development agreement allows El Dorado to be reimbursed via connection fees for plant expansion construction costs if third parties are allowed to use the capacity El Dorado built.

Returning the discussion to reclaimed water, Councilmember Moncada asked what would happen if the amount from the prior year cannot be supplied. He noted that inability to provide enough reclaimed water had caused problems for the City before. Mr. Loucks acknowledged that the amount of reclaimed water will vary seasonally and annually, with more reclaimed water usually generated in the winter than in the summer, but the commitment is based on availability. Mayor King asked about any penalties the City would be liable for if a specific amount of reclaimed water could not be supplied. El Dorado Attorney Dana Belknap responded that reclaimed water delivery to Vigneto is subject to availability, per Section 5.6.3, and that there are no penalties.

Reimbursement for Construction of Public Infrastructure
Mr. Loucks opened this discussion by confirming there is no reimbursement proposed for roads, streets or curbs. He noted that the City proposes to set and collect a capital fee that will be returned to the entity that performed the infrastructure construction-expected to be either the developer or the Community Facilities District (CFD). This fee is incorporated into the total rate that also includes operation and maintenance costs, but only the specified capital fee can be used to reimburse the developer. When the developer is fully reimbursed, the capital fee then goes to the City for future capital improvement needs.

Councilmember Cook asked how the amount of $50 was arrived at in Section 5.1.8. Mr. Loucks responded that $50 is an estimated amount, but the final amount will be determined as the system in improved and City Council determines the rate to cover costs. Mayor King asked who receives the funds with Mr. Loucks reiterating that the entity who performed the construction receives the funds, either the developer or the CFD. Councilmember Moncada questioned whether or not the fee applied only to properties within Vigneto to which Mr. Loucks responded that is the intent, but City Council could place the fee on everyone. El Dorado Attorney Dana Belknap interjected that El Dorado is not asking for the fee to be placed on everyone but only on residents within the property as none of the costs referenced in the development agreement fall on existing Benson residents. Mayor King clarified that existing Whetstone residents would remain under the existing Whetstone development agreement. Councilmember Cook asked if any City codes or ordinances need revision to allow different rates in different parts of town to which Mr. Loucks replied that no statute requires a uniform rate across the entire town, but a rate study would need to be performed to determine the rates for each area. He believes the City would fall into two rate structures-Vigneto and the remainder of Benson.

Finance of Public Infrastructure

As has been discussed in the past, Mr. Loucks noted there are ten proposed districts but the precise configuration of district boundaries is unknown. He expects that 7 CFD districts will align with Planning Unit boundaries.

First Responders

Mr. Loucks commented that statute does NOT require city services such as first responders to be addressed in the development agreement. He noted that no effective first responder services currently exist to serve the property, which hasn't been an issue since there are relative few people in the vicinity. He stated that the development agreement deals with facilities, equipment and personnel to serve the future residents.

Facilities:

Mr. Loucks pointed out that the owner agreed to install a temporary facility to be used by both Fire and Police. A permanent facility will be constructed when the City thinks it is needed based on the rate of construction, expected to be the 2,500 certificate of occupancy. He confirmed that there will be a total of two permanent Fire facilities, plus a Police facility located in the commercial area. The Police facility will be constructed as a shell building only since it is unknown what will be needed.

Equipment:

Mr. Loucks noted that the developer will pay for one new fire apparatus since the City does not expect to be able to bear that cost in order to provide fire service.

Personnel:

Mr. Loucks commented that there will phased payments for three years to cover the costs of Fire personnel. Funds will also be provided to the Police Department that can be used for either vehicles or officers, with the expectation that 4 additional officers with vehicles will be needed to serve Vigneto. Councilmember Moncada asked about ambulance service- who would provide service and where it would be located. Mr. Loucks responded that ambulance service can be provided for privately or via the Fire Department. Since the current ambulance service is private, it is not addressed in the development agreement. Mayor King interjected that the hospital hopes to build a new facility so they would likely provide ambulance service.

Councilmember Cook asked if the figures in Section 5.9.3 are sufficient to pay for 12 full-time firefighters. Mr. Loucks responded that the figures are based on projected personnel costs. He pointed out that Section 5.9.6 allows the City to delay the start of payments because it is unknown how much firefighters will cost in the future but also unknown when they will actually be needed. El Dorado Attorney Dana Belknap commented that during the first year of vertical construction, it is expected the funds will be used to hire and train personnel to the level of Captain. Additional personnel will be trained in years 2 and 3 with the Captains themselves available to provide fire service. She noted that things begin to slow in year 4 with

hope that Vigneto will have enough residents to pay for the firefighter salaries. She is in agreement with Mr. Loucks that the City does not need to hire all 12 personnel within 3 years nor begin with 4 Captains. She confirmed the City can delay accepting money until the development requires that level of protection with the goal of eventually supporting the salaries.

Mayor King asked Police Chief Paul Moncada about his feeling in regard to the allowance made to the Police Department. Chief Moncada stated that he would have preferred to have seen amounts more comparable to the amounts given to the Fire Department, noting that salary increases will be similar. He acknowledged that the Fire Department is building a department from scratch, not simply enlarging an existing department, but expressed that the police ability to respond to the Vigneto area will be hindered with only 4 additional officers at Vigneto's cost compared to 12 people in the Fire Department. Chief Moncada stated his appreciation for what was offered in the development agreement but cautioned that the City will end up with additional costs beyond the 4 new officers to serve Vigneto and it will be up to the Council to figure out how to pay for those costs. He concluded by reiterating the Police Department and Fire Department have similar costs and that the 2,500 certificate of occupancy will effectively double the current population.

Mayor King asked how funds pass through special taxing districts and if those monies could be used to help pay for Police services in both in town and in Vigneto. Mr. Loucks explained that personnel and equipment costs were projected just for the Vigneto area of the City since that is what is covered in the development agreement. He noted that developer funding is needed up front, but will end and the tax revenues will have to pay for the services provided so the goal is to match the schedule of payments to the growing tax revenue. Mr. Loucks acknowledged that additional police officers will be needed for Vigneto but the goal is that Vigneto taxes will pay for those services.

Mayor King reiterated that he'd like the taxing districts to help the entire City so the City can continue to pay for additional personnel while waiting to ensure tax dollar contributions; he noted that he does not want to set the stage for failure in the areas of Police and Fire protection. Mr. Loucks reassured him that the developer is not trying to set the City up to fail, but they are aware they need these services for the protection of their property.

Mr. Loucks noted that applications for special taxing districts have not been received, but explained their purpose is strictly infrastructure and is not to pay for on-going services. He noted that the districts will pay for infrastructure like roads, taking on the debt, and then new residents will pay back that debt. He noted that the method of repayment is different, occurring over the life of a bond rather than an upfront fee upon property purchase, but the fact of repayment is no different from other developments.

Finance Director Dustin DeSpain stated that in the ability to slow payments from the developer was intentional, in case the rate of development slows, so the City does not have too many personnel for the City revenue. He noted the expected personnel and accompanying payments are based on residential certificate of occupancy issuance, not commercial development. He estimates that 1,500 residential certificates of occupancy will generate $2.2 million in revenue at the current .58% property tax rate to help fund Fire and Police services. He noted that predicting sales tax revenue is difficult but estimates that 1,500 new residential units could generate $9 million in sales tax revenue, though that amount will fluctuate. Since property tax is more stable and easier to project, he estimates that 1,500 homes are needed to sustain the services.

Mayor King questioned how many personnel would be needed because he'd rather not raise taxes. Mr. DeSpain replied that 12-24 additional staff could be necessary and that raising taxes would be difficult especially with the tax competition already in place with Cochise College and the school district. Councilmember Cook asked about using construction sales tax to which Mr. DeSpain replied that $6,000 per home is estimated, but using construction sales tax to fund personnel is unwise because that tax will fall when the construction is complete. Mr. DeSpain suggested that construction sales tax monies be used for one time capital purchases, but not on-going costs, such as personnel costs.

Mayor King complimented Mr. DeSpain on separating out the various revenue streams rather than lumping them all together. He stated that new construction tax can hopefully be used to improve downtown Benson to bring the existing area up to par. Mr. DeSpain noted there are a few restricted revenues, namely the enterprise funds and HURF, whose monies can only be used for specific uses.

The Council took a brief recess.

Street Maintenance

Mayor King asked about street maintenance cost and responsibility. Mr. Loucks confirmed that both public and private streets will be located within Vigneto, with the City responsible for public streets. He noted that streets are designed for a 10-year lifespan so maintenance costs aren't expected for 7-10 years, giving the City time to build up a reserve. Mayor King stated he wants to make sure the City can afford to maintain streets through the development's lifespan so future Councils aren't upset with this Council.

Other Issues Related to Development

Parks

Mr. Loucks acknowledged that parks were addressed with the same broad level of detail as other issues in the development agreement, but more specific details regarding parks are available in the CMP. He noted that 120 acres are dedicated to become parklands, with at least one large park of 40 acres. He pointed out that this 40-acre park is unlikely to be developed all at once but is instead projected to be phased with the first 5 acres being developed with the first 2,500 certificates of occupancy and an additional 2 acres of park development for each succeeding 1,000 certificates of occupancy. Regional and neighborhood parks will also be developed.

Councilmember Konrad questioned if there were would be smaller parks available during the time the 5 acres is not available because it hasn't reach 2,500 certificates of occupancy. He also asked how many people would be present in 2,500 homes. Mr. Loucks responded that 5,000-7,000 people are expected in 2,500 homes. El Dorado principle Mike Reinbold commented that other facilities such as the recreation centers will be available. Mayor King suggested a small park being built in the meantime since the existing City parks cannot support more people during this waiting period. Mr. Reinbold stated the timing and acreage in the development agreement is minimum so it could be constructed at a different rate, knowing the amenities need to be on-site fairly early to attract buyers.

City Manager Bill Stephens interjected that the creation of recreation facilities will also be dependent on the demographics of the users, which are likely to be different from the existing Benson demographic. He noted that active adults may be interested in a ball league, but will more likely gravitate toward other sports. If only 25% of the development is aimed at families, then there would be relatively few kid-type uses. Mr. Stephens reiterated that the recreation facilities will be built to the user demographics, not to Benson's existing demographics.

Mayor King argued that even with only a 25% family demographic, that could be 17,000 more people, 3 times the amount of current people. Mr. Loucks reminded Council that neighborhood and regional parks would be developed within the housing so even if the large community park is not available, those smaller parks will be available. Mayor King expressed his concern that there are already not enough little league fields which require time to development, while soccer can be played anywhere.

Mike Reinbold reiterated that amenities will be demographic driven, with Vigneto constructing what buyers desire. His expectation is recreation centers and a golf course will be constructed first to attract buyers. He stated their goal is to get people to say "I want to live here because they have…." so El Dorado knows they need to construct the desired amenities. He also noted that amenities will be added to the Canyons and will continue to expand as growth occurs.

Councilmember Konrad commented that improvements to Lions Park can be made as revenues come in. Mayor King agreed, but stated the effort needs to begin now to put money aside so future Councils continue improvements. He stated that he doesn't want any new parents coming to Benson to get frustrated by the lack of parks. Mr. Loucks clarified that the parks under discussion will not be owned or maintained by the City, but that City residents will be allowed to use the parks, generally for free though with some charges for specific items, under the development agreement terms. He further stated that Staff has indicated they are aware that El Dorado will meet or exceed the standards in the proposed Parks, Trails, and Open Space (PTOS) Master Plan but there was some fear that a future party would be confused as to which standards would apply to Vigneto parks-the PTOS Master Plan or El Dorado's guidelines. Due to that potential, Mr. Loucks noted the development agreement clarifies that El Dorado parks standards, as descripted in the CMP, will apply per Section 5.11.

No Moratorium

Mr. Loucks explained Section 4.3 restricts the City's ability to declare a moratorium, limiting denial to if wastewater and/or water services are not available.

Additional Properties:

Mr. Loucks noted that El Dorado may buy additional land which would come under this agreement. Councilmember Moncada stated that if additional land doubled the size of the property, then the proposed development agreement wouldn't be sufficient to provide services. El Dorado Attorney Dana Belknap interjected that additional property does not automatically fall under the CMP so the zoning process wouldn't allow excessive development since zoning is a separate issue. Councilmember Moncada replied that he was more worried about Police and Fire needing funding to which Ms. Belknap responded that there is always negotiating power in zoning.

Mike Reinbold commented that El Dorado is only interested in a few parcels and that they would not likely cause a material impact. He noted any more properties would be added later and would require the CMP to be amended to include them. He stated the development agreement is for startup guidelines which will already be occurring when/if this additional land added. He also mentioned that the expected additional residences will be providing tax revenue to support additional service if new land is added. Ms. Belknap commented that she would fully expect adding a significant amount of acreage would open new discussions.

Mayor King stated the City can hold out on zoning if and when additional land is incorporated. Mr. Loucks reiterated that zoning is at the City's discretion but the CMP cannot extend beyond the existing property borders without an amendment because the document is essentially a rezoning. He noted that the development agreement gives the owner the right to include new land within the development agreement and there is no discretion for the City to object to that inclusion, but the City can always ask to renegotiate the agreement if more land is added. He further pointed out that the owner would still have to provide all infrastructure services. Mayor King expressed his opinion that if the City is not going to grant a rezoning or CMP amendment, then it brings the developers back to the table to renegotiate the development agreement.

Resident Andrew Abernathy was granted the floor and he expressed his opinion that by including all future properties into the development agreement, the City was assured how future property would be developed. He noted that including additional property under the development agreement already restricts the developer from changing what will become the existing standard that El Dorado and the City agree to and prevents any lower standards.

Timing of Acceptance of Improvements

Mr. Loucks explained that the various infrastructure components have different time frames to be turned over to the City for ownership and operation. He stated that the wastewater treatment plant will be turned over to the City after 6 months' operation (the original Whetstone agreement was 1 year after operation) but noted the construction of a bypass line would likely push back the operational date. Mr. Loucks stated

that streets are supposed to be accepted 60 days after completion. Councilmember Moncada asked if there was any method of avoiding future street problems such as the problems that occurred at Meritage Homes. Public Works Director/City Engineer Brad Hamilton replied that there is a 1-year warranty on all streets.

Returning to the discussion about adding property to the development agreement, Councilmember Cook pointed out that the City Council has no say under the terms of the development agreement because the authority to amend the development agreement to include that new land is given to the City Manager. He commented that the lack of a cap on how much property could be added by the City Manager makes him uncomfortable with granting that administrative authority. Mr. Loucks responded that the adoption of the development agreement is at Council's pleasure so if they are not happy with the clause, they can simply not adopt the development agreement. When Councilmember Cook asked if the mandatory inclusion of land could be changed to optional, Mr. Loucks replied that topic had not been discussed with El Dorado so he was unaware if they would be willing to change the clause. Councilmember Cook stressed that adding new land to the development agreement should be an option for the City Council to exercise or not. Mike Reinbold suggested a cap of no more than 20% additional land at the administrative level of City Manager with anything above 20% additional land going to City Council for potential renegotiation.

Councilmember Cook expressed concern about any administrative action they now agree on having the effect of binding future Councils. Mr. Loucks stated if Council agrees the development agreement is applicable to currently existing property, then it should be applicable to other properties. Councilmember Moncada concurred with Mr. Reinbold's suggestion that less than 20% additional property, approximately 2,400 acres, would go through the City Manager with additional land being greater than 20%, over 2,400 acres, go to City Council with the hopes that City Council will ensure sufficient revenues to cover costs of the additional land.

City Manager Bill Stephens suggested amending the language in Section 4.4.

Councilmember Konrad asked about putting financial stress on the front part of the process by having to pay future staff to renegotiate a development agreement that isn't too bad simply because land was added. Mayor King interjected that he agreed with the 20% limit and that the developer's need to rezone future land provides another chance for the City to ask for help or funding if tax revenues aren't available.

Councilmember Cook agreed that zoning powers provide an opportunity for the City, but stated the mandatory wording proposed in the development agreement creates a path that future Councils and Staff must following regarding annexation without knowing what the situation will be or whether the next Councils would want to do that. He argued that including a mandatory clause cuts off the future Council's discretion to make their own decision when the time comes. Councilmember Moncada replied that every Council action binds future Councils.

Mike Reinbold stated the fact that having unzoned property covered by the development agreement isn't worth the price of the paper. He stated that until zoning is established, the land itself isn't valuable and the development agreement standards wouldn't really be applicable because there would be no development to follow those standards.

City Manager Bill Stephens clarified that the amended language would be make additional land mandatory as long as it's less than 20%. Mr. Loucks clarified that it would be a cumulative 20% cap. Mr. Stephens continued that anything beyond 20% would go to City Council. Mr. Loucks confirmed that City Council cannot contract away their ability to rezone property.

Councilmember Cook stated that if the potential properties were identified, he would be more inclined to support the additional properties clause. Mike Reinbold noted there are no costs to the clause except in capital improvement costs to bring the land to its final product in hopes of getting consistency. Councilmember Cook again stated he'd like to know where this acreage is coming from before this Council

agrees to bind a future Council. Mike Reinbold replied that the development agreement provides consistency over time, regardless of personnel change.

Mr. Loucks asked if the 20% cap and a map would be sufficient. Councilmember Moncada objected to a map identifying property since El Dorado may not be successful in acquiring the denoted property. Mayor King also objected on the grounds that current owners would raise the asking price if they knew El Dorado was interested in their property and the City should not be involved with determining land prices. Mike Reinbold suggested that land within 1 mile of the property boundary could be considered by El Dorado.

Mayor King stated current Council actions always bind future Councils-there is no way to prevent that though future Councils will still have tools to make changes, such as zoning power. He stated he was in agreement with the clause to keep any new property to the standards proposed in the development agreement. Councilmember Konrad further pointed out that a clause in the development agreement provides consistency for future City Managers so they also know what to expect.

Councilmember Cook asked Ms. Johnson if the development agreement would supersede the existing codes and regulations to which she replied the CMP takes the place of the existing zoning regulations. She commented the reason people go through the CMP process is to set their own development standards.

The Council recessed for lunch.

Landscaping Costs

Mr. Loucks stated that landscaping costs on the public rights-of-way may be performed by Vigneto so the City would reimburse Vigneto for that work. Councilmember Cook asked who performs what work. Mr. Loucks replied that Vigneto may have a higher standard of landscaping than what the City performs so the City will pay for work crews to the City's level of landscaping and El Dorado would be responsible for landscape costs beyond that. He noted that the City currently uses prison labor for landscaping so costs are minimal.

Councilmember Konrad noted the agreement states El Dorado will maintain the landscaping to City standards. Councilmember Cook noted that City landscaping is fairly easy to care for with some drip irrigation. He questioned if entering into the agreement would require the City to perform to the higher El Dorado standard, above what the City would normally install and care for. Mr. Loucks responded that landscape decisions will be made at the Planning Unit level to determine what the City's landscape standards actually are and use that standard to go forward in determining maintenance costs.

Dispute Resolution

Mr. Loucks noted the expedited process was agreed to as both parties understand the project is important enough that it should not be mired down in a lengthy resolution process. The clause limits exposure with the arbitrator only awarding specific performance outcomes (telling each party to do something) but no monetary damages.

No Development Fees

Mr. Loucks noted the City does not currently have the ability to impose development fees. Since the developer is building their own infrastructure, he explained that both parties felt there was no point in imposing fees, especially as there is only one off-site improvement (Post Road) under discussion.

Mr. Loucks concluded by stating that he and Staff took Council's direction to engage the developer and create a document that ensures the development pays for itself in both the short- and long-term. He did not claim to presuppose the document is 100% perfect as any changes would be Council's prerogative.

Questions

Councilmember Cook asked about setting rates for treated effluent. Mr. Loucks replied that Council will set a rate for reclaimed water per Section 5.6.2; however since the goal is to use reclaimed water instead of

groundwater, the rate will be for delivery and capital costs only and won't be a rate to sell the reclaimed water as a commodity. Mr. Loucks noted that most capital costs will occur on the wastewater treatment side to reach an A+ standard of treatment so the other capital costs include building the delivery system and the ongoing maintenance/replacement costs.

Mayor King asked if there were any more questions. He noted that the only change discussed and requested was the 20% cap for City Manager approval on additional land in Section 4.4.

Councilmember Cook commented that the infrastructure components the City has agreed to maintain- streets, sidewalks, landscaping, storm water retention and recharge basins- produce no revenue, but cost money to operate and repair. Mr. Loucks stated there will be improvements in common areas under HOA control, but at this time it's uncertain where any individual improvement will be built. Mayor King asked if monies collected from utilities when the rate is set, would go into the general coffers to help maintain those improvement areas. Mr. DeSpain confirmed that El Dorado will provide figures to the City to perform a rate study to create the appropriate rates to cover capital, maintenance and staff costs.

Mr. DeSpain discussed HURF funding, noting that funds are distributed by population. He pointed out that roads will be constructed to support construction use but the final lift of asphalt will not be laid until after construction is completed to avoid heavy truck traffic and stated streets are generally useable for 7-10 years after the last lift is applied. Councilmember Moncada asked if HURF funds can be carried over into future years to which Mr. DeSpain replied that funds can be carried over, but can only be used for streets. Mr. DeSpain also told Council that Arizona is moving in the direction of placing another tax on top of HURF, as other states have done in order to make up the difference of HURF shortfalls. Councilmember Cook asked about HURF figures in the proposed budget. Mr. DeSpain noted that $400,000 is budgeted, with $375,000 from HURF and $25,000 needed to make up the difference for the increasing maintenance costs.

Councilmember Cook asked about other non-revenue producing departments the City may need to provide to Vigneto such as a library in Vigneto. Mr. Loucks said libraries had been specifically discussed with Vigneto and it was agreed they will provide their own on-site reading resources. Councilmember Cook then asked how many City departments would not be located on Vigneto property, noting there is no tourism, no library, and no parks and recreation. He questioned what else the City will need to pay for out of the general fund, other than streets and storm water. Mr. DeSpain added Police and Fire to the departments located on Vigneto that are paid for out of general funds, specifying that streets, the Police Department and the Fire Department are the biggest expenses. Mike Reinbold then pointed out that the City would have been responsible for parks and recreation under the Whetstone development agreement. Mr. Loucks stated that, under the direction of the City Manager, both revenue producing and revenue neutral costs to the City were considered in crafting the development agreement.

ADJOURNMENT:

The Council ended the worksession at 1:20 p.m.

_____
Toney D. King, Sr., Mayor

ATTEST:

_____
Vicki L. Vivian, CMC, City Clerk

City of Benson
City Council Communication

Regular Meeting **July 11, 2016**

To: Mayor and Council Consent Agenda Item # 1d

From: Michelle Johnson, Planning Technician/GIS

Subject:

Reappointment of Phyllis Little to the Benson Historic Preservation Commission

Discussion:

The Historic Preservation Commission creates criteria to identify historic landmarks or districts, nominates properties to the National Registrar and otherwise promotes the historic character of Benson.

Mrs. Phyllis Little joined the Historic Preservation Commission in 2008. She has regularly attended meetings and participated in Commission events and goals. Mrs. Little has expressed a desire to remain on the Historic Preservation Commission and serve another three-year term.

Position 1 2014-2017: Filled
Position 2 2014-2017: Filled
Position 3 2014-2017: Vacant
Position 4 2015-2018: Filled
Position 5 2015-2018: Filled
Position 6 2015-2018: Vacant
Position 7 2016-2019: have interested applicant
Position 8 2016-2019: have interested applicant
Position 9 2016-2019: Vacant

Attachments: Letter of interest regarding reappointment for Phyllis Little

Staff Recommendation:

Reappointment of Phyllis Little to the Benson Historic Preservation Commission

July 1, 2016

Michelle Johnson, AICP
120 W. Sixth Street
Benson, AZ 85602

RE: Historic Commission Membership

Dear Michelle:

In response to your recent email reminders, I wish to request that the City of Benson renew my term on the Benson Historical Commission.

I have served two or more terms on the Commission, and request to serve another three-year term. My husband and I own a historical building in the City of Benson, in which we have our antiques and collectibles shop. We hope to get our building placed on the National Historic Register sometime in the future. In the meantime, I'm a firm believer in protecting and preserving both Benson's, and America's historical properties.

I ask that the City of Benson consider this request for renewal of my membership on the Benson Historic Commission.

Thank you.

Sincerely,

(Signed)
Phyllis J. Little
High Desert Antiques
274 E. 4th St.
Benson, AZ 85602

City of Benson
City Council Communication

Regular Meeting **July 11, 2016**

To: Mayor and Council Consent Agenda Item # 1e

From: Michelle Johnson, Planning Technician/GIS

Subject:

Reappointment of Gerald Thomson to the Benson Historic Preservation Commission

Discussion:

The Historic Preservation Commission creates criteria to identify historic landmarks or districts, nominates properties to the National Registrar and otherwise promotes the historic character of Benson.

Mr. Gerald Thomson expressed an interest in the Historic Preservation Commission and began attending meetings in July 2013. As the Commission had open seats, Mr. Thomson was appointed in May 2014, to serve a partial term. That partial term expires on July 31, 2016. Mr. Thompson has expressed a desire to remain on the Historic Preservation Commission and serve a full three-year term.

Position 1 2014-2017: Filled
Position 2 2014-2017: Filled
Position 3 2014-2017: Vacant
Position 4 2015-2018: Filled
Position 5 2015-2018: Filled
Position 6 2015-2018: Vacant
Position 7 2016-2019: have interested applicant
Position 8 2016-2019: have interested applicant
Position 9 2016-2019: Vacant

Attachments: Letter of interest regarding reappointment for Gerald Thomson

Staff Recommendation:

Reappointment of Gerald Thomson to the Historic Preservation Commission

City of Benson

Michelle Johnson, AICP
120 W. Sixth Street
Benson, AZ 85602

June 15, 2016

To whom it may concern:

I am interested in continuing my term as a member of the Benson Historic Preservation Commission for another three-year term. Although I am no longer involved with the antics of the Benson Museum, my interest in history continues.

Gerald J. Thomson

Gerald J. Thomson
1110 S. Hwy 80 #61
Benson, AZ 85602

City of Benson
City Council Communication

Regular Meeting **July 11, 2016**

To: Mayor and Council Consent Agenda Item # 1f

From: Dustin DeSpain, Finance Director

Subject:

Invoices processed for the period from June 18, 2016 through June 30, 2016

Discussion:

Attached is a list of large and/or unusual invoices processed by the Finance Department during the period from June 18, 2016 through June 30, 2016. The total of the invoices is $570,106.52.

Morphotrak Inc	Livescan Booking Workstation	33,455.48
Mesch, Clark & Rothschild	Attorney Fees	12,337.50
Midway Chevrolet	Purchase of On Call Truck	30,704.60
SSVEC	Monthly City Electric Bill	44,588.83
U.S. Bank	Debt Service Payment	316,081.17
TOTAL LARGE INVOICES		437,167.58
Invoices listed above as a percentage of all invoices processed		77%

Staff Recommendation:

Approval of invoices processed for the period from June 18, 2016 through June 30, 2016

Report Criteria:
Report type: Summary
Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount	
06/16	06/24/2016	514	6756	SOUTHERN ARIZONA DISTRIBUTING	1,011.25	M
06/16	06/30/2016	515	6756	SOUTHERN ARIZONA DISTRIBUTING	188.80	M
06/16	06/24/2016	5057	3078	SHELL ENERGY NORTH AMERICA	823.93	M
06/16	06/20/2016	7232	5454	NATIONAL BANK OF ARIZONA	10,677.98	M
06/16	06/23/2016	7233	1490	AZ STATE RETIREMENT ACC REC	5.82	M
06/16	06/20/2016	10006	7399	US BANK - CORPORATE TRUST	164,637.50	M
06/16	06/20/2016	10007	7399	US BANK - CORPORATE TRUST	151,443.67	M
06/16	06/20/2016	47124	1490	AZ STATE RETIREMENT ACC REC	319.44	
06/16	06/20/2016	47125	2530	CASELLE INC	16,245.00	
06/16	06/20/2016	47126	2599	CENTURYLINK	1,962.76	
06/16	06/20/2016	47127	2749	CITY OF BENSON	25.00	
06/16	06/20/2016	47128	2890	COCHISE CO HIGHWAY & FLOODPLAIN DEPT	2,428.32	
06/16	06/20/2016	47129	2870	COCHISE COUNTY TREASURER	15,861.10	
06/16	06/20/2016	47130	3119	COX COMMUNICATIONS	30.61	
06/16	06/20/2016	47131	3610	EMPIRE SOUTHWEST, LLC	1,601.00	
06/16	06/20/2016	47132	4629	JONATHAN WILLIAMS	140.00	
06/16	06/20/2016	47133	4907	LEGEND TECHNICAL SERVICES	120.00	
06/16	06/20/2016	47134	5212	MCI COMM SERVICE	32.73	
06/16	06/20/2016	47135	11813	MICHAEL OR BEVERLY CONELLY	62.86	
06/16	06/20/2016	47136	5308	MIDWAY CHEVROLET	30,704.60	
06/16	06/20/2016	47137	5950	PITNEY BOWES GLOBAL FINANCIAL	377.93	
06/16	06/20/2016	47138	5978	POSTAL PROS INC	1,719.55	
06/16	06/20/2016	47139	6812	STAN'S FENCE CO, INC.	229.18	
06/16	06/20/2016	47140	11812	STEVEN K WILLIAMS	37.18	
06/16	06/20/2016	47141	7882	ZOETIS US LLC	117.50	
06/16	06/23/2016	47142	2858	COCHISE HEALTH AND SOCIAL SERVICES	50.00	
06/16	06/23/2016	47143	11814	GARY BAKER	230.00	
06/16	06/23/2016	47144	6252	RIKERTEK	380.00	
06/16	06/24/2016	47145	2750	CITY OF BENSON - UTILITIES	2,651.27	
06/16	06/24/2016	47146	3421	DIRECTV	191.98	
06/16	06/24/2016	47147	3677	EXECUTECH	4,116.17	
06/16	06/24/2016	47148	4907	LEGEND TECHNICAL SERVICES	1,853.00	
06/16	06/24/2016	47149	5205	MCCARTER & ENGLISH, LLP	122.71	
06/16	06/24/2016	47150	5268	MESCH, CLARK & ROTHSCHILD PC	12,337.50	
06/16	06/24/2016	47151	6392	MORPHOTRAK INC	33,455.48	
06/16	06/24/2016	47152	3151	OCCUPATIONAL HEALTH CENTERS	56.00	
06/16	06/24/2016	47153	5645	OFFICE DEPOT, INC	248.23	
06/16	06/24/2016	47154	6119	R&R PRODUCTS INC	535.73	
06/16	06/24/2016	47155	6180	RECORDED BOOKS, LLC	69.98	
06/16	06/24/2016	47156	6970	SULPHUR SPRINGS VALLEY ELEC	44,588.83	
06/16	06/24/2016	47157	7969	THE TORO COMPANY - NSN	145.00	
06/16	06/24/2016	47158	7402	US FOODS	652.52	
06/16	06/24/2016	47159	7697	WAXIE SANITARY SUPPLY	335.58	
06/16	06/27/2016	47160	1216	AMERIPRIDE SERVICES INC	278.68	
06/16	06/27/2016	47161	2842	COCHISE COUNTY TREASURER	2,502.75	
06/16	06/27/2016	47162	3119	COX COMMUNICATIONS	504.19	
06/16	06/27/2016	47163	4293	HORIZON IRRIGATION	315.95	
06/16	06/27/2016	47164	4640	JONES-WILSON INSURANCE &	2,050.00	
06/16	06/27/2016	47165	5224	MERIT FOODS OF ARIZONA	1,568.42	
06/16	06/27/2016	47166	7667	VERIZON WIRELESS	2,344.26	
06/16	06/30/2016	47167	1117	ALL CREATURES VETERINARY SVC	323.90	
06/16	06/30/2016	47168	11818	AMANDA AKER	10.00	
06/16	06/30/2016	47169	1334	ARIZONA DEPARTMENT OF CORRECTIONS	876.75	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
06/16	06/30/2016	47170	1610	AVENET, LLC	1,100.00
06/16	06/30/2016	47171	1966	BENSON ANIMAL HOSPITAL	240.00
06/16	06/30/2016	47172	2075	BENSON NAPA	1,443.91
06/16	06/30/2016	47173	2784	CNG	2,310.60
06/16	06/30/2016	47174	3119	COX COMMUNICATIONS	197.04
06/16	06/30/2016	47175	11815	CRYSTAL F SMTIH	87.21
06/16	06/30/2016	47176	3349	D AND K SANDBLASTING & PAINTING LLC	10,000.00
06/16	06/30/2016	47177	3290	DAVE HARBIN	10.47
06/16	06/30/2016	47178	3357	DEERE & COMPANY AG & TURF CBD &	7,445.02
06/16	06/30/2016	47179	11659	DESTINY A VAUGHT	96.91
06/16	06/30/2016	47180	3610	EMPIRE SOUTHWEST, LLC	469.76
06/16	06/30/2016	47181	3983	GEORGE'S AUTOMOTIVE	212.29
06/16	06/30/2016	47182	4629	JONATHAN WILLIAMS	140.00
06/16	06/30/2016	47183	4784	KIMLEY-HORN AND ASSOCIATES INC	1,305.27
06/16	06/30/2016	47184	5618	L & E AUTO PARTS LLC	274.59
06/16	06/30/2016	47185	4954	LN CURTIS & SONS	2,826.86
06/16	06/30/2016	47186	5080	MARK SNYDER	117.57
06/16	06/30/2016	47187	11816	MARY HARO SOTO	150.00
06/16	06/30/2016	47188	5219	MED-TECH RESOURCE INC	45.25
06/16	06/30/2016	47189	5265	MESCAL HEATING AND	186.53
06/16	06/30/2016	47190	5620	OAKLEYS GARAGE, INC.	1,677.36
06/16	06/30/2016	47191	5805	PENHALL COMPANY	1,125.00
06/16	06/30/2016	47192	5928	PIONEER LANDSCAPING MATERIALS, INC	1,966.74
06/16	06/30/2016	47193	3603	REPORTING SYSTEMS, INC	1,828.13
06/16	06/30/2016	47194	6480	SAN PEDRO VALLEY NEWS	302.23
06/16	06/30/2016	47195	6570	SHANNON'S AUTO PARTS	321.71
06/16	06/30/2016	47196	11819	SHERRY L THOMPSON	25.81
06/16	06/30/2016	47197	6750	SOUTHEASTERN ARIZONA	10,000.00
06/16	06/30/2016	47198	6802	STAMBACK SEPTIC SERVICE	208.24
06/16	06/30/2016	47199	11817	TERESA AWTREY	20.00
06/16	06/30/2016	47200	7712	THOMSON REUTERS - WEST	7,232.25
06/16	06/30/2016	47201	7280	TRADEMARK	1,002.16
06/16	06/30/2016	47202	7493	UNIFIRST CORPORATION	1,803.84
06/16	06/30/2016	47203	7510	UNITED FIRE EQUIPMENT COMPANY	335.18
Grand Totals:					570,106.52

Report Criteria:
Report type: Summary
Check.Type = {<>} "Adjustment"

Report Criteria:
Invoices with totals above $0.00 included.
Only paid invoices included.

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
GENERAL FUND					
10-14300 PREPAID EXPENSE					
GENERAL FUND	AVENET, LLC	38947	06/07/2016	7/1/16-6/30/17 GOV OFFICE ANNUAL SERVIC	1,100.00
GENERAL FUND	CASELLE INC	73757	06/03/2016	ANNUAL SUPPORT & MAINTENANCE 7/1/16-	16,245.00
GENERAL FUND	CITY OF BENSON	051316	05/13/2016	2016-2017 BUSINESS LICENSE	25.00
GENERAL FUND	COCHISE HEALTH AND SOCIAL	00028303	06/21/2016	TEMPORARY FOOD LICENSE	50.00
GENERAL FUND	JONES-WILSON INSURANCE &	4131	06/24/2016	ACCIDENT & SICKNESS POLICY 7/01/136 - 7/	2,050.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	LEAGUE OF ARIZONA CITIES & TOWNS REG	2,445.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PAYPAL REGISTRATION	75.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	CONFERENCE FEES 7/13-7/14/16	395.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	ACMA SUMMER CONFERENCE	525.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	LEAGUE OF ARIZONA CITIES & TOWNS REG	430.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	ELECTIONS TRAINING -072616	340.00
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	AZ GOV'T CONFERENCE 7/11-7/13/16	350.00
GENERAL FUND	REPORTING SYSTEMS, INC	2016_2868	06/01/2016	FIRE & EMS PROGRAM 2/16-6/17	1,828.13
GENERAL FUND	STAMBACK SEPTIC SERVICE	8662	06/15/2016	PORT A POTS 6/14-7/12/16	208.24
GENERAL FUND	THOMSON REUTERS - WEST	834008069	05/04/2016	5/31/16-5/2/17 REPORTER SERVICE ANNUAL	6,000.74
GENERAL FUND	US BANK - CORPORATE TRUST	060316	06/03/2016	DEBT SERVICE - SERIES 2010 - BANK QUALI	151,443.67
GENERAL FUND	US BANK - CORPORATE TRUST	060316A	06/03/2016	DEBT SERVICE SERIES 2010	164,637.50
Total 10-14300 PREPAID EXPENSE:					348,148.28
10-22250 RETIREMENT PAYABLE					
GENERAL FUND	AZ STATE RETIREMENT ACC	061016A	06/17/2016	ACR RETIREMENT CONTRIBUTION	5.82
Total 10-22250 RETIREMENT PAYABLE:					5.82
10-22280 HEALTH INSURANCE PAYABLE					
GENERAL FUND	AZ STATE RETIREMENT ACC	06/16	06/20/2016	OVERPAYMENT RETIREMENT SUBSIDY	319.44
Total 10-22280 HEALTH INSURANCE PAYABLE:					319.44
10-310-20 SUMMER PROGRAM FEES					
GENERAL FUND	AMANDA AKER	062916	06/29/2016	REFUND CAMP FEE	10.00
GENERAL FUND	TERESA AWTREY	062916	06/29/2016	REFUND SUMMER CAMP FEE	20.00
Total 10-310-20 SUMMER PROGRAM FEES:					30.00
10-312-10 CITY CEMETERY					
GENERAL FUND	MARY HARO SOTO	062816	06/28/2016	SELL BACK CEMETARY PLOT	150.00
Total 10-312-10 CITY CEMETERY:					150.00
10-41-310 PROFESSIONAL SERVICES - HR					
GENERAL FUND	OCCUPATIONAL HEALTH CENT	158558199	04/14/2016	PRE EMPLOYMENT DRUG TESTING	56.00
Total 10-41-310 PROFESSIONAL SERVICES - HR:					56.00
10-41-330 IT SERVICES					
GENERAL FUND	EXECUTECH	30723	06/01/2016	IT MAINTENANCE - MAY 2016	4,116.17
Total 10-41-330 IT SERVICES:					4,116.17

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
10-41-410 UTILITIES					
GENERAL FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	185.90
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	1,159.33
Total 10-41-410 UTILITIES:					1,345.23
10-41-415 TELEPHONE					
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	58.94
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	98.32
Total 10-41-415 TELEPHONE:					157.26
10-41-430 REPAIRS & MAINTENANCE					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	MATS	81.58
Total 10-41-430 REPAIRS & MAINTENANCE:					81.58
10-41-440 RENTALS					
GENERAL FUND	PITNEY BOWES GLOBAL FINAN	3100261184	06/04/2016	POSTAGE MACHINE LEASE 3/30/16- 06/29/16	377.93
Total 10-41-440 RENTALS:					377.93
10-41-542 ADVERTISING - HR					
GENERAL FUND	SAN PEDRO VALLEY NEWS	053116	05/31/2016	#6 - HELP WANTED ADS	113.85
Total 10-41-542 ADVERTISING - HR:					113.85
10-41-610 OFFICE SUPPLIES					
GENERAL FUND	OFFICE DEPOT, INC	842787809011	06/01/2016	OFFICE SUPPIES	151.41
Total 10-41-610 OFFICE SUPPLIES:					151.41
10-41-640 OPERATING SUPPLIES					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	FOOD WORK SESSION DA 5/21/16	264.17
Total 10-41-640 OPERATING SUPPLIES:					264.17
10-41-670 VEHICLE REPAIR & MAINT					
GENERAL FUND	BENSON NAPA	053116	05/31/2016	CREDIT	138.49-
GENERAL FUND	BENSON NAPA	053116	05/31/2016	PARTS	68.57
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	CAR WASH	8.00
Total 10-41-670 VEHICLE REPAIR & MAINT:					61.92-
10-42-640 OPERATING SUPPLIES					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	BATTERIES	13.12
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	FOOD FOR BUDGET WORK SESSION	155.53
Total 10-42-640 OPERATING SUPPLIES:					168.65
10-43-415 TELEPHONE					
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	29.77
Total 10-43-415 TELEPHONE:					29.77
10-43-470 UNIFORMS					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	36.60

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 10-43-470 UNIFORMS:					36.60
10-45-300 PROFESSIONAL SERVICES					
GENERAL FUND	EMPIRE SOUTHWEST, LLC	EPWK0388089	05/27/2016	INSPECTION	134.00
Total 10-45-300 PROFESSIONAL SERVICES:					134.00
10-45-340 EDUCATION & TRAINING					
GENERAL FUND	JONATHAN WILLIAMS	060816A	06/08/2016	PER DIEM - ACADEMY - 6/12-6/18/16	140.00
GENERAL FUND	JONATHAN WILLIAMS	060816B	06/08/2016	PER DIEM - ACADEMY - 6/26-6/30/16	140.00
Total 10-45-340 EDUCATION & TRAINING:					280.00
10-45-410 UTILITIES					
GENERAL FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	113.90
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	165.17
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	706.03
Total 10-45-410 UTILITIES:					985.10
10-45-415 TELECOMMUNICATIONS					
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	66.84
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	373.27
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	165.82
GENERAL FUND	VERIZON WIRELESS	9766970655	06/12/2016	PD DATA LINK	400.10
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	582.90
Total 10-45-415 TELECOMMUNICATIONS:					1,588.93
10-45-430 BLDG & EQUIP REPAIRS & MAINT					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	MATS	26.11
Total 10-45-430 BLDG & EQUIP REPAIRS & MAINT:					26.11
10-45-593 ANIMAL CONTROL MEDICAL					
GENERAL FUND	ALL CREATURES VETERINARY	051916	05/19/2016	LATE FEE	1.90
GENERAL FUND	ALL CREATURES VETERINARY	141493	04/20/2016	PARVO TEST	100.00
GENERAL FUND	ALL CREATURES VETERINARY	141523	04/22/2016	RABIES X 3	25.00
GENERAL FUND	ALL CREATURES VETERINARY	141528	04/25/2016	DR DEA MONTHLY CONSULT	100.00
GENERAL FUND	ALL CREATURES VETERINARY	141884	05/16/2016	RABIES X 4, NEUTER, MEDS	97.00
GENERAL FUND	BENSON ANIMAL HOSPITAL	132818	03/22/2016	NEUTER	65.00
GENERAL FUND	BENSON ANIMAL HOSPITAL	133404	04/30/2016	EXAM	35.00
GENERAL FUND	BENSON ANIMAL HOSPITAL	133404A	05/03/2016	NEUTER	35.00
GENERAL FUND	BENSON ANIMAL HOSPITAL	133404B	05/03/2016	SPAY	105.00
Total 10-45-593 ANIMAL CONTROL MEDICAL:					563.90
10-45-594 ANIMAL MEDICAL FROM DONATIONS					
GENERAL FUND	ZOETIS US LLC	9001845795	05/16/2016	MEDICINE	117.50
Total 10-45-594 ANIMAL MEDICAL FROM DONATIONS:					117.50
10-45-610 OFFICE SUPPLIES					
GENERAL FUND	OFFICE DEPOT, INC	843498069001	06/07/2016	OFFICE SUPPIES	20.51
GENERAL FUND	OFFICE DEPOT, INC	843498312001	06/06/2016	OFFICE SUPPIES	76.31

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 10-45-610 OFFICE SUPPLIES:					96.82
10-45-640 OPERATING SUPPLIES					
GENERAL FUND	MED-TECH RESOURCE INC	57361	03/17/2016	GLOVES	45.25
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	CHIPS/TRACKING	173.99
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	SUPPLIES	112.65
Total 10-45-640 OPERATING SUPPLIES:					331.89
10-45-670 VEHICLE REPAIRS & MAINT					
GENERAL FUND	CNG	0705	06/15/2016	REMOVE DECALS	70.00
GENERAL FUND	GEORGE'S AUTOMOTIVE	38448	06/20/2016	# 5 - LUBE	60.29
GENERAL FUND	GEORGE'S AUTOMOTIVE	38458	06/20/2016	#16 - LUBE, ANALYZE, TOW	152.00
Total 10-45-670 VEHICLE REPAIRS & MAINT:					282.29
10-45-715 PD 16-01 PD AUTO EQUPMENT					
GENERAL FUND	TRADEMARK	84418	04/18/2016	POLICE GRAPHICS KIT	1,002.16
Total 10-45-715 PD 16-01 PD AUTO EQUPMENT:					1,002.16
10-46-300 PROFESSIONAL SERVICES					
GENERAL FUND	EMPIRE SOUTHWEST, LLC	EPWK0388089	05/27/2016	INSPECTION	134.00
Total 10-46-300 PROFESSIONAL SERVICES:					134.00
10-46-340 EDUCATION & TRAINING W/ TRAVEL					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	TRAINING MATERIALS	870.00
Total 10-46-340 EDUCATION & TRAINING W/ TRAVEL:					870.00
10-46-410 UTILITIES					
GENERAL FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	113.90
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	724.18
Total 10-46-410 UTILITIES:					838.08
10-46-415 TELEPHONE					
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	158.33
GENERAL FUND	COX COMMUNICATIONS	060616	06/06/2016	TELEPHONE	30.61
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	263.43
Total 10-46-415 TELEPHONE:					452.37
10-46-430 EQUIP REPAIRS & MAINT					
GENERAL FUND	UNITED FIRE EQUIPMENT COM	641506	06/14/2016	PARTS	28.08
Total 10-46-430 EQUIP REPAIRS & MAINT:					28.08
10-46-432 STATION REPAIRS & MAINT					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	MATS, SHOP TOWELS	39.69
Total 10-46-432 STATION REPAIRS & MAINT:					39.69
10-46-433 TURNOUT REPLACEMENTS					
GENERAL FUND	LN CURTIS & SONS	INV28199	05/23/2016	TURNOUTS, PANTS, COAT	2,305.58

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 10-46-433 TURNOUT REPLACEMENTS:					2,305.58
10-46-590 DUES & LICENSES					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	DUES	429.00
Total 10-46-590 DUES & LICENSES:					429.00
10-46-640 OPERATING SUPPLIES					
GENERAL FUND	LN CURTIS & SONS	INV31730	06/10/2016	FOAM	521.28
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	SUPPLIES	33.46
GENERAL FUND	UNITED FIRE EQUIPMENT COM	640916	06/06/2016	BOOT	307.10
Total 10-46-640 OPERATING SUPPLIES:					861.84
10-46-670 VEHICLE REPAIRS & MAINT					
GENERAL FUND	OAKLEYS GARAGE, INC.	21999	05/27/2016	SUPPORT - VARIOUS REPAIRS	1,677.36
Total 10-46-670 VEHICLE REPAIRS & MAINT:					1,677.36
10-49-410 UTILITIES					
GENERAL FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	210.98
GENERAL FUND	COX COMMUNICATIONS	061816	06/18/2016	TV	10.00
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	788.18
Total 10-49-410 UTILITIES:					1,009.16
10-49-415 TELEPHONE					
GENERAL FUND	COX COMMUNICATIONS	061816	06/18/2016	MONTHLY INTERNET SERVICES	114.00
GENERAL FUND	COX COMMUNICATIONS	061816	06/18/2016	TELEPHONE	91.46
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	29.77
Total 10-49-415 TELEPHONE:					235.23
10-49-430 REPAIRS & MAINTENANCE					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	MATS	75.04
Total 10-49-430 REPAIRS & MAINTENANCE:					75.04
10-49-640 OPERATING SUPPLIES					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SUPPLIES, BRUSHES	195.64
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	SUPPLIES	62.65
Total 10-49-640 OPERATING SUPPLIES:					258.29
10-49-696 BOOKS					
GENERAL FUND	RECORDED BOOKS, LLC	75340868	06/07/2016	BOOK ON CD	69.98
Total 10-49-696 BOOKS:					69.98
10-50-305 CONTRACT LABOR - DOC					
GENERAL FUND	ARIZONA DEPARTMENT OF CO	COP PPE 0520	06/01/2016	DOC LABOR - 5/7 - 5/20/16	90.50
GENERAL FUND	ARIZONA DEPARTMENT OF CO	COP PPE 0603	06/13/2016	DOC LABOR - 5/21-6/3/16	58.50
Total 10-50-305 CONTRACT LABOR - DOC:					149.00

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
10-50-340 EDUCATION & TRAINING					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PIZZA, DONUTS - TRAINING	31.54
Total 10-50-340 EDUCATION & TRAINING:					31.54
10-50-410 UTILITIES					
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	2,100.82
Total 10-50-410 UTILITIES:					2,100.82
10-50-415 TELEPHONE					
GENERAL FUND	COX COMMUNICATIONS	061416	06/14/2016	MONTHLY INTERNET SERVICES	114.00
GENERAL FUND	COX COMMUNICATIONS	061416	06/14/2016	TELEPHONE	60.73
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	59.54
Total 10-50-415 TELEPHONE:					234.27
10-50-430 REPAIRS & MAINTENANCE					
GENERAL FUND	HORIZON IRRIGATION	2W146988	06/15/2016	MOWING BLADES	315.95
Total 10-50-430 REPAIRS & MAINTENANCE:					315.95
10-50-470 UNIFORMS					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	71.85
Total 10-50-470 UNIFORMS:					71.85
10-50-640 OTHER OPERATING SUPPLIES					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	WEED EATERS	1,095.89
Total 10-50-640 OTHER OPERATING SUPPLIES:					1,095.89
10-50-670 VEHICLE REPAIRS & MAINT					
GENERAL FUND	BENSON NAPA	053116	05/31/2016	PARTS	284.46
GENERAL FUND	CNG	0709	06/10/2016	BATTERY, STARTER, OIL CHANGE	315.00
GENERAL FUND	L & E AUTO PARTS LLC	053116	05/31/2016	PARTS	8.34
Total 10-50-670 VEHICLE REPAIRS & MAINT:					607.80
10-50-702 PR 12-3 ATV GATOR					
GENERAL FUND	DEERE & COMPANY AG & TUR	115321603	05/31/2016	GATOR	7,445.02
Total 10-50-702 PR 12-3 ATV GATOR:					7,445.02
10-56-415 TELEPHONE					
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	104.02
Total 10-56-415 TELEPHONE:					104.02
10-57-310 SUMMER PROGRAMS					
GENERAL FUND	DAVE HARBIN	062416	06/24/2016	REIMBURSE SUPPLIES SUMMER CAMP	10.47
GENERAL FUND	MARK SNYDER	062916	06/29/2016	REFUND CAMP MATERIALS	117.57
Total 10-57-310 SUMMER PROGRAMS:					128.04
10-57-312 SUMMER EVENTS					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SUMMER PROGRAM FEES - SUPPLIES	357.34

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 10-57-312 SUMMER EVENTS:					357.34
10-57-410 UTILITIES - POOL					
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	854.89
Total 10-57-410 UTILITIES - POOL:					854.89
10-57-412 UTILITIES - COMM CENTER					
GENERAL FUND	CITY OF BENSON - UTILITIES	061716	06/17/2016	UTILITIES	284.19
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	714.66
Total 10-57-412 UTILITIES - COMM CENTER:					998.85
10-57-417 TELEPHONE - COMM CENTER					
GENERAL FUND	COX COMMUNICATIONS	060916	06/09/2016	MONTHLY INTERNET SERVICES	114.00
GENERAL FUND	COX COMMUNICATIONS	060916	06/09/2016	TELEPHONE	83.04
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	29.77
Total 10-57-417 TELEPHONE - COMM CENTER:					226.81
10-57-640 OPERATING SUPPLIES					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	SUPPLIES	283.84
Total 10-57-640 OPERATING SUPPLIES:					283.84
10-57-642 POOL SUPPLIES					
GENERAL FUND	WAXIE SANITARY SUPPLY	76011908	06/21/2016	SUPPLIES	278.50
Total 10-57-642 POOL SUPPLIES:					278.50
10-58-546 FOOD BANK					
GENERAL FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	56.40
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	506.23
Total 10-58-546 FOOD BANK:					562.63
10-60-410 UTILITIES					
GENERAL FUND	CITY OF BENSON - UTILITIES	061016A	06/10/2016	UTILITIES	1,047.07
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	182.17
Total 10-60-410 UTILITIES:					1,229.24
10-60-415 TELEPHONE					
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	286.30
GENERAL FUND	COX COMMUNICATIONS	061216	06/12/2016	MONTHLY INTERNET SERVICES	114.00
Total 10-60-415 TELEPHONE:					400.30
10-60-430 REPAIRS & MAINTENANCE					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	MATS	29.33
Total 10-60-430 REPAIRS & MAINTENANCE:					29.33
10-60-540 PUBLIC NOTICES, ADVERTISING					
GENERAL FUND	COCHISE COUNTY TREASURE	062016	06/20/2016	4TH QRT PMT ADVERTISING	2,502.75

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 10-60-540 PUBLIC NOTICES, ADVERTISING:					2,502.75
10-60-635 Souvenier Inventory					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SOUVENIER INVENTORY	309.00
Total 10-60-635 Souvenier Inventory:					309.00
10-61-300 PROFESSIONAL SERVICES					
GENERAL FUND	MESCH, CLARK & ROTHSCHILD	213037	06/02/2016	MONTHLY BILLING 5/16	12,337.50
GENERAL FUND	THOMSON REUTERS - WEST	834008069	05/04/2016	CD ROM 5/1-5/31/16 AZ REVISED STAT ANN	563.36
GENERAL FUND	THOMSON REUTERS - WEST	834177522	06/04/2016	CD ROM 6/1-6/30/16 CD ROM AZ REVISED S	668.15
Total 10-61-300 PROFESSIONAL SERVICES:					13,569.01
10-62-605 ELECTION SUPPLIES & POSTAGE					
GENERAL FUND	SAN PEDRO VALLEY NEWS	053116	05/31/2016	ELECTIONS RESOLUTION ENGLISH/SPANIS	188.38
Total 10-62-605 ELECTION SUPPLIES & POSTAGE:					188.38
10-65-300 PROFESSIONAL SERVICES					
GENERAL FUND	KIMLEY-HORN AND ASSOCIAT	7913767	05/31/2016	RAILROAD QUIET STUDY - 5/31/16	1,305.27
Total 10-65-300 PROFESSIONAL SERVICES:					1,305.27
10-65-410 UTILITIES					
GENERAL FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	182.66
Total 10-65-410 UTILITIES:					182.66
10-65-415 TELEPHONE					
GENERAL FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	157.68
GENERAL FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	105.05
Total 10-65-415 TELEPHONE:					262.73
10-65-430 REPAIRS & MAINTENANCE					
GENERAL FUND	UNIFIRST CORPORATION	053116	05/31/2016	MATS, MOP, SHOP TOWELS	97.08
Total 10-65-430 REPAIRS & MAINTENANCE:					97.08
10-65-610 OFFICE SUPPLIES					
GENERAL FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	OFFICE SUPPLIES	123.12
Total 10-65-610 OFFICE SUPPLIES:					123.12
10-65-640 OTHER OPERATING SUPPLIES					
GENERAL FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TOOL	10.95
Total 10-65-640 OTHER OPERATING SUPPLIES:					10.95
Total GENERAL FUND:					406,239.52
TRANSIT FUND					
14-40-415 TELEPHONE					
TRANSIT FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	121.07

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 14-40-415 TELEPHONE:					121.07
14-40-670 VEHICLE MAINTENANCE & REPAIRS					
TRANSIT FUND	BENSON NAPA	053116	05/31/2016	PARTS	513.76
TRANSIT FUND	CNG	0706	06/25/2016	#7004 - COMPLETE SERVICE	280.00
TRANSIT FUND	CNG	0710	06/26/2016	#7005 - AC BLOWER, BLOWER MOTOR	245.00
TRANSIT FUND	CNG	0711	06/21/2016	#7003 - DOOR REPAIR, BELT FOR FAN	350.00
TRANSIT FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	TWO ALTERNATORS 7005	870.21
Total 14-40-670 VEHICLE MAINTENANCE & REPAIRS:					2,258.97
Total TRANSIT FUND:					2,380.04
STREET FUND					
20-40-305 CONTRACT LABOR - DOC					
STREET FUND	ARIZONA DEPARTMENT OF CO	COP PPE 0520	06/01/2016	DOC LABOR - 5/7 - 5/20/16	100.00
STREET FUND	ARIZONA DEPARTMENT OF CO	COP PPE 0603	06/13/2016	DOC LABOR - 5/21-6/3/16	103.50
Total 20-40-305 CONTRACT LABOR - DOC:					203.50
20-40-340 EDUCATION & TRAINING					
STREET FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PIZZA, DONUTS - TRAINING	31.53
Total 20-40-340 EDUCATION & TRAINING:					31.53
20-40-410 UTILITIES					
STREET FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	6,945.05
Total 20-40-410 UTILITIES:					6,945.05
20-40-415 TELEPHONE					
STREET FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	89.34
Total 20-40-415 TELEPHONE:					89.34
20-40-430 REPAIRS & MAINTENANCE-EQUIP					
STREET FUND	EMPIRE SOUTHWEST, LLC	9981990	06/06/2016	PARTS FOR BROOM	469.76
Total 20-40-430 REPAIRS & MAINTENANCE-EQUIP:					469.76
20-40-470 UNIFORMS					
STREET FUND	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	146.35
STREET FUND	UNIFIRST CORPORATION	053116	05/31/2016	HATS	33.73
Total 20-40-470 UNIFORMS:					180.08
20-40-640 MATERIALS & SUPPLIES					
STREET FUND	CNG	0707	06/26/2016	REPLACE LIGHT TRAILER	90.00
STREET FUND	COCHISE CO HIGHWAY & FLO	060316A	06/03/2016	SIGNS	387.30
STREET FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	WEED EATERS	301.40
STREET FUND	WAXIE SANITARY SUPPLY	76021950	06/08/2016	TRASH BAGS	57.08
Total 20-40-640 MATERIALS & SUPPLIES:					835.78
20-40-670 VEHICLE MAINTENANCE & REPAIRS					
STREET FUND	BENSON NAPA	053116	05/31/2016	PARTS	85.47

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
STREET FUND	CNG	0701	06/26/2016	414E CAT GANNON TRACTOR - TIRE	70.00
STREET FUND	CNG	0703	06/18/2016	CAT BACKHOE	175.00
STREET FUND	CNG	0713	06/12/2016	BROOM - NEW TIRES	70.00
Total 20-40-670 VEHICLE MAINTENANCE & REPAIRS:					400.47
Total STREET FUND:					9,155.51
GRANTS FUND					
46-41-795 UNCLASSIFIED GRANTS					
GRANTS FUND	MORPHOTRAK INC	131724	06/22/2016	WORKSTATION - ACJC GRANT NCP 15-16-0	33,455.48
Total 46-41-795 UNCLASSIFIED GRANTS:					33,455.48
46-80-100 CDBG PARKS					
GRANTS FUND	SOUTHEASTERN ARIZONA	060616	06/06/2016	129-15 ADA RESTROOMS #2	10,000.00
GRANTS FUND	STAN'S FENCE CO, INC.	0011641	05/26/2016	CONSTRUCTION FENCING - CDBG	229.18
Total 46-80-100 CDBG PARKS:					10,229.18
Total GRANTS FUND:					43,684.66
GAS FUND					
50-22900 METER DEPOSITS - GAS					
GAS FUND	CRYSTAL F SMTIH	062816	06/28/2016	REFUND GAS DEPOSIT	87.21
GAS FUND	DESTINY A VAUGHT	063016	06/30/2016	REFUND GAS DEPOSIT	46.91
GAS FUND	GARY BAKER	062116	06/21/2016	REFUND GAS DEPOSIT	150.00
GAS FUND	MICHAEL OR BEVERLY CONEL	062016	06/20/2016	REFUND GAS DEPOSIT	62.86
GAS FUND	SHERRY L THOMPSON	063016	06/30/2016	REFUND GAS DEPOSIT	25.81
GAS FUND	STEVEN K WILLIAMS	062016	06/20/2016	REFUND GAS DEPOSIT	12.18
Total 50-22900 METER DEPOSITS - GAS:					384.97
50-300-30 UTILITY SERVICE CHARGES					
GAS FUND	GARY BAKER	062116	06/21/2016	REFUND ACCOMMODATION FEE	30.00
Total 50-300-30 UTILITY SERVICE CHARGES:					30.00
50-40-300 PROFESSIONAL SERVICES					
GAS FUND	MCCARTER & ENGLISH, LLP	8045242	06/06/2016	SHARE OF EL PASO CASE	122.71
Total 50-40-300 PROFESSIONAL SERVICES:					122.71
50-40-340 EDUCATION & TRAINING					
GAS FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PIZZA, DONUTS - TRAINING	31.53
Total 50-40-340 EDUCATION & TRAINING:					31.53
50-40-410 UTILITIES					
GAS FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	198.78
Total 50-40-410 UTILITIES:					198.78
50-40-415 TELEPHONE					
GAS FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	136.71

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 50-40-415 TELEPHONE:					136.71
50-40-470 UNIFORMS					
GAS FUND	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	189.13
GAS FUND	UNIFIRST CORPORATION	053116	05/31/2016	HATS	33.73
GAS FUND	UNIFIRST CORPORATION	053116	05/31/2016	HATS	33.72
Total 50-40-470 UNIFORMS:					256.58
50-40-602 NATURAL GAS PURCHASED					
GAS FUND	SHELL ENERGY NORTH AMERI	2794813	06/23/2016	COST OF GAS PURCHASED	823.93
Total 50-40-602 NATURAL GAS PURCHASED:					823.93
50-40-620 PRINTING & POSTAGE					
GAS FUND	POSTAL PROS INC	2592	05/31/2016	UTILITY BILLS	429.89
Total 50-40-620 PRINTING & POSTAGE:					429.89
50-40-670 VEHICLE REPAIRS & MAINT					
GAS FUND	BENSON NAPA	053116	05/31/2016	PARTS	186.70
GAS FUND	CNG	0702	06/18/2016	#132 - COMPLETE SERVICE, HEADLIGHT BU	110.20
GAS FUND	CNG	0708	06/19/2016	#132 - TRANS FILTER KIT	23.34
GAS FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	18.33
GAS FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	22.50
GAS FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	40.00
Total 50-40-670 VEHICLE REPAIRS & MAINT:					401.07
50-40-701 CIP GS 07-5 TRUCK					
GAS FUND	MIDWAY CHEVROLET	711352	06/18/2016	ON CALL TRUCK	10,234.87
Total 50-40-701 CIP GS 07-5 TRUCK:					10,234.87
Total GAS FUND:					13,051.04
WATER FUND					
51-22900 METER DEPOSITS - WATER					
WATER FUND	DESTINY A VAUGHT	063016	06/30/2016	REFUND WATER DEPOSIT	50.00
WATER FUND	GARY BAKER	062116	06/21/2016	REFUND WATER DEPOSIT	50.00
WATER FUND	STEVEN K WILLIAMS	062016	06/20/2016	REFUND WATER DEPOSIT	25.00
Total 51-22900 METER DEPOSITS - WATER:					125.00
51-40-301 CHEMICAL ANALYSIS					
WATER FUND	LEGEND TECHNICAL SERVICE	1608113	06/08/2016	TESTING	41.00
WATER FUND	LEGEND TECHNICAL SERVICE	1608116	06/08/2016	TESTING	32.00
WATER FUND	LEGEND TECHNICAL SERVICE	1608118	06/08/2016	TESTING	128.00
Total 51-40-301 CHEMICAL ANALYSIS:					201.00
51-40-340 EDUCATION & TRAINING					
WATER FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PIZZA, DONUTS - TRAINING	31.53
Total 51-40-340 EDUCATION & TRAINING:					31.53

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
51-40-410 UTILITIES					
WATER FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	146.16
WATER FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	14,167.61
Total 51-40-410 UTILITIES:					14,313.77
51-40-415 TELEPHONE					
WATER FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	109.16
Total 51-40-415 TELEPHONE:					109.16
51-40-470 UNIFORMS					
WATER FUND	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	148.40
WATER FUND	UNIFIRST CORPORATION	053116	05/31/2016	HATS	33.73
Total 51-40-470 UNIFORMS:					182.13
51-40-620 PRINTING & POSTAGE					
WATER FUND	POSTAL PROS INC	2592	05/31/2016	UTILITY BILLS	429.89
Total 51-40-620 PRINTING & POSTAGE:					429.89
51-40-640 OTHER OPERATING COSTS					
WATER FUND	COCHISE CO HIGHWAY & FLO	060316A	06/03/2016	SIGNS	387.30
WATER FUND	COCHISE CO HIGHWAY & FLO	061716	06/17/2016	SIGNS	618.60
WATER FUND	L & E AUTO PARTS LLC	053116	05/31/2016	PARTS	12.18
Total 51-40-640 OTHER OPERATING COSTS:					1,018.08
51-40-670 VEHICLE REPAIRS & MAINT					
WATER FUND	BENSON NAPA	053116	05/31/2016	PARTS	228.80
WATER FUND	CNG	0702	06/18/2016	#132 - COMPLETE SERVICE, HEADLIGHT BU	110.20
WATER FUND	CNG	0708	06/19/2016	#132 - TRANS FILTER KIT	23.33
WATER FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	18.33
WATER FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	22.50
WATER FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	40.00
Total 51-40-670 VEHICLE REPAIRS & MAINT:					443.16
51-40-701 CIP WA 07-9 TRUCK					
WATER FUND	MIDWAY CHEVROLET	711352	06/18/2016	ON CALL TRUCK	10,234.87
Total 51-40-701 CIP WA 07-9 TRUCK:					10,234.87
Total WATER FUND:					27,088.59
WASTEWATER FUND					
52-40-300 PROFESSIONAL SERVICES					
WASTEWATER FUND	EMPIRE SOUTHWEST, LLC	EPWK0388090	05/27/2016	INSPECTION	268.00
WASTEWATER FUND	PENHALL COMPANY	502	05/27/2016	CORE DRILL	600.00
WASTEWATER FUND	PENHALL COMPANY	518	06/03/2016	HAND SAW	525.00
Total 52-40-300 PROFESSIONAL SERVICES:					1,393.00
52-40-301 CHEMICAL ANALYSES					
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607101	05/19/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607198	05/20/2016	TESTING	15.00

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607266	05/23/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607424	05/25/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607492	05/26/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607556	05/27/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607624	05/31/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607627	05/31/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607709	05/31/2016	TESTING	634.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607753	05/31/2016	TESTING	918.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607804	05/31/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607958	06/06/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1607973	06/06/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1608101	06/08/2016	TESTING	15.00
WASTEWATER FUND	LEGEND TECHNICAL SERVICE	1608147	06/09/2016	TESTING	40.00
Total 52-40-301 CHEMICAL ANALYSES:					1,772.00
52-40-340 EDUCATION & TRAINING					
WASTEWATER FUND	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PIZZA, DONUTS - TRAINING	31.53
Total 52-40-340 EDUCATION & TRAINING:					31.53
52-40-410 UTILITIES					
WASTEWATER FUND	CITY OF BENSON - UTILITIES	061016	06/10/2016	UTILITIES	146.16
WASTEWATER FUND	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	7,104.41
Total 52-40-410 UTILITIES:					7,250.57
52-40-415 TELEPHONE					
WASTEWATER FUND	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	98.90
WASTEWATER FUND	MCI COMM SERVICE	061116	06/11/2016	LONG DISTANCE - WWTP	32.73
WASTEWATER FUND	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	79.38
Total 52-40-415 TELEPHONE:					211.01
52-40-430 REPAIRS & MAINTENANCE					
WASTEWATER FUND	D AND K SANDBLASTING & PAI	62016	06/20/2016	REFURBISH W/W EQUIPMENT	10,000.00
WASTEWATER FUND	MESCAL HEATING AND	04443	06/10/2016	COMPRESSOR OVERLOAD	186.53
Total 52-40-430 REPAIRS & MAINTENANCE:					10,186.53
52-40-470 UNIFORMS					
WASTEWATER FUND	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	128.50
WASTEWATER FUND	UNIFIRST CORPORATION	053116	05/31/2016	HATS	33.73
Total 52-40-470 UNIFORMS:					162.23
52-40-620 PRINTING & POSTAGE					
WASTEWATER FUND	POSTAL PROS INC	2592	05/31/2016	UTILITY BILLS	429.89
Total 52-40-620 PRINTING & POSTAGE:					429.89
52-40-640 OPERATING SUPPLIES					
WASTEWATER FUND	L & E AUTO PARTS LLC	053116	05/31/2016	PARTS	32.98
WASTEWATER FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	PARTS - WWTP	90.76
Total 52-40-640 OPERATING SUPPLIES:					123.74

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
52-40-670 VEHICLE REPAIRS & MAINT					
WASTEWATER FUND	BENSON NAPA	053116	05/31/2016	PARTS	214.64
WASTEWATER FUND	CNG	0702	06/18/2016	#132 - COMPLETE SERVICE, HEADLIGHT BU	110.20
WASTEWATER FUND	CNG	0704	06/19/2016	MISC, GREASE TRAILOR	70.00
WASTEWATER FUND	CNG	0708	06/19/2016	#132 - TRANS FILTER KIT	23.33
WASTEWATER FUND	CNG	0712	06/07/2016	#2301 - COMPLETE SERVICE, DISC BRAKE	175.00
WASTEWATER FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	18.34
WASTEWATER FUND	SHANNON'S AUTO PARTS	053116	05/31/2016	TIRE REPAIR	40.00
Total 52-40-670 VEHICLE REPAIRS & MAINT:					651.51
52-40-702 CIP 07-4 TRUCK PURCHASE					
WASTEWATER FUND	MIDWAY CHEVROLET	711352	06/18/2016	ON CALL TRUCK	10,234.86
Total 52-40-702 CIP 07-4 TRUCK PURCHASE:					10,234.86
Total WASTEWATER FUND:					32,446.87
SANITATION FUND					
53-40-620 POSTAGE & PRINTING					
SANITATION FUND	POSTAL PROS INC	2592	05/31/2016	UTILITY BILLS	429.88
Total 53-40-620 POSTAGE & PRINTING:					429.88
53-40-665 COUNTY SOLID WASTE					
SANITATION FUND	COCHISE COUNTY TREASURE	053116	05/31/2016	TRANSFER STATION EXPENSES	15,861.10
Total 53-40-665 COUNTY SOLID WASTE:					15,861.10
Total SANITATION FUND:					16,290.98
SAN PEDRO GOLF COURSE					
55-40-410 UTILITIES					
SAN PEDRO GOLF COUR	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	1,740.33
Total 55-40-410 UTILITIES:					1,740.33
55-40-415 TELEPHONE					
SAN PEDRO GOLF COUR	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	481.86
SAN PEDRO GOLF COUR	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	55.04
Total 55-40-415 TELEPHONE:					536.90
55-40-440 RENTALS					
SAN PEDRO GOLF COUR	AMERIPRIDE SERVICES INC	1700564962	06/08/2016	MATS	23.76
SAN PEDRO GOLF COUR	AMERIPRIDE SERVICES INC	1700566916	06/15/2016	MATS	23.76
SAN PEDRO GOLF COUR	AMERIPRIDE SERVICES INC	1700568877	06/22/2016	MATS	23.76
Total 55-40-440 RENTALS:					71.28
55-40-600 OPERATING SUPPLIES					
SAN PEDRO GOLF COUR	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SUPPLIES	3.54
SAN PEDRO GOLF COUR	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SUPPLIES	20.00
Total 55-40-600 OPERATING SUPPLIES:					23.54

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
55-50-300 PROFESSIONAL SERVICES					
SAN PEDRO GOLF COUR	THE TORO COMPANY - NSN	060116	06/01/2016	SOFTWARE SUPPORT	145.00
Total 55-50-300 PROFESSIONAL SERVICES:					145.00
55-50-305 CONTRACT LABOR- DOC					
SAN PEDRO GOLF COUR	ARIZONA DEPARTMENT OF CO	COP PPE 0520	06/01/2016	DOC LABOR - 5/7 - 5/20/16	330.75
SAN PEDRO GOLF COUR	ARIZONA DEPARTMENT OF CO	COP PPE 0603	06/13/2016	DOC LABOR - 5/21-6/3/16	193.50
Total 55-50-305 CONTRACT LABOR- DOC:					524.25
55-50-410 UTILITIES					
SAN PEDRO GOLF COUR	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	5,643.04
Total 55-50-410 UTILITIES:					5,643.04
55-50-415 TELEPHONE					
SAN PEDRO GOLF COUR	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	48.11
SAN PEDRO GOLF COUR	VERIZON WIRELESS	9766997396	06/12/2016	CELL PHONE - MONTHLY	50.89
Total 55-50-415 TELEPHONE:					99.00
55-50-470 UNIFORMS					
SAN PEDRO GOLF COUR	UNIFIRST CORPORATION	053116	05/31/2016	UNIFORMS	72.94
Total 55-50-470 UNIFORMS:					72.94
55-50-600 GOLF COURSE SUPPLIES					
SAN PEDRO GOLF COUR	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SUPPLIES	285.14
SAN PEDRO GOLF COUR	R&R PRODUCTS INC	CD2021884	05/31/2016	PAPER CUPS	168.39
SAN PEDRO GOLF COUR	R&R PRODUCTS INC	CD2024224	06/06/2016	PARTS	367.34
Total 55-50-600 GOLF COURSE SUPPLIES:					820.87
55-50-608 SAND & GRAVEL					
SAN PEDRO GOLF COUR	PIONEER LANDSCAPING MATE	SI1061635	06/03/2016	USGA SAND	1,966.74
Total 55-50-608 SAND & GRAVEL:					1,966.74
55-50-670 REPAIRS & MAINT- EQUIPMENT					
SAN PEDRO GOLF COUR	L & E AUTO PARTS LLC	053116	05/31/2016	PARTS	221.09
SAN PEDRO GOLF COUR	NATIONAL BANK OF ARIZONA	053116	05/31/2016	PARTS	284.15
Total 55-50-670 REPAIRS & MAINT- EQUIPMENT:					505.24
55-60-310 FOOD COST					
SAN PEDRO GOLF COUR	MERIT FOODS OF ARIZONA	220340A	06/11/2016	FOOD	305.55
SAN PEDRO GOLF COUR	MERIT FOODS OF ARIZONA	220838B	06/14/2016	FOOD	911.16
SAN PEDRO GOLF COUR	MERIT FOODS OF ARIZONA	221456B	06/17/2016	FOOD	351.71
SAN PEDRO GOLF COUR	NATIONAL BANK OF ARIZONA	053116	05/31/2016	FOOD	24.08
SAN PEDRO GOLF COUR	SOUTHERN ARIZONA DISTRIB	297978	06/17/2016	BLOODY MARY MIX	43.70
SAN PEDRO GOLF COUR	US FOODS	4003936A	05/06/2016	CREDIT	29.55-
SAN PEDRO GOLF COUR	US FOODS	4667265	06/13/2016	FOOD	501.77
Total 55-60-310 FOOD COST:					2,108.42

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
55-60-315 BEER COSTS					
SAN PEDRO GOLF COUR	SOUTHERN ARIZONA DISTRIB	297093	06/10/2016	BEER COSTS	361.45
SAN PEDRO GOLF COUR	SOUTHERN ARIZONA DISTRIB	297977	06/17/2016	BEER COSTS	606.10
SAN PEDRO GOLF COUR	SOUTHERN ARIZONA DISTRIB	298831	06/24/2016	BEER COSTS	188.80
Total 55-60-315 BEER COSTS:					1,156.35
55-60-420 DIRECT TV					
SAN PEDRO GOLF COUR	DIRECTV	28799018669	06/19/2016	DIRECT TV	191.98
Total 55-60-420 DIRECT TV:					191.98
55-60-440 RENTALS					
SAN PEDRO GOLF COUR	AMERIPRIDE SERVICES INC	1700564965	06/08/2016	LINENS	79.39
SAN PEDRO GOLF COUR	AMERIPRIDE SERVICES INC	1700566918	06/15/2016	LINENS	79.39
SAN PEDRO GOLF COUR	AMERIPRIDE SERVICES INC	1710030245	06/17/2016	LINENS FOR PARTY	48.62
Total 55-60-440 RENTALS:					207.40
55-60-600 SUPPLIES & EXPENSES					
SAN PEDRO GOLF COUR	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SUPPLIES	122.57
Total 55-60-600 SUPPLIES & EXPENSES:					122.57
55-60-603 KITCHEN SUPPLIES					
SAN PEDRO GOLF COUR	US FOODS	4667264	06/13/2016	SUPPLIES	180.30
Total 55-60-603 KITCHEN SUPPLIES:					180.30
Total SAN PEDRO GOLF COURSE:					16,116.15
AIRPORT					
56-40-300 PROFESSIONAL SERVICES					
AIRPORT	EMPIRE SOUTHWEST, LLC	EPWK0388091	05/27/2016	INSPECTION	880.00
AIRPORT	EMPIRE SOUTHWEST, LLC	EPWK0388092	05/27/2016	INSPECTION	185.00
AIRPORT	RIKERTEK	2094	06/21/2016	AIRPORT GATE CONTROLLER REPAIR	380.00
Total 56-40-300 PROFESSIONAL SERVICES:					1,445.00
56-40-410 UTILITIES					
AIRPORT	CITY OF BENSON - UTILITIES	061716	06/17/2016	UTILITIES	147.83
AIRPORT	SULPHUR SPRINGS VALLEY EL	061016	06/10/2016	POWER	904.07
Total 56-40-410 UTILITIES:					1,051.90
56-40-415 TELEPHONE					
AIRPORT	CENTURYLINK	060116	06/01/2016	MONTHLY TELEPHONE	66.71
Total 56-40-415 TELEPHONE:					66.71
56-40-430 REPAIRS & MAINTENANCE					
AIRPORT	COCHISE CO HIGHWAY & FLO	060616	06/06/2016	MOWING AIRPORT RUNWAY	1,035.12
Total 56-40-430 REPAIRS & MAINTENANCE:					1,035.12
56-40-640 SUPPLIES					
AIRPORT	NATIONAL BANK OF ARIZONA	053116	05/31/2016	SHIPPING	54.43

Fund	Vendor Name	Invoice Number	Invoice Date	Description	Net Invoice Amount
Total 56-40-640 SUPPLIES:					54.43
Total AIRPORT:					3,653.16
Grand Totals:					570,106.52

Report Criteria:
Invoices with totals above $0.00 included.
Only paid invoices included.