

**THE REGULAR MEETING
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD MAY 23, 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 7:06 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.

EMPLOYEE RECOGNITION: See the minutes after New Business Item 2.

PROCLAMATION:

Mayor King read a proclamation of the Mayor and Council declaring May 30, 2016 as Memorial Day.

PUBLIC HEARING: None

CALL TO THE PUBLIC:

Karin Tiff, Silverwood Lane, Benson, stated she was present because Recreation Coordinator Laura Parkin asked her to speak. Ms. Tiff stated she was on the committee to help write and draft the parks plan and she supports it, adding the plan had the input of many people, including young families, retirees, people on team sports, scouts and bird watchers. Ms. Tiff stated parks and recreation that a community offers are key in transforming a town from a place to eat and sleep to a place where you live, visit and enjoy, adding Benson currently doesn't have sufficient parks even at current population levels. Ms. Tiff then stated the parks plan gives guidance and ideas that flow coherently together. Ms. Tiff then stated funding the plan is not a question for now, but the question is simply does the Council like the plan. Ms. Tiff then stated again, the plan had sufficient input from the community, it should be approved and she supports it.

Tricia Gerrodette, Eagle Ridge Drive, Sierra Vista, stated she was here to congratulate Benson on the Benson High School being number 1 in Tennis, adding has been playing tennis close to 60 years and it's a great sport. Ms. Gerrodette stated this is very exciting and congratulated Benson on being number 1 in the state.

Mary McCool, Clark Road, Benson, stated she was representing the Cochise Trails Association, a non-profit advocacy group benefitting county residents and visitors through development of partnerships to establish, protect and preserve trails for recreation. Ms. McCool stated she wished to commend the Benson Recreation Department for seeking services of the National Parks Rivers and Trails program to prepare the plan before Council. Ms. McCool stated with this assistance, a wide spectrum of stakeholders and partners were engaged to develop an amazingly complete comprehensive plan that the Council must realize has come at a critical time, adding now is the time for adopting a plan that serves as a guide for maintaining, expanding and creating needed facilities, programs, events and activities to promote lifelong physical activities, health and responsible recreation for the growing community and region. Ms. McCool stated by including an assessment of community needs, identifying limitations, safety concerns about the current facilities, analyzing fund opportunities and proposing a solution to have new development contribute to the added strain they will bring to existing facilities and by providing reasonable recommendations with realistic phasing over 20 years, this plan makes a powerful foundation. Ms. McCool then stated by adopting this plan this evening, the Council would ensure the City is in a position for meaningful ordinance level dialogue at the negotiation table when development comes.

Dan Barrera, a non-resident and owner of the Quarter Horse Motel, W. 4th Street, Benson, stated his family does their best to promote the City of Benson and provide services to year-round residents and those who choose Benson as a winter residence. Mr. Barrera stated he was here to support the crew that put together the Parks, Trails and Open Spaces Master Plan, adding he served on the City Council for 10 years and at that time, the Council also had approved some of the master plan focused around Lions Park, realizing traditional ball fields would be needed and looking at the economic benefit it could bring. Mr. Barrera stated the economic benefit is due to the parks bringing in people from the surrounding areas of Dragoon, Pomerene, St. David, J6, Mescal, Willow Lakes and other areas, adding the 15,000 to 18,000 people come and are part of that nucleus of the City and enhancing the parks will bring more people to Benson. Mr. Barrera stated he applauds the efforts, time and input by the members of the committee, adding it's a good plan and looks at what would be best for the City of Benson. Mr. Barrera then stated he strongly supports the plan and urged Council to adopt it, adding the plan will be a guide and the Council needs to do what's best for the community.

Dave Thompson, La Cuesta Drive, Benson, stated he has been thinking about what has been going on in the last 3 or 4 weeks in the chambers, adding Benson is finally a city that is kind of coming around and congratulated the Council on finding a City Manager that does his job. Mr. Thompson stated he was biased as the City Manager was a personal friend; then added, the Council are also his friends. Mr. Thompson then stated in Tucson last week, he walked into a business to buy something he couldn't get in Benson and was told that Benson was the most business unfriendly town in Arizona. Mr. Thompson stated he hears that over and over and it's not an exaggeration, then stated some of the policies in place need to be thought about and common sense needs to be used. Mr. Thompson then stated he is in the RV repair business and closing the golf course would hit him personally, adding 30% of his customers come to Benson to play golf. Mr. Thompson then said the bigger retailers won't admit it, but the little shops in town can say it would hurt them. Mr. Thompson then stated sometimes, a business has to spend a little bit of money to get a return, adding bringing in golfers, bringing in the tax base, perhaps building homes at the golf course and perhaps getting El Dorado Holdings going are things that increase the City's tax base and is where businesses make money. Mr. Thompson then stated with the increased tax base, it might be possible to pay the Police Department and City employees better and businesses might make more profits, adding that is what business is all about. Mr. Thompson then stated the Council needs to stop and think about this, adding if the Council is going to close the golf course, why would they not close down Kartchner Caverns, noting there is no difference since the Caverns only bring tourists to Benson also.

George Scott, Director of Southeast Arizona Economic Development Group (SAEDG), W. 4th Street, Benson, stated he was representing SAEDG and wanted to address the Parks, Trails and Open Spaces Master Plan. Mr. Scott stated his group and its members are in favor of a plan and would like to thank Recreation Coordinator Laura Parkin and her committee for all the work they put into the process, however, after reading the last version, they are concerned this plan as is written has turned into an environmental land grab by the environmentalist that wrote it. Mr. Scott stated the way it is written will discourage landowners and developers, that the City is trying to get to buy into the plan, from bringing projects to the City. Mr. Scott then stated the City needs a plan for Parks, Trails and Open Spaces, but one of the most disturbing issues SAEDG has with the plan is that large landowners and real estate developers weren't included in the process, adding he asked several of them and was told they weren't aware of it. Mr. Scott then stated Mr. Harvey, who owns owned large commercial property and Mr. Hubert, who owns hundreds of single family resident home lots in Benson knew nothing about the plan and said they weren't contacted about it at all. Mr. Scott then stated these people asked him to relay the message for the Council to please not approve the plan until they could get some input from some of the landowners who are going to be affected by it. Mr. Scott then stated he also talked to Mr. Tom Hartley of San Pedro Real Estate, who is trying to rezone his property around the golf course so he can develop it and build townhomes and increase the value of the golf course and no one had contacted Mr. Hartley to even tell him what is happening and that the plan calls for trails and things across his property, adding Mr. Hartley said that unless someone calls him, it won't happen. Mr. Scott then stated no one contacted Mr. Larry Eversol, who owns a lot of commercial property along Interstate 10 and Highway 90 or San Pedro Partners, who owns

400 acres west of the Comfort Inn, adding this plan affects their properties also. Mr. Scott then stated the President of the SAEDG Board, Mr. Larry Dempster, owns hundreds of acres along Highway 90 and he wasn't even aware that anyone was working on a Parks, Trails and Open Spaces Master Plan and didn't know how it is going to affect his property. Mr. Scott then stated none of the people he spoke to were opposed to a plan, but they just wanted to be able to have some input and there was no effort on the planner's part to try and contact them. Mr. Scott then urged the Council to please get all the input they could from stakeholders, especially the property owners who will end up paying for the improvements in the parks, in the trails and open spaces, before they approve the plan.

Andrew Abernathy, Mesquite Street, Benson, stated he was here to speak as a Benson resident and wanted to applaud the work done by Parks & Recreation, and then stated about 2 years ago, he was sitting with Recreation Coordinator Laura Parkin in her office going over the idea of bringing a large event to Benson. Mr. Abernathy stated they talked and it was obvious that Lions Park couldn't be used. Mr. Abernathy then stated he told Ms. Parkin that as a professional architect and land planner, he would be happy to volunteer his time and service if and when she ever got ready to put together a comprehensive plan, especially for Lions Park or any other parks and recreation facilities. Mr. Abernathy then stated he didn't hear anything from her and he wanted to underscore some of the previous speakers, stating while the committee for the Parks, Trails and Open Spaces Master Plan had 5 meetings, 2 of them were open houses and were obviously publicly announced through regular public announcement organs. Mr. Abernathy then stated because he has worked in this type of business, he knows it takes more than that to get real public input. Mr. Abernathy then stated he looked through the minutes of the meetings that were held and there was a really poor turnout, adding one meeting had about 18 people and another had about 30 people. Mr. Abernathy then stated he went through a similar process helping Sierra Vista with the master plan for their Veterans Park and there were 10 meetings held with over a total of 1,500 people participating. Mr. Abernathy then stated if the same thing was done in Benson, there would have been only about 150 people participating, but even that number of people participating wasn't the case in Benson. Mr. Abernathy then stated he applauds the participants for the work they did, adding they did a nice job in using the resources they had to come up with what they did, but he would like to echo some of the earlier comments and say he didn't think they were quite finished with stakeholder input and that a much better job can be done.

Vicki Vivian, Jennella Drive, Benson, addressed Council concerning the upcoming 2016 City elections, stating the Primary Election is scheduled for Tuesday, August 30, 2016 with the General Election to be held on Tuesday, November 8, 2016. Ms. Vivian stated the elections will be held to elect the Mayor and 3 Councilmembers, adding the Mayoral seat is open for candidates wishing to run for Mayor, which is a 2-year term and the three Council seats are open for candidates wishing to run for Council, which are 4-year terms. Ms. Vivian stated candidate packets were available in the City Clerk's office beginning Friday, April 29, 2016 and anyone wishing to pick up a candidate packet can still do so in the Clerk's office during City hours. Ms. Vivian stated the deadline for submitting completed candidate packets is 5:00 p.m. on Wednesday, June 1, 2016 in the City Clerk's office. Ms. Vivian then stated City residents wishing to participate in the election process must be registered to vote, adding the deadline for voter registration for the 2016 Primary Election is August 1, 2016 and for the 2016 General Election is October 10, 2016. Ms. Vivian then stated the General Election will be held to fill any Council positions that may not be seated at the Primary Election and will also include the Home Rule situation cities must address every 4 years, formally called Alternative Expenditure Limitation, otherwise known as Home Rule.

CITY MANAGER REPORT:

City Manager William Stephens addressed Council, giving the dates of upcoming meetings and events.

- | | |
|-------------------------|--|
| Wednesday, June 1, 2016 | - City Council Special Meeting – Regarding the Approval of the Development Agreement, 7:00 p.m., City Hall |
| Saturday, June 4, 2016 | - City Council Budget Worksession 9:00 a.m., City Hall, IF NEEDED |
| Monday, June 6, 2016 | - City Council Special Meeting – Approval of the Tentative Budget, 7:00 p.m., City Hall |

- Monday, June 7, 2016 – Planning and Zoning Meeting, 7:00 p.m., City Hall
- Monday, June 13, 2016 – City Council Public Hearing #1 – regarding Home Rule, 7:00 p.m., City Hall
- City Council Meeting, 7:00 p.m., City Hall

- 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
- Friday, June 3, 2016 – On Friday, June 3 we have Family Swim and Dinner night at the pool hosted by the National Junior Honors Society and the City of Benson. There will be hot dogs, hamburgers and raffle prizes. The event runs from 6-9 pm. Cost is general admission, food is available while it lasts.

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 then stated on Memorial Day, there will be a Memorial Day service at Veterans Park at 10:30 a.m. and the public is welcome.

NEW BUSINESS:

1. **Discussion and possible action regarding the Parks, Trails and Open Spaces Master Plan**

City Manager Bill Stephens stated the committee for the Parks, Trails and Open Spaces Master Plan had several meetings with stakeholders, which were overseen by Recreation Coordinator Laura Parkin, adding the National Parks Service gave the City a consultant, Cate Bradley, at no cost, which was a huge value to the City. Mr. Stephens then stated Ms. Bradley did an excellent job of navigating through the process and helping the City come up with the plan. Mr. Stephens then stated he would also like to congratulate Ms. Bradley on her retirement in 2 days, adding he’s sure she’s had a long career serving our government; and then turned the item over to Ms. Parkin and Ms. Bradley, to present the Parks, Trails and Open Spaces Master Plan for Council’s information and consideration.

Ms. Parkin then introduced Ms. Cate Bradley, stating Ms. Bradley was going to give a presentation on the highlights of the plan, noting it would be very similar to the same presentation given at both open houses the public was invited to attend.

Ms. Bradley then addressed Council stating she was glad to be here and give a presentation on the plan that has been worked on since last October. Ms. Bradley then stated she wanted to give a special thanks to the partners, the steering committee members, who stayed with the process, adding this was a tedious process, and the community leaders who found time in their busy schedules to help shape this master plan, who are credited in the plan. Ms. Bradley then stated she also wanted to thank City staff who were very helpful on informing them on the background of what they had to work with and what the limitations were.

Ms. Bradley then gave the presentation on the Parks, Trails and Open Spaces Master Plan stating the plan aims to contribute to a thriving, cohesive 21st century community and is intended to help Benson achieve a competitive advantage, over other communities, for economic development through relevant and increased

quality of life amenities. Ms. Bradley then spoke of 4 very important community anchors of location, quality of life, housing and economic opportunity, noting Benson has 2 Interstate 10 exits, remarkable vistas, beautiful mountains, the San Pedro River and a proposed new housing development which can attract economic engines. Ms. Bradley stated these are what corporations are looking for when deciding where to go and bring jobs, adding the master plan is all about helping Benson compete with other communities for economic development and noted small towns all across Arizona are in the same straights trying to figure out how to be relevant and viable in the 21st century.

Ms. Bradley then spoke about the value of the plan to maximize the competitive edge through social, environmental and economic opportunity and to minimize impacts on land, natural and community resources, budgets and people, most particularly, Staff. Ms. Bradley stated another advantage of the plan is that it allows Benson to be competitive for recreation funds that are available, adding without an adopted master plan that demonstrates a community is behind this vision; the funding sources are not going to consider any applications for grant funds. Ms. Bradley stated the purpose of the plan is to give clear direction for Parks & Recreation Department and for standards of service, to know what the City is packaging to attract economic development and to provide a fair understanding as to the needs, challenges and trends as they relate to all of Benson.

Ms. Bradley stated the master plan was crafted out of the community values that emerged in the planning process, adding the community cares a lot about community health and well-being, noting many health partners were part of the steering committee. Ms. Bradley then stated other community values are that downtown remains vital and important as the population grows and the need for more and varied recreational opportunity, adding the people who attended the meetings made it clear they like living in Benson and there are wonderful prospects.

Ms. Bradley then spoke about existing conditions and inventory, stating Lions Park and the City pool are in over-demand status, noting half the park is unavailable and is being used as a staging area for street millings. Ms. Bradley then stated undersized parks are the same as having an undersized wastewater treatment plant, but not viewed as important, then noted San Tan, Goodyear and Buckeye all have to figure out where to put parks retroactively for 800,000 people, which is a big challenge. Ms. Bradley then stated because Lions Park is in over-demand, leagues for youth and adults can't be expanded; adding the playground and ramada are not safe areas near the fields, especially when adults play. Ms. Bradley then stated because there is a permanent exemption clause for the development in El Dorado, she would paint a picture of what the future might look like for Benson, stating the youth population is about 21% of the population and of that, about 38% of the kids are involved in league sports. Ms. Bradley then stated using the population projections from El Dorado, about 25% of that development will be for families, which could result in an additional 4,403 kids in Benson in the next 20 years, adding if 38% of the youth are involved at that point, that is another 1,500 kids who will want to play and use the fields. Ms. Bradley then stated the master plan is not about all fields, noting a recreation system is much more, but fields are sort of an indicator. Ms. Bradley then stated no one knows what will happen in the proposed development, but if these conservative numbers hold, there will be a 200% increase for demand. Ms. Bradley then stated the estimated cost to develop Lions Park to its fullest campus would be about \$1.5-\$2 million, adding if the City is going to need another 2 to 4 ballparks like that, the impact of not having those ready will be in the neighborhood of another \$4-\$6 million plus the cost of the land.

Ms. Bradley then spoke about projected adult demographics, stating 75% of the current population isn't being served and most resources are going to league fields. Ms. Bradley then stated while baby boomers had their day, the millennials may be coming here as well over the next 20 years and the City needs to remain flexible in order to respond to demands and needs.

Ms. Bradley then stated the partners on the steering committee helped the Parks Department develop a vision, which is "To keep pace with demand for public and private parks, trails, recreation facilities and alternative transportation options for public health and safety; and To enhance partnerships and quality of

life for our healthy, cohesive community.” Ms. Bradley then spoke about the needed collaboration and focus on the vision and components that support the vision.

Ms. Bradley then stated the plan used the national standards, which is what other cities are using to be competitive in economic development. Ms. Bradley then spoke about City assets, stating the San Pedro River is a great asset and the golf course is a recreational asset in the community. Ms. Bradley included parks, stating Lions Park is at half capacity, the City has Apache Park by City Hall, the Railroad Linear Park and Union Street Park at the community center and that there had been some discussion of the City owning land east of the river on 4th Street. Ms. Bradley then stated using national standards, the City should have 4 to 5 large parks and 12 small parks, noting that is the reason Lions Park is busting at the seams. Ms. Bradley stated the City has 1 park, 2 small parks and a golf course and the plan suggests another 3 large parks and using the perimeter area around the golf course for a trail system.

Mayor King asked if anyone had talked to Mr. Hartley about this. Ms. Parkin stated she and Director of Golf Joe DeVecchio met with Mr. Scott, adding she was under the impression Mr. Scott was representing Mr. Hartley when they met. Ms. Parkin then stated when they met; the intention was to run the trails around the golf course, adding if Mr. Hartley or Mr. Scott wanted to incorporate trails with the City, it would be their prerogative. Ms. Bradley then stated smaller parks would go toward filling the level of service goals to be competitive, noting a major asset is the San Pedro River and being able to create access to it. Ms. Bradley stated if there was a trail around the golf course, it could create one access to the river and another once could be around the street that deadends into the river, noting more access could be created if the City acquires additional land. Ms. Bradley then stated 600,000 birdwatchers come to Arizona, providing a tremendous opportunity to capitalize on tourism that is coming anyway. Ms. Bradley then stated since the City doesn't own much land, she looked at the streets and identified streets with connectivity and public transit, to establish a walkable trail, from point A to point B. Ms. Bradley stated the street system can become modified, creating striped and identified bike lanes, a light rail, buffers and pedestrian areas, shade, benches and things that make it an attractive place to go and meander around. Ms. Bradley then stated with a loop trail system that would circle the City, bike riders could get on anywhere, go for a nice ride, see the City and enjoy themselves. Ms. Bradley then stated the access could be signature parks and the City could brand itself to attract visitors. Ms. Parkin then stated the plan is purely conceptual with recommendations at this time.

Ms. Bradley then spoke about the current master plan for Lions Park, stating there is a need and there are opportunities for unorganized and organized sports and the City could become a tournament venue to attract teams across the state and across the region. Ms. Bradley then stated the estimated cost for this park development is estimated at \$1.5-\$2 million and the City would need another 2 or 3 of these complexes to address the coming population. Ms. Bradley then spoke about the master plan for Apache Park that was done in 2008, stating that plan highlights a band shell, a ramada, bathrooms, electricity for lighting, pathways and benches, adding this is another potential for a festival venue and holding large events to attract tourism. Ms. Bradley then stated the park is currently being used to walk dogs and for people to access wifi at City Hall, but the park is underused and it has some great programming opportunity.

Ms. Bradley then spoke about funding the plan, stating the plan suggests no new taxes, and used the economic projections, which start in the next 5 years. Ms. Bradley stated the projected income to Benson starts slow, but then has a steep climb with a \$2.2 billion impact in 2031 before leveling off to \$1.1-\$1.25 billion. Ms. Bradley stated the City will see increases in sales tax, property tax and bed tax, but noted construction sales tax will be a one-time shot. Ms. Bradley then stated these increases create a window of opportunity, with some portion of that spike being used to build the facilities the plan talks about.

Ms. Bradley then spoke about the strategic directions for the Recreation Department, which include lifetime customers, maximizing resources, signature parks, trail network connectivity, natural resources protection and multi-use/multi-purpose facilities. Ms. Bradley then spoke about the 9 recommendations of the plan which are to adopt the Parks, Trails and Open Spaces Master Plan; to implement components of the plan by phases, according to resources; to create and adopt a Recreation Area Design Manual; to adopt

a complete Streets Master Plan that will establish a downtown trails network to leverage alternative transportation grant funds; to include the Parks & Recreation Department in any downtown revitalization planning; to adopt an interpretive Signage Master Plan; to identify which areas are critical to the mission and goals of the plan and acquire them; to upgrade the City's IT network to improve inter-departmental communication and to establish a percentage of any revenues generated from new development to be earmarked for implementation of the Parks, Trails and Open Spaces Master Plan in addition to typical funding from the General Fund.

Ms. Bradley then stated if the City doesn't have an adopted Parks, Trails and Open Spaces Master Plan, it is not in the competition to get recreation funding, adding there is not much recreation funding available, but it's a good start. Ms. Bradley then stated the plan also can be used to brand and sell Benson, telling people what they can expect when they come to Benson.

Councilmember Konrad asked about federal funding with Ms. Bradley stating funding comes from part of the revenues from offshore oil and gas drilling, adding a mitigation fee is paid and gets distributed to the states, noting Arizona State Parks is the gatekeeper of the funds. Ms. Bradley then stated this was adopted in 1985 and was to generate \$900 million a year, but it has been underfunded by at least 50% since it started, adding there is a history of recreation not being taken seriously as the economic contributor that it is.

Mayor King asked how competitive small towns were against the larger towns with Ms. Bradley stating funding goes in cycles. Ms. Bradley then stated the City will be competitive if there is an approved plan and the application identifies the segment of the plan the funding will be used to build out, complete and keep active, adding if the proposal isn't on target or doesn't deliver, it puts the funding mechanism in a difficult position. Ms. Bradley then stated Phoenix and Tucson have a lot going on, but also part of the trend in recreation planning is to understand how behind the 8 ball small towns are and how they are the towns that are going to grow. Mayor King stated he has fought for parks for years, but in a small community, the City doesn't get the money to do the things that need to be done. Mayor King then stated the City has done a lot with what it has, and it would be good if this plan would help the City with grant funding, but he is concerned about the competitiveness for grants, noting larger cities get told yes more than small towns. Mayor King asked if approving this plan would level the playing field or if the City would still have to push and push to get funding with Ms. Bradley stating the City would still have to push to get funding, but also, all the ducks have to be lined up, including identifying the project, the funding that will be used and the commitment to keeping it active. Ms. Bradley then stated she started working with small towns in 2004 and has seen many difficult land use situations, but small communities have heart and get things done. Ms. Bradley then stated without people fighting for parks, recreation will always be behind.

Ms. Bradley then spoke about phase implementations with projects being categorized in 1-3 years, 4-8 years, 9-15 years and 16-20 years before briefly giving examples of funding options the City could use from both the General Fund and possible outside funding sources for the plan. Ms. Bradley then stated the community planning group for the Parks, Trails and Open Spaces Master Plan requested the Council to support and adopt the proposed master plan for the City.

Mayor King then stated he was for having a plan, but his concern was that he had some calls from developers asking if Council could table this and vote on it at the next meeting or the meeting after that, adding he knows the City Manager also had some calls with questions about the plan. Mr. Stephens thanked Ms. Bradley for her work on the plan; then stated as Ms. Parkin noted, the plan is a conceptual plan for 20-30 years and is a commitment to a vision for the future, adding it could still be developed as the City moved forward. Mr. Stephens then stated there are some in the community that feel left out, which is why there were phone calls, adding he didn't have the details, but there may be some interpretive fears or concerns that can be resolved. Mr. Stephens then stated the City hasn't ever had a plan like this, then noted if the Council doesn't adopt it tonight, it wouldn't stop anything, and if the Council felt moved to consider some of the input the businesses or groups might have, Staff can arrange that. Mayor King stated

recreational development has been a dream of his; he was behind the plan and would love to see it implemented, but it probably would not be in his lifetime. Mayor King then stated he would like Staff to meet as soon as possible with the people who called and see if their fears or concerns could be resolved. Councilmember Boyle asked if the plan could be approved now and then amended after those meetings with Mr. Stephens stating the plan is a conceptual plan that can be amended by the Council, adding any option is available to the Council.

Councilmember Konrad spoke about the complete Streets Plan mentioned in the plan and that the Parks, Trails and Open Spaces Master Plan has really nothing to do with street construction, adding he thinks that might be causing some confusion. Councilmember Konrad then stated he was fundamentally behind the plan.

Vice Mayor McGoffin stated the plan has been worked on since October, with several public notices and meetings, adding she was sorry for the people who didn't get a personal invitation, but if they are large landowners, they should pay attention. Vice Mayor McGoffin then moved to approve the Parks, Trails and Open Spaces Master Plan. Seconded by Councilmember Lambert.

Councilmember Cook asked if Ms. Parkin made any contact with at least El Dorado with Ms. Parkin stating El Dorado was invited from day one and were included in all committee emails. Ms. Parkin then stated she has had conversations with both Mr. Reinbold and Mr. Krahn and she understands they have some concerns that the City is going to force them to implement some things, but at this point, the plan is just a guideline and there are no policies written within the plan that require adherence to the plan. Ms. Parkin then stated what the development by El Dorado must adhere to is what the Council includes in the development agreement. Ms. Parkin then stated for other landowners, their properties have already been platted, and any requirements for their properties would also be up to the Council to negotiate in each development agreement.

Councilmember Cook stated he believes Mr. Reinbold and Mr. Krahn wanted to be exempt from this plan because they have their own ideas about how many parks and trails are needed and connecting them; then stated he doesn't believe they will be forced do anything or that the plan could be interpreted to mean that. Councilmember Cook then stated he thinks anyone in the community could see the value of parks being a reasonable distance from their development. Councilmember Cook then stated he would like to see some delay so that concerns could be dealt with realistically, but on the other hand, Ms. Bradley is retiring in 2 days and it doesn't sound like Ms. Parkin has time to do it. Councilmember Cook then stated he thinks it would be beneficial to communicate the plan to developers. Ms. Bradley then stated the meetings about parks and recreation with El Dorado were cancelled and she never got to meet with them.

Councilmember Lambert stated he was in favor of the plan and thanked Ms. Bradley for all her efforts and work; then stated the plan is a working document that can be changed as the City moves forward, noting the plan is guidelines for developing Benson and allows the City some leverage on applying for grants in the future.

Mayor King then stated he now feels that the opportunity for everyone to look into the plan has been there and called for a vote. Motion passed 7-0.

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

Mayor King stated there would be a 10 minute recess and the Council would continue at 8:45 p.m.

Council reconvened at 8:45 p.m.

Finance Director Dustin DeSpain stated the Council left off at the airport fund and reviewed that budget, stating there is a contribution to the airport from the General Fund of \$135,800 and the professional service

line item was increased due to the extended contract with the FBO and an RFP the City has out for a contracted Airport Manager. Councilmember Konrad asked if the Airport Manager Mr. DeSpain mentioned was the FBO (Fixed Based Operator) with City Manager Bill Stephens stating this would not be an Airport Manager but would be a contract oversight individual to be on the airport and to follow up with the number of issues there. Mr. Stephens then stated the reason for this is that the FAA originally granted funding for the airport and the City continues getting FAA airport grants and the City has to comply with the FAA just like any other regulatory agency. Mr. Stephens then stated this oversight person would be someone to monitor airport contracts and make sure the FBO is following up and doing the things they need to do as well as keeping on top of things like the parking spaces that need to be repainted and numbered and making sure it gets done. Mr. Stephens then stated even though the City will have to have a company do those things, this person will keep track of and stay on top of those things because the Public Works Director, who is the Airport Manager, is wearing too many hats.

Mr. DeSpain then reviewed the street fund stating HURF revenues, which is the gasoline tax, have decreased and the Council can see a new line item for a contribution from the General Fund, adding this is the first time the City has had to do this. Councilmember Moncada asked about the one-time distribution to cities and when it would be with Mr. DeSpain stating the state received \$16 million from the federal government that would be distributed to all cities and towns, noting the he is waiting for the final number the City will receive, but he anticipates it will be \$200,000-\$300,000 and will be in the upcoming fiscal year. Mr. DeSpain then stated those funds will be used to offset the Pavement Management CIP listed in the CIP budget. Vice Mayor McGoffin asked what would be done with Mr. DeSpain stating that amount of money would equal chip sealing some of the worse streets in the City.

Mr. DeSpain then addressed the transit budget, stating \$57,000 was being contributed from the general fund because a new Dial-A-Ride bus must be purchased. Mr. DeSpain stated the current Dial-A-Ride bus is in use constantly and has over 100,000 miles on it, which means it has exceeded its lifespan for the grant and the City is required to purchase a new bus. Mayor King asked what would be done with the current bus with Mr. DeSpain stating it would be kept as a backup bus. Mr. DeSpain then stated the 2 new buses previously ordered will be delivered in November, adding the newer buses don't have a CDL requirement, which saves the City money in salaries and also makes it easier to find people who can drive the buses. Councilmember Cook asked if the capital expenditures would be made using bond proceeds with Mr. DeSpain stating most of the expense would be grant funding, noting the City only has to be 10% of the \$150,000 bus purchase, which is \$15,000, then added the \$15,000 will come from the general fund. Mr. DeSpain then noted the transit grant is now on a 2-year cycle and is completely funded for the next 2 years, which will save Staff time in both the application process and the budgeting process.

Mr. DeSpain then addressed the capital projects fund noting construction sales tax has been increased by \$300,000 to \$800,000 in anticipation of the El Dorado development, the budget included hangar financing, Series 2010 bonds, and \$1.5 million in anticipated grant funding in case the City was awarded a large grant. Vice Mayor McGoffin asked about the Cenpatico community reinvestment grant with Mr. DeSpain stating that was the Recreation Department grant applications the Council approved for the purchase of canopies to be installed at the park and the pool, adding the grants will be awarded in the upcoming fiscal year and the City would be notified if the applications were successful.

Mayor King asked about the quiet zone crossing study line item in the budget with Mr. DeSpain stating the Council had recently approved using contingency funding in the current fiscal year to have the study conducted. Mr. DeSpain then stated he will change the line item from the budgeted \$16,000 for the study to \$200,000 for the construction, but noted it may cost more and that he would have more information after the study was completed. Mr. DeSpain then noted the project would be pushed back to Fiscal Year 2017-2018, due to the time needed to complete the study and issue RFPs for any construction that will be needed.

Mr. DeSpain then stated Councilmember Lambert requested the addition of a K9 Police Dog memorial in the amount of \$6,000, adding the costs would be covered by donations, which will also be added to the budget.

Mr. DeSpain then stated the budget also contains \$1.2 million for airport grant money that may be available from the FAA.

Councilmember Konrad asked if the City Hall carpet was in the Council chambers with Mr. DeSpain stating the carpet needed to be replaced in the front of the library, as it was worn, stained and not up to grade. Councilmember Boyle then asked about the grant for the pool canopy and the matching funds with Mr. DeSpain stating the matching funds were a percentage of the cost and if the City was not awarded the grant, the canopy would not be purchased. Mr. Stephens stated the matching funds are not dollar for dollar, but is a percentage. Councilmember Konrad asked if the required matching percentage varies by the grant with Mr. Stephens confirming it did.

Mr. DeSpain then stated the Council would see a new line item called “reserve funds” stating he added that in anticipation of the proposed development, adding if the development takes off, he can put the construction sales tax into the reserve account. Mr. DeSpain then stated the debt service fund shows the City still has bond proceeds available in the amount of \$1.07 million, adding the budget has to show that it may be used, but noted it doesn’t have to be used and shows the transfers from the general fund to other departments, noting State law requires showing inter-fund transfers to the auditors.

Mr. DeSpain then stated the impact fees fund has nothing budgeted as the City doesn’t have impact fees and noted this fund will disappear completely next year. Mr. DeSpain then stated the remaining budget contained the grants fund the Council previously discussed, the Firemen’s Pension Fund showing the contribution the City makes to the pension fund, noting the pension payments will remain the same and the capital improvements fund the Council has discussed. Mr. DeSpain asked if there were any other questions. There were none.

DEPARTMENT REPORTS: No comments from Council.

ADJOURNMENT:

Vice Mayor moved to adjourn the meeting at 9:00 p.m. Seconded by Councilmember Moncada. Motion passed 7-0.

Toney D. King, Sr., Mayor

ATTEST:

Vicki L. Vivian, CMC, City Clerk