

**THE REGULAR MEETING
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD AUGUST 27, 2012, 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 7:00 p.m. with the Pledge of Allegiance. Mayor King then introduced Pastor Lupe Diaz of Grace Chapel who gave the invocation.

ROLL CALL:

Present were: Mayor Toney D. King, Sr., Vice Mayor Lori McGoffin, Councilmembers Ron Brooks, David Lambert, Nick Maldonado, Chris Moncada and Al Sacco.

EMPLOYEE RECOGNITION: None.

PROCLAMATION: None.

PUBLIC HEARING: None.

CALL TO THE PUBLIC:

Jim Mellentine addressed Council stating he had given them information on Santa Teresa, a city that has increased the flow of commerce from the Republic of Mexico by creating a weight zone, where heavy Mexican trucks can enter the United States, unload their goods, reload our products and go back to Mexico. Mr. Mellentine stated he thinks it would be a good idea for Cochise County and a community that has the space, such as Naco, Arizona, to engage in this overweight zone because they are working to make Guymas a stronger port to increase traffic going to the Pacific Rim countries. Mr. Mellentine then stated Union Pacific has said they would create a rail line from Benson to Naco or replace the rail that was taken up, so we have an opportunity to engage in the inter-state and foreign traffic that would be created by this overweight zone, asking for the Council's support if and when it does happen.

David Bryan addressed Council stating the parks master plan states it was developed with input from Staff, Council and the public and was approved in 2008. Mr. Bryan stated he was part of the committee and the City really didn't get input from the public. Mr. Bryan then stated the City Council asked for public input and about 7 or 8 people showed up for the first meeting where they were asked to do some homework and come back for second meeting, which never happened. Mr. Bryan stated quite a few of them had done their homework, but after the second meeting was cancelled, he called to find out if there was going to be another meeting and didn't get an answer, adding after that, he called the rest of the committee and told them there would not be a meeting, which ended the public input for the parks master plan. Mr. Bryan then stated his suggestion is to reopen the master plan layout and get public input, adding there are a lot of people interested in this issue.

Elizabeth Kochensparger addressed Council stating before the Council considers making a community lake a possibility, they need to look at the plans that were discussed in 2008 and see if anyone really discussed or was interested in having a lake, adding maybe they decided on something better, such as more playground equipment or more fields for soccer or football and a baseball diamond. Ms. Kochensparger then stated it would be better to have a walking path that people could actually walk on instead of spending money on the cost of setting up and maintaining a lake. Ms. Kochensparger then stated the last time she was at the park, she could see there wasn't even a complete sidewalk around the park and the walking path is in disrepair which makes it difficult for people with disabilities to get around, adding she thinks there are better ideas for the park such as a larger play area or more equipment for the smaller children. Ms.

Kochensparger then stated the continuous costs of a lake would be tremendous to the City, as well as the possible accidents that could occur in or around a lake. Ms. Kochensparger then spoke of other improvements that could be made to the park to make it more welcoming and enjoyable such as more trees for shade and more benches to sit on.

Lupe Diaz addressed Council stating he had been looking to see what would draw people into the community and what might distinguish Benson, adding a lake sounds good on the surface, but he knows studies should be done on both costs and the impact it would have on bringing people from surrounding areas. Mr. Diaz then stated bringing people into the City would increase our tax base to be able to offset a lot of the costs and would enrich the community in a different way. Mr. Diaz then stated there are liabilities and costs and those things have to be researched, but he thinks most people are in favor of a lake.

Randy Robichaud addressed Council stating he thinks a community lake is a fantastic idea, adding he has been talking about this for many years with a proposed different location. Mr. Robichaud then stated he has heard about the liabilities, but he feels we have liabilities with the City pool and that the lake would only be 4-6 ft. deep so he wouldn't be concerned. Mr. Robichaud then stated we do have a lot of homework to do to find out the costs and he is sure it will be talked about in the future, but he was in full support of a community lake.

Kevin Dirksen addressed Council regarding a complaint he registered with the City about a property being cleaned up and what he feels are excessive mesquites on the property that deplete ground water and cause underground soil erosion and the negative impact on his property value. Mr. Dirksen then gave Council a handout, which will be retained with the Council packet. Mr. Dirksen then stated he felt the proposed property purchase on the agenda would be good for the City and he thinks the community lake is a nice idea.

Kathy Suagee addressed Council regarding the SunZia transmission line, stating she hoped Council did not choose the route that goes down the middle of the San Pedro Valley, adding for decades, people have been trying to preserve the valley in it's pristine condition, and even though the lines might not impact the City, she doesn't think sending high powered lines down the San Pedro Valley is a good idea. Ms. Suagee then stated when she first moved to Benson in 1960, she moved into an apartment building on east side of town owned by an older couple who had come to Benson after buying the building sight unseen. Ms. Suagee then stated they bought the building after looking at a map, because they saw it was in close proximity to a river and they liked to fish, adding they were disappointed when they saw the San Pedro River. Ms. Suagee then stated a water feature at the park might be good for a multi-generational use, instead of something for only people who play sports. Ms. Suagee then stated she would hope the City would spread fields and parks throughout the City so more people could get to them, adding when the park is in only one location, it is difficult for children to go and play in the park since they have to cross the railroad tracks and need have their parents with them. Ms. Suagee then spoke regarding the proposed 11-acre property purchase stating she would think the City could be honest enough to put the property owners' names on the contract and she thinks the \$130,000 purchase price is too much for the property. Ms. Suagee then stated she understands the property will be used for storing materials which is better than using the undeveloped part of the park, but she hopes the price was negotiated or will be negotiated down since it isn't usable for much. Ms. Suagee then stated it could be used for a park for the Comstock Addition area, adding she hopes the Council is looking at land purchases and land uses that benefit more citizens.

William Jakobek addressed Council regarding their attendance at different community events, stating he saw Mayor King and Councilmember Brooks at the recent EPA hearing and has seen Councilmember Brooks at other events. Mr. Jakobek then stated when the SunZia project was first talked about, the power lines were to bring electricity to California and the Community Watershed Alliance (CWA) had a meeting addressing the proposed project, adding a lot of people put a lot of time into studying it and there were no Councilmembers in attendance. Mr. Jakobek then stated these are issues about development and infrastructure that concern Benson and the Council should be involved in and should attend these events

where they have a voice on behalf of Benson and are able to listen to information others are giving them on the issues that are going to impact Benson so they can make an informed decision.

Jeff Cook addressed Council stating he was not in favor of or against the SunZia project and he has been to the project meetings and has seen the maps of the proposed routes, adding the routes up the river, through Benson and up the San Pedro are bad ideas and they should find an alternative route. Mr. Cook then stated along the San Pedro, he knows there are both organized and unorganized 4-wheel drive groups and clubs that use the area and it's also a wildlife corridor, adding if they were to install the route there, not only would there be immediate impacts when they put in the line, but there would be additional impacts after the line is up and he doesn't want to see that for Benson. Mr. Cook spoke about graffiti in town, stating it is on the time and temperature structure, at the old City Hall location, on the back of Circle K and at the southwest corner of 4th Street and San Pedro, adding the longer the graffiti is allowed to stay, the more graffiti it will attract. Mr. Cook then spoke regarding the community lake, stating he thinks what Scottsdale did with their wash; turning it into a flood controlled basin and a park, was a fabulous idea, but he thinks a permanent water body is a bad idea, adding Tucson has a few lakes and every so often, he reads about someone drowning in one of the parks.

CITY MANAGER REPORT:

City Manager Glenn Nichols addressed Council, giving the dates of upcoming meetings and events.

- August 28, 2012 – Community Watershed Alliance, 6:30 p.m., City Hall
- September 4, 2012 – Economic Development Subcommittee, 5:15 p.m., City Hall
Planning & Zoning Meeting, 7:00 p.m., City Hall
- September 10, 2012 – City Council Meeting, 7:00 p.m., City Hall
- September 11, 2012 – Library Advisory Board, 4:00 p.m., Library
- September 15, 2012 – Historic Preservation Commission, 9:00 a.m., City Hall
- September 24, 2012 – City Council Meeting, 7:00 p.m., City Hall
- September 25, 2012 – Community Watershed Alliance, 6:30 p.m., City Hall

- September 3, 2012 – Labor Day – Holiday – City Offices Closed

Mr. Nichols then reminded those present of the continuing work on the Interstate 10/State Route 90 Traffic Interchange project, adding up-to-date information can be found at www.azdot.gov. Mr. Nichols then stated the San Pedro River Arts Council and the San Pedro Valley Arts & Historical Society worked together to share the history of Benson and on display in the Council chambers were photos of historical significance from the Historical Society's archives with an explanation of the importance of the photo's subject to the building of Benson. Mr. Nichols then stated the goal of the two organizations involved is to raise the awareness of the struggles and strengths of the founders of Benson and show how the City evolved to where it is today.

NEW BUSINESS:

1. Consent Agenda

- 1a. Minutes of the August 2, 2012 Special Meeting
- 1b. Minutes of the August 13, 2012 Regular Meeting
- 1c. Resolution 44-2012 of the Mayor and Council of the City of Benson, Arizona, authorizing the City Manager to execute an easement benefiting Sulphur Springs Valley Cooperative
- 1d. Invoices processed for the period from August 2, 2012 through August 14, 2012

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

2. **Arizona Department of Transportation presentation on the future of transportation and the effects on the City of Benson**

Kathy Boyle, Public Affairs Manager for the Arizona Department of Transportation (ADOT) stated she and Bill Harmon, the Safford District Engineer were present to address Council. Ms. Boyle then stated before she began she would like Council to know that Governor Brewer instituted a new corridor alliance, called the Transportation and Trade Corridor Alliance, adding the purpose of the alliance is to raise the level of attention to issues and opportunities that will maximize Arizona's economic competitiveness and foster job creation. The alliance is charged with evaluating infrastructure needs and identifying investment strategies consistent with long-range transportation plans to improve Arizona's economic competitiveness. Ms. Boyle stated they will also be working closely in collaboration with the Arizona/Mexico Commission and the Arizona Commerce Authority. Ms. Boyle then stated they are looking for stakeholders who would like to stay informed about this, and encouraged the Council to consider someone from the City they would like to be informed, adding those persons could be added to the stakeholders list and receive up-to-date information. Ms. Boyle then gave Council a presentation on transportation reviewing the statistics of transportation job creation and funding for transportation, including the past 12 months of Highway User Revenue Funds from both Gas Tax and Vehicle Registration Taxes and Fees. The presentation then addressed ADOT's 25-year revenue forecast of \$26.2 billion and the costs of the transportation needs of the next 25 years in the amount of \$88.9 billion, which creates a \$62.7 billion shortfall and results in a philosophical shift in ADOT's transportation priorities, with the Highway Expansion allocation being reduced from the current 76% to 27%. Ms. Boyle then stated the lack of funding and subsequent shift in priorities will now result in more highway preservation instead of expansion and ADOT is now traveling to inform communities of the plans for their areas, what ADOT is facing and how ADOT is going to meet transportation needs. Mayor King asked why Arizona hasn't considered a transit system running between Willcox and Flagstaff, adding a lot of freeway congestions is from farther south than Tucson and he thinks they should consider expanding the current rail study to include more areas with Ms. Boyle stating the rail study is still underway for the rail between Tucson and Phoenix, but the bottom line was funding, adding she will take Mayor King's comments back to ADOT. Ms. Boyle then turned the floor over to Mr. Harmon. Mr. Harmon then addressed Council stating much of what he has echoes the presentation, translating it into an operational sense of what is happening locally. Mr. Harmon then stated ADOT is wrestling with revenue shortfall since the resources can't keep up with growing traffic. Mr. Harmon then briefly reviewed ADOT's 5-year plan, stating the Safford District doesn't have any major projects of expansion due to the changes in allocations of funding, adding this is not just happening in Arizona and DOTs across the nation have repositioned themselves into a preservation and maintenance mode. Mr. Harmon then reviewed the projects that are underway, starting with the I10/SR90 interchange, stating ADOT is hoping to have a ribbon cutting in early December and hopes the Council will be able to attend. Mr. Harmon then stated there is a replacement project for the SR90 San Pedro River Bridge, adding ADOT has awarded a contract and this will be an interesting project because due to the sensitive species and migratory birds, construction activities will take place between October and April and then they will demobilize from April to October, adding they hope to complete the project in 2 years, but it may take 3 years, depending on the progress made by the contractor. Mr. Harmon then stated the project will be done in halves with a temporary signal shuttling traffic on one lane, adding the signals will be about 3/4 mile apart around a curve and they will be urging people to wait their turn. Mr. Harmon then stated there will be pavement preservation activities, but no expansion activities, adding the widening project on SR80 from B10 toward Post Ranch Road has now been pulled from the 5-year plan and will remain on the shelf due to these changes. Mr. Harmon then stated it is up to our community leaders to interact with our legislature and for the Governor to assess what our priorities are, what our needs are for our individual communities and what we need regionally and as a State. Mr. Harmon then stated rural Arizona is scrapping for every bit of money we get. Councilmember Maldonado asked about the Marsh Station overpass with Mr. Harmon stating that's the Tucson District, but by the end of the calendar year, we should see some activity, adding the plan is to remove the railroad overpass, reconstruct the interstate and raise it up, again stating the project should be under construction by the end of the year. Councilmember Brooks asked about the

HURF funds being withheld from cities and towns and the future of the HURF funds with Mr. Harmon stating when the legislature faced the recession and the funding shortfall for education, health, CPS and other issues, they chose to divert certain streams of revenue with HURF funds being one of those. Mr. Harmon stated he didn't know what the future would hold or how the legislature will reestablish priorities. The Council then thanked Ms. Boyle and Mr. Harmon for their presentations.

3. **Resolution 45-2012 of the Mayor and Council of the City of Benson, Arizona, regarding SunZia Southwest Transmission Project**

Councilmember Lambert asked City Clerk Vicki Vivian to read the Council communication with Ms. Vivian doing so, stating the "resolution is to support what has been determined to be the best route for this line. This has been reviewed by Cochise County as this line will be outside the City and the County. Research along with others has determined this to be the best choice for routing of the transmission line." Councilmember Lambert then stated the resolution was supporting the best route. Councilmember Brooks stated the City has electric plants that support this area and in the future we may get energy from Hoover Dam and the Palo Verde nuclear site. Councilmember Brooks then stated New Mexico is generating a lot of green energy and the idea is to get green energy where people will use it, adding this will bring in a higher voltage than most transmission that comes through, adding one problem is Ft. Huachuca set up here for quiet frequencies from transmission and after they looked at the proposal, they thought it would present a problem with their monitoring systems, which is part of the reason, he personally, thinks this route is better. Councilmember Brooks then stated the project will tap into AEPCO and then go north from there, adding it won't really bypass us, but will support the Tucson and Phoenix areas, adding the biggest problem, is it is high priced energy and is not economical, but he supports this route because he doesn't want the fort to be interfered with. Vice Mayor McGoffin asked if the transmission lines could interfere with the UAS proposal with Councilmember Brooks stating it's not a factor. Vice Mayor McGoffin moved to approve Resolution 45-2012. Seconded by Councilmember Moncada. Motion passed 7-0.

4. **Resolution 46-2012 of the Mayor and Council of the City of Benson, Arizona, approving a contract for the purchase of real property within the City of Benson and authorizing the City Manager to execute said contract and any other documents necessary to complete the transaction**

Mayor King then stated as a Council, they have asked the City Manger to watch for and stay aware of property purchase opportunities. City Manager Glenn Nichols stated the proposed property appraised at \$175,000 and through discussions, an offer of \$130,000 was made and accepted. Mr. Nichols then stated the proposed contract terms were to pay an initial payment of \$30,000 approximately November 1 or when the property closed, with the balance to be paid in payments twice a year for 10 years, with no pre-payment penalties. Councilmember Brooks verified the property was in the City limits and was zoned Industrial. Councilmember Brooks then asked who performed the appraisal and if the City had an agent with Mr. Nichols stating DiPeso Realty performed the appraisal, there was no agent and the transaction would go directly through the title company. Councilmember Moncada then moved to approve Resolution 46-2012. Seconded by Councilmember Lambert. Motion passed 7-0.

EXECUTIVE SESSION: Pursuant to A.R.S. §38-431.03 (A)(3), for discussion or consultation for legal advice with the attorney or attorneys of the public body regarding the proposed Second Addendum to the Whetstone Annexation Development Agreement

Vice Mayor McGoffin moved to enter into Executive Session with the Mayor and Council, City Manager, City Attorney and the City Clerk at 8:11 p.m. Seconded by Councilmember Moncada. Motion passed 7-0.

Council reconvened at 8:32 p.m.

5. **Resolution 47-2012 of the Mayor and Council of the City of Benson, Arizona, authorizing the City Manager to execute a Second Addendum to the Whetstone Annexation Development Agreement**

Vice Mayor McGoffin asked City Attorney Mike Masee for a quick overview of this item for the public benefit. Mr. Masee stated for the last few years, the City has been operating the Whetstone treatment plant that benefits The Canyons subdivision, adding the platted subdivision is for 760 residential lots, but there are only 47 homes built, which is not enough to get the plant up and running independently. Mr. Masee then stated the City has been using the facility as storage and is sending a truck to haul the waste to the nearest manhole for the City's treatment plant. Mr. Masee then stated the addendum memorializes that the cost of that vault and haul operation is to be borne by the developer, which is consistent with the original 1993 development agreement. Mr. Masee then stated the developer has fallen behind on the payments for this operation, so the invoices will become an exhibit to the addendum, which will be recorded and will become a lien on the property, until the developer can come up with the resources to pay the debt off. Vice Mayor McGoffin then moved to approve Resolution 47-2012. Seconded by Councilmember Brooks. Motion passed 7-0.

6. Discussion and possible direction to Staff to develop a plan to build a Community Lake on the west side of Lions Park

Mayor King stated he missed Stephen Insalaco at the Call to the Public and invited Mr. Insalaco to address Council at this time. Mr. Insalaco then addressed Council stating he was in favor of the lake, adding it would provide a new dimension of recreation for the community and would make good use of that land. Mr. Insalaco stated when the lake is populated with fish; it would provide a local fishing hole where children and young adults could be introduced to the sport of fresh water fishing while possibly generating a modest source of revenue for the City through urban fishing licenses. Mr. Insalaco then stated the existing park facilities could be expanded by adding additional ramadas, picnic tables and bar-b-que grills, thus creating a Class A recreational park for the community, adding again, he thinks it's an excellent idea. Mr. Insalaco then spoke regarding the airport hangar construction stating one developer is proposing to develop a commercial grade facility for UAS operations or for other commercial general aviation operations while the other proposal expands the number of permanent residential private attached hangars on airport property, adding each will add to the total number of based aircraft on the airport property and will contribute to the total number of annual airport operations, assuring the airport with the greatest possible FAA airport improvement program grant funds, which are now delegated by need as measured by statistics like airport operations, which is the number of takeoffs and landings at the airport. Mr. Insalaco then stated there still remains the need to review those proposals and approve them faster than what has historically been done, adding he hopes Council will approve both of these agenda items.

Councilmember Brooks then addressed the Council stating he had been trying to find ways to do something for the people in this town, some kind of recreational thing they could use, noting we have the park for baseball and softball and have the skate park, and the idea of a community lake hit him, adding he talked to people about it and almost all responses were positive. Councilmember Brooks then stated he thought a lake would change the atmosphere of the town, adding it's very hot during the summertime and with the exception of the pool, there's nothing for kids to do. Councilmember Brooks then stated there are also a lot of seniors here and children that don't play soccer, and there are a lot of things we can use a park with a lake for, adding someone mentioned a walkway or jogging path around the lake. Councilmember Brooks then stated he would love to have something like the lake at the San Pedro Golf course at the park. Councilmember Brooks then stated he knows people brought up possible injuries or fatalities, but stated many cities have parks and things do happen, adding current liabilities exist with the railroad tracks, the skate park and ball fields, so he doesn't see a lake as a serious liability. Councilmember Brooks then stated he talked to Arizona Game & Fish and they help a lot of communities set up lakes and said the cost to run them aren't very much at all, adding Game & Fish said it's a couple thousand for aeration pumps and about a hundred dollars a month in electricity to run them. Councilmember Brooks then stated he knew there would be some cleanup and management of the lake, but the City could contract it out if we don't utilize Staff. Councilmember Brooks then stated another idea that was brought up was a bandstand at the park, which could be used for the 4th of July or the Bluegrass Festival. Councilmember Brooks then stated

he envisioned bar-b-que pits, picnic benches and trees, stating he knew a few things would cost us, but a lot could be done for pretty much next to nothing, adding he has someone that is willing to donate the red clay that would seal the bottom of the lake, and others that would bring in trees and plant them, so we'd be looking at some costs maybe for some bar-b-que pits and management initially. Councilmember Brooks then stated walkways could be added later and noted those things can grow over time. Councilmember Brooks then stated at this point, he would like to propose the creation of a committee to re-survey the parks plan to see what the people of the town think and he would also like to direct Staff to run some costs on a community lake. Councilmember Brooks then stated he thinks a lake would change this town, adding going to the lake is something he would do, it's a place where people could jog, and it's a place people could go to show their kids how to fish. Councilmember Sacco agreed stating he thinks it's a great idea and Game & Fish is willing to donate the fish for the lake.

Mayor King stated a lot of work went into the parks regulations and the parks master plan, adding the first step in a project like this would be to re-visit the master plan, which would include going out to the community for their input and opinions, cost analysis of proposed projects and action to update the master plan. Mayor King stated while updating the parks master plan is in the current budget, no other parks projects were planned for the current year, adding the Council would have to decide when it would be feasible to move forward with projects and budget them accordingly. City Manager Glenn Nichols confirmed the current budget included updating the parks master plan, which would have to be modified.

Council then discussed forming a committee or an informal group to do research and gather public input with City Attorney Mike Masee stating if the committee were appointed by the Council, they would be required to follow open meeting laws with agendas and minutes, but if an informal group met, not as an official advisory committee, they could still have the public participate and could gather preliminary information, but agendas and minutes would not be required. Councilmember Brooks then agreed that an informal group could get the community involved and research the information, adding they need to get good information on the costs, and stated it's very possible a lot of the costs could be sponsored, such as the excavation, adding even with no money, we could still find ways to get things done. Councilmember Brooks then stated he would be willing to put together a group and get the information Council would need to make an informed decision. Vice Mayor McGoffin stated the City needed to come up with a form to get to the public so they could voice their opinions, adding the form could be on the City's website, in the paper or included with utility bills. Vice Mayor McGoffin then stated the survey should gather information on what they think the City needs for parks, where would they like to see it and what their interests are, adding the group could then use the survey. Councilmember Brooks stated he felt it was better to hold a forum so information could be explained to the attendees and questions could be answered, with Vice Mayor McGoffin stating she felt there were some people who couldn't come to forums due to other obligations and felt they still needed to be reached in another way, such as the newspaper or utility billings. Mayor King then thanked Kathy Suagee for her earlier comments about spreading parks throughout the City, adding this is something the Council has considered and asked developers to include in their plans. Councilmember Brooks then stated he would like to Staff to look into a community lake and he would like to create a group to look into it also. Councilmember Moncada then stated to make it simple, he would like to direct Staff to move forward with the parks master plan revisions, adding this process would include forums and committees to find out the same information as another group. Councilmember Moncada then stated instead of having two different groups working on the same project, Council could simply move forward with the revision of the parks master plan. Councilmember Brooks then agreed with Councilmember Moncada, adding he would like to see the process started quickly.

Councilmember Lambert stated he had talked to several people in the community over the last week and had received a lot of negative comments about the proposed lake due to maintenance, adding the main things brought up to him were that the park play areas still hadn't been developed, the disc golf was still not developed yet and more picnic areas were still not developed. Councilmember Lambert then stated people wanted more sitting areas so they didn't have to fight for a picnic table and the other things many people were interested in were a dog park and a walking trail. Councilmember Lambert then stated each time the

Council holds a forum, he knows he has brought up projects for the park, adding several members on the Council have had park improvements as their personal goals, but without funding, it's difficult to move forward. Councilmember Lambert then stated he agrees Council needs to update the parks master plan and feels that Council should also have input on the plan. Councilmember Lambert then stated to put a lake in the park where it is proposed would eliminate 2 future soccer fields and a football field. Councilmember Lambert then asked if the fields get eliminated or if the Council looks at finding another place to put the proposed lake and asked if the park was even big enough for the proposed lake, adding these are the questions Council must consider, adding each Councilmember needs to have input on which project they want to sponsor individually, such as the disc park he would like to see at the park. Mayor King agreed stating each time the Council has had to make budget cuts, a lot of them have been in the parks area, but he's hoping in the future, more ways of getting things done will be found. Councilmember Brooks agreed, stating the trees on 4th Street were all done by the merchants in town and we can find ways to get things done by being resourceful, adding we don't have to wait 4 or 5 years to move forward. Councilmember Brooks then stated he wants what the people want and he thinks they want a lake that will be used by people of all ages and will be used by more people than just those who play sports, adding a lake is conducive to ducks and nice scenery and everything else that goes along with a park. Councilmember Brooks then stated he agreed we should move forward with the parks master plan revision, including holding forums and gathering public input, adding we needed to do whatever needed to be done to get the public to give the City their opinions. Council concurred with the directive to Staff.

7. **Discussion and direction to Staff to advertise a Request for Proposal (RFP) for the lease of Pad C and Pad E at the Benson Municipal Airport**

Councilmember Brooks stated he knew in the past, some of the airport property was being reserved to use in conjunction with UAS projects that came to the City, however, we don't know if and when that will happen, adding if it does come, he thinks we have plenty of room out there or could get some property from the State if we need it. Councilmember Brooks then stated right now, there are people who want to build hangars and there are pilots who want to put their planes at the airport, adding hangars will bring us revenue, instead of nothing right now. Councilmember Brooks then stated it will also help increase activity at the airport, and when activity happens, it brings more business, adding he thinks we should move ahead and issue RFPs for Pad C and Pad E, adding the RFPs should contain a requirement that the developer build within a certain time or lose his right to build at all and the City would then issue another RFP. Councilmember Moncada stated he speaks to Public Works Director/Airport Manager Brad Hamilton each week regarding the RFPs and now that the sanitation RFP has been completed, he believes this is Mr. Hamilton's next priority. City Manager Nichols confirmed this, with Councilmember Brooks asking if something would be done in the next 2 to 3 weeks with Mr. Nichols confirming it would.

DEPARTMENT REPORTS: None

ADJOURNMENT:

Vice Mayor McGoffin moved to adjourn at 9:03 p.m. Seconded by Councilmember Sacco. Motion passed 7-0.

Toney D. King, Sr., Mayor

ATTEST:

Vicki L. Vivian, CMC, City Clerk