

**THE WORK SESSION  
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA  
HELD FEBRUARY 9, 2009 AT 6:30 P.M.  
AT CITY HALL, 120 W. 6<sup>TH</sup> STREET, BENSON, ARIZONA**

**MAYOR FENN  
OPENED THE MEETING AT 6:30 P.M WITH  
THE PLEDGE OF ALLEGIANCE.**

**PRESENT WERE: MAYOR FENN,  
COUNCILMEMBERS BONCQUET, LAMBERT, LODZINSKI,  
McGOFFIN (arriving at 6:33 p.m.), and SACCO  
ABSENT WAS: VICE MAYOR KING**

**NEW BUSINESS:**

**1. Presentation on San Pedro Golf Course Development by Tom Hartley**

Mr. Hartley addressed Council regarding the San Pedro Golf Course and his planned development of the land. Mr. Hartley stated he would like the City staff to assist him in speaking to the Arizona Department of Environmental Quality (ADEQ) to see if there were ways to mitigate the sludge drying beds, citing new technology that was available, at his expense or to work with the City to exchange the location of the sludge drying beds with the storage lake, enabling him to build closer than the ADEQ requirement of 1000' from the existing sludge drying bed. Mr. Hartley stated this would be at his own expense.

Mr. Hartley stated he feels other development will continue when the housing market picks back up and that he believed both a high density area and a low density area should be on the golf course, stating they could deliver condominiums around \$150,000, and that the entire development should be affordable.

Mr. Hartley then stated he felt our water and sewer connection fees may be a deterrent to residential growth, stating they were high for a city the size of Benson.

Mr. Hartley then informed Council that he had two parties interested in a portion of his property; one being the manufacturer of solar pixel panels and another interested in a combination congregate care/nursing home.

Mr. Hartley then expressed to Council the desire to exchange land with the City, stating the current property line runs through a fairway and would like to see the property line be consistent with the City's fence line.

Councilmember Lodzinski asked about the wastewater treatment plant expansion with Public Works Director Brad Hamilton indicating the plant was well-planned in conjunction with the second phase of the plant construction, which will have to be addressed when the plant is at 80% capacity. Mr. Hamilton indicated the City has the opportunity to demonstrate usage per capita, which may show that newer subdivisions use less water. Mr. Hamilton then stated ADEQ has now required that if there is anything residential being built within 1000', the treatment plant must be fully odor controlled. Mr. Hamilton stated our wastewater treatment plant was not designed or built with odor control in mind and therefore would be extremely expensive to address.

Mayor Fenn indicated it would benefit the City to have answers to the questions Mr. Hartley would like to propose to the Arizona Department of Environmental Quality. Mayor Fenn then stated a proposed exchange of land would require legal review and action by Council.

**ADJOURNMENT:**

Councilmember McGoffin moved to adjourn at 6:59 p.m. Seconded by Councilmember Lodzinski. Motion passed 6-0.

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Mark M. Fenn, Mayor

ATTEST:

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Vicki L. Vivian, City Clerk