

**THE REGULAR MEETING
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD JUNE 26, 2017 AT 7:00 P.M.
AT CITY HALL, 120 W. 6TH STREET, BENSON, ARIZONA**

CALL TO ORDER:

Mayor Toney D. King, Sr. called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

ROLL CALL:

Present were: Mayor Toney D. King, Sr., Vice Mayor Joe Konrad, Councilmembers Pat Boyle, Levi Garner, David Lambert, Crystal Lewie (via phone) and Lori McGoffin.

EMPLOYEE RECOGNITION:

Mayor King recognized Fire Chief Keith Spangler for 10 years of service with the City; Chief Spangler was unable to attend the meeting.

PROCLAMATION: None

PUBLIC HEARING: None

CALL TO THE PUBLIC:

Mayor King stated he moved to the Call to the Public without the invocation; then introduced Pastor Kirk Sorensen of the First Assembly of God church, who offered the invocation.

Stephen Insalaco, W. Pinto Place, J6, stated he feels the parking fees for the airport were too high, adding there have been aircraft owners vacate and he believes it is due to the rates. Mr. Insalaco then stated a consumer should be charged for products and services they receive; not reasons or circumstances, adding most of the parking spaces are standard style 1 and only a few are the larger style 2 and Benson should charge for the space, based on size and not more just because the plane has more engines. Mr. Insalaco stated that those who must park across multiple spots should be charged for the parking resources they consume, adding if they use 3 spots, they should pay for 3 spots. Mr. Insalaco then stated this would avoid the City finding itself in a confrontational position with pilots being charged for proposed differential multi-engine rates and the question of who is making the determination of what a larger, smaller or oversize aircraft on the City's behalf. Mr. Insalaco then stated he thinks the Airport Service Coordinator, Dave Thompson, is doing an excellent job, adding Mr. Thompson has stayed on top of many topics that were airport concerns and he appreciates Mr. Thompson's efforts.

Pastor Kirk Sorensen, W. Cactus Street, Benson, of First Assembly of God for 15 years, stated his church has been involved with the 4th of July activities with the City for many years, helping it be successful, adding they have one of the largest food vendor booths because it's very affordable. Pastor Sorensen then stated they also provide fun for the kids with 3 inflatable water slides, which are supervised, and have a waiting line from 9 a.m. until they are taken down. Pastor Sorensen then stated last year, they added a dunk tank and both Mayor King and City Manager Bill Stephens signed up and took a turn and he is encouraging, challenging and asking all at the City, schools, churches, and other organizations volunteer for the dunk tank, adding the tank will be well-organized and controlled. Pastor Sorensen then stated the funds his church raise are used for other community events his church hosts, such as the Harvest Festival, adding for this event, the City blocks off 5th Street, and there is no charge for the event and no charge for food they serve at the event. Pastor Sorensen then stated another event they started is to serve breakfast to all school district employees during the first week of school, adding over the course of 3 days, they provide breakfast for every school district employee, from bus drivers to maintenance to teachers, noting it is all done free because of the funds raised at the 4th of July event. Pastor Sorensen then stated the dunk tank will raise more funds if they get more names and people can sign up for spots, adding the Mayor has volunteered to be there at high noon. Pastor Sorensen then stated there is a great

community spirit there and he will be posting the list around town so people will know when they can go and dunk someone.

Barbara Nunn, La Cuesta Drive, Benson, stated she went to the Council retreat, adding she was thinking a retreat meant there would be pina colodas and so forth or it would be a spa, but it wasn't. Ms. Nunn then stated the subject of City employee morale came up; then stated she is constantly crossing paths with City employees and is always asking them how they feel about the City and who they work for and 95% of the time, they're answer is positive, but noted there are always a few you can't make happy, but she doesn't understand where the issue is coming from. Ms. Nunn then stated when she asks the employees who give her positive answers why they don't come and speak at the Call to the Public and say something kind about who they work for, they tell her that they are afraid of repercussion. Ms. Nunn then stated, again, she doesn't understand, and she thinks a good "atta boy" is good for morale. Ms. Nunn then stated at the retreat, they also brought up breaking out the transit system and she doesn't see how that position could be paid for when the grant doesn't cover administrative fees at all. Ms. Nunn then stated she knows the transit system used to be one of Public Works Director Brad Hamilton's 15 hats, when Finance Director Dustin DeSpain offered to take it on and it doesn't sound like much until you realize the employees in the Finance Office take all the calls about everything, including rides and complaints. Ms. Nunn then stated she was paying a bill and saw an employee answer the phone, adding she could see that the morale in that office would be in the dumps; they now have all the work of transit and do not get any more money for it, which makes for unhappy employees. Ms. Nunn then stated she saw Mr. DeSpain driving the bus one day because there weren't enough drivers. Ms. Nunn then stated the next thing we know, the girl who works at the counter in the Finance Department will be driving the bus, adding this is not a great idea. Ms. Nunn then stated it was also mentioned that there are all these positions that aren't filled in the City; then stated it took the bank in town 6½ weeks to fill a teller job. Ms. Nunn stated employees have to pass a background test, a drug test and have good credit, adding if it takes the bank that long, it can't be much easier for the City to hire fast, especially when there isn't much money to hire someone. Ms. Nunn then stated the City's isn't getting the best caliber, but it does the best it can.

David Thompson, La Cuesta, Benson, stated he attended the Chamber of Commerce breakfast on June 20th and when the Mayor was asked to offer comments, the Mayor said how good Mr. Stephens was and that he was doing a good job for the City, adding what the Mayor said was nice and he appreciated what was said; then stated the public needs to hear it also. Mr. Thompson then stated his other comment is that the radio station announcements do impact the City and the City Council and there are repercussions from other cities, adding he has had letters and calls from friends in Portland who heard that he lives in the "kiddie porn corner of the world." Mr. Thompson then stated even pilots have come in and commented on it. Mr. Thompson then stated it's a sad thing and he has tried to talk to as many people as he could to discourage them from doing business with this vendor because of this.

Mayor King stated Pastor Sorenson called him about the dunk tank, adding he loves it and encourages everyone to come out and take a shot at dunking him. Mayor King then stated there are 5,000 people in Benson and if he needs to volunteer for an additional hour for people to dunk him, he would. Mayor King then stated he understands it's not easy to hire people, but he doesn't want the current employees who are tasked with more and more duties to give up, which is why he is pushing for these positions to be filled. Mayor King then stated filling these positions would take pressure off some of the employees who are wearing so many hats, adding it would also help Mr. Stephens and again, reiterated that he just wants to help City employees get a little bit of relief.

CITY MANAGER REPORT:

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

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| Tuesday, June 27, 2017 | - Community Watershed Alliance, 6:30 p.m., City Hall |
| Thursday, June 29, 2017 | - City Council Special Meeting, 6:00 p.m., City Hall
Public Hearing – Budget for Fiscal Year 2017-2018
Public Hearing – Truth in Taxation, Property Tax Levy for
Fiscal Year 2017-2018 |
| Monday, July 10, 2017 | - City Council Meeting, 7:00 p.m., City Hall |
| Tuesday, July 11, 2017 | - Library Advisory Board, 4:00 p.m., City Library |

- June
- Benson City Pool –
 - Friday, June 30 – Trivia Date Night at the Pool! 18 & over, compete for prizes! Drop off the kids at the Community Center for food & crafts! 6:00-9:00 p.m.
 - Information on this event, swim lessons, active adult swim hours and the pool activity schedule is available at www.cityofbenson.com
- Wednesday, June 28, 2017
- Benson Public Library – Build a Better World – Free summer reading program from 9:00 a.m. to 10:00 a.m. offering activities, crafts, prizes, books and special guests and entertainment. All ages are welcome and must be accompanied by an adult. Please see the City’s website for details.
- June/July
- Summer Recreation Programs – The Recreation Department offers many activities such as:
 - Karate Camp
 - Soccer Camp
 - Teen Tracking & Survival Safety Camp
 - Youth Tracking & Survival Safety Camp
 - Archery Camp
 - Toddler Water Fun
 - Me & My Grownup Camp
 - Wrestling Camp
 - Babysitting CPR/First Aide
 - Dance & Cheer Camp

More activities and programs are in place. Information on activities and camps are available at www.cityofbenson.com under “Summer Programs”
- Tuesday, July 4, 2017
- Holiday – City Offices will be closed
 - Benson’s Annual 4th of July Celebration - Festivities begin at 9:00 a.m. with the parade and will run all day long at Lions Park. The City’s fireworks show will begin at 8:30 p.m. followed by a dance until 10:00 p.m. concluding the celebration. For a full schedule of the event go to www.cityofbenson.com under “Summer Programs”

Mr. Stephens then stated for a full list of events, activities, locations and times, the public could view the City’s website at www.cityofbenson.com. Mr. Stephens then stated he would also like to comment on the 4th of July festivities, adding everyone must keep in mind the extreme fire danger. Mr. Stephens then stated if there isn’t enough rain, the fireworks may have to be cancelled; then noted that is not the game plan at the moment. Mr. Stephens then stated he is hoping to get enough rain and that it pauses just long enough to launch fireworks. Mr. Stephens then stated much like the parking fees Mr. Insalaco mentioned, he thinks for those who are going to sit in the dunk tank, they should charge more for bigger people. Mr. Stephens then stated he was warming up his arm and if he gets the opportunity to sit on the dunk tank, he would like to go before Councilmember Lambert, because last year, after Councilmember Lambert, there was not much water left in the tank.

Councilmember McGoffin then stated she would be a little late to the meeting on Thursday due to her working in Willcox until 5:40, but she would arrive as soon as possible.

Councilmember Lambert asked Mr. Stephens if he got the news release today from the Department of Forestry and Fire Management, adding it shows fire restrictions include no fireworks and any other incendiary devices are prohibited this season; then stated he would forward a copy to Mr. Stephens. Mr. Stephens thanked

Councilmember Lambert. Mayor King then stated he was talking about this with Mr. Stephens in the last week or so, adding this is a very dry season and the concern is the rain coming so late. Mayor King then stated there won't be any fireworks if it doesn't rain and if that is the case, the fireworks can be postponed and lit at the Butterfield Stage Days event, adding that is what is usually done in this case. Mayor King then noted the remaining 4th of July festivities and the parade would still take place, regardless of the rain issue.

NEW BUSINESS:

1. Discussion and possible action on the Consent Agenda

- 1a. Resolution 16-2017 of the Mayor and Council of the City of Benson, Arizona, ("City") approving and authorizing the execution of an Intergovernmental Agreement between the City and the Benson Unified School District #9 ("District") to permit reciprocal use of the buildings and grounds of the City and the District
- 1b. Resolution 17-2017 of the Mayor and Council of the City of Benson, Arizona, ("City") approving and authorizing the execution of an Intergovernmental Agreement between the City and the Pomerene Elementary School District #64 ("District") to permit reciprocal use of the buildings and grounds of the City and the District
- 1c. Resolution 18-2017 of the Mayor and Council of the City of Benson, Arizona, ("City") approving and authorizing the execution of an Intergovernmental Agreement between the City of Benson and the St. David Unified School District ("District") to permit reciprocal use of the buildings and grounds of the City and the District
- 1d. License Agreement between the Friends of the Benson Library and the City of Benson, Arizona, for the use of Property located at 197 E. 7th Street, Benson, Arizona
- 1e. Invoices processed for the period from June 1, 2017 through June 16, 2017

Vice Mayor Konrad asked if the backhoe repair was completed and stated he appreciated the City not having to purchase a new backhoe. Public Works Director Brad Hamilton stated the repair was completed and cost less than the estimate, adding the backhoe now doesn't leak any oil.

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

2. Discussion and possible action regarding Resolution 19-2017 of the Mayor and Council of the City of Benson, Arizona, providing a fee and rate schedule for ground leases and aircraft parking at the Benson Municipal Airport

Public Works Director/Airport Manager Brad Hamilton stated this is basically just a change in the first fee schedule for small engine planes, changing from \$5 to \$3 daily and monthly from the fee of \$45 to \$35, noting the rest of the fees stay the same. Mr. Hamilton then stated this was based on the advice of Mr. Thompson, (the Airport Services Coordinator) who has been to a lot of other airports and noted Benson is charging the same fees as Tucson International Airport. Mr. Thompson then addressed Council stating a lot of small airports base user fees like Mr. Insalaco said, on wing length, adding if you can fit in a type 1 38' slot, you just pay for that slot. Mr. Thompson then stated the monthly \$45 fee was equal to Tucson, but Tucson provides a lot of amenities that Benson doesn't. Mr. Thompson then stated Benson was losing people, and dropping the fee is making a difference. Mr. Thompson then stated another reason people were leaving was due to the gates not working after a lightning strike, but that has been repaired so they are secure. Mr. Thompson then stated an incentive to try and get people back is when they purchase 15 or 20 gallons of fuel, they get one night free, adding most smaller airports offer that. Mr. Thompson then stated there are three big tie down areas at the airport and they are rarely used, but when they are, those are charged more. Mr. Thompson then stated those with jets pay more and the reason for that is their weight is harder on runway, taxiway, and apron, adding helicopters are also charged more, but as a service the firefighter helicopters that have come in this season haven't been charged, noting they come in and get fuel and maintenance done and Benson is where they want to be because it's in the center of the fire area. Mayor King asked if the parking would be increased with Mr. Thompson stating it would. Mayor King then stated an incentive can sometimes get people here and then they will stay, adding he did some homework on this subject and he's good with it, but he wanted the Council to hear what Mr. Thompson had to say.

Vice Mayor Konrad moved to approve Resolution 19-2017. Seconded by Councilmember Boyle. Motion passed 7-0.

3. **Discussion and possible action regarding the purchase of Rebuild Parts for the Benson Wastewater Plant Sand Filter for \$20,445.77**

Public Works Director Brad Hamilton stated the plan was to overhaul the A sand filter, adding the B sand filter was done last year. Mr. Hamilton then stated it takes about 8 weeks to get the parts and he would like to get them ordered so the overhaul can be completed before the fall and before winter visitors arrive. Councilmember McGoffin stated the City is paying a lot for treatment plant issues with Mr. Hamilton agreeing, stating projects were delayed due to the budget, adding this should have been done 5 years ago. Councilmember Boyle asked if this project was in the budget with Mr. Hamilton stating it was.

Councilmember Lambert then asked if it was in the current budget with Mr. Hamilton clarifying that the project would be completed and paid for in the upcoming fiscal year budget, again noting the lead time for part is 2 months.

Councilmember McGoffin moved to approve the purchase of Rebuild Parts for the Benson Wastewater Plant Sand Filter for \$20,445.77. Seconded by Councilmember Garner. Motion passed 7-0.

4. **Airport Update and Discussion**

City Manager Bill Stephens stated this item was placed on the agenda originally by Councilman David Lambert, adding Councilman Lambert originally requested an update on the airport regarding current projects and improvements for the airport. Mr. Stephens then stated the item was tabled at the May 8, 2017 meeting until the next Regularly Scheduled Council Meeting set for May 22; however, at that point, Councilman Lambert learned that our Airport Coordinator, Mr. David Thompson, who has much of the necessary information to share with Council, was not available. Mr. Stephens then stated therefore, at the Council meeting held on May 22, Councilman Lambert requested the item be tabled until June 26, which was approved by Council.

Airport Service Coordinator Dave Thompson stated with Public Works Director Brad Hamilton's support, the security gates are now operational, adding after a big lightning strike, the major control board was bad and had to be replaced. Mr. Thompson then stated the perimeter road, which is a dirt road all the way around inside the fence, is required by FAA for emergencies, and it was inoperable, but after having it graded, a 2-wheel vehicle can now drive it. Mr. Thompson continued speaking about other accomplishments such as having all the required FAA and TSA signage in place now, the field being mowed with the help of the County and inmates, noting the overrun areas have been cleared to meet FAA specs, the trees were cut down to meet FAA specs, the taxi and runway lights are all operational now, all field signs are operational, and they have relocated the AWOS system, which is the Airport Weather Observation System. Mr. Thompson stated this system transmits 24 hours a day continuously on radio frequency so incoming and outgoing pilots can hear the conditions on the field, the wind direction, temperature, density, altitude, etc. Mr. Thompson then stated the system was moved it to the electrical building, a new antennae was installed and it's working good, adding it now has about twice the radio coverage it used to have, and this was all done at almost no expense because the vendor installing lights and signage volunteered to move it the system. Mr. Thompson then continued stating the electrical building is now air-conditioned and he is working on putting in equipment that will allow gate and AWOS access via cell phone, which is a safety issue; also all traffic lines and tie down positions have been painted and numbered and lettered. Mr. Thompson then said the Council just approved a contract to build a new hangar on Row C, noting there is going to be 12 hangars in that building and 4 of them have already been rented even though the word just got put out unofficially. Mr. Thompson then stated the upcoming projects include crack sealing the asphalt in the next month with Mr. Hamilton stating the timing would be dependent on the contractor and Mr. Thompson stating that was extremely important, adding that the state requires that and a state inspection was recently completed, noting the airport did well. Mr. Thompson then stated the crack sealing is usually done at a great rate with Mr. Hamilton stating the State usually pays 90% and City pays 10%, but because of state budget shortfalls in aviation, the program was suspended until after 2020, so the City is actually doing it. Mr. Thompson then spoke about the airport access road, stating the last 6/10th of a mile should be paved in the next 3 months, and this is a very good

thing for all those involved with the airport. Mr. Thompson then added it was especially good for World View, who had an issue last week, brought out a lidar, adding a lidar is something that looks at the sky and slices the air into 100 foot segments, and gives a report of temperature, wind direction and wind speed every 100 ft., then continued stated they were taking the lidar off the truck, and when he asked them what it was worth, they told him it was worth about half a million dollars and that they were very worried on the last mile of Aviation Drive. Mr. Thompson then stated with the installation of the equipment giving access to the gate and AWOS, they will also be able to provide areawide wi-fi for the field at almost no additional cost, noting most pilots use electronic flight guides, which can be updated over wi-fi, and this is a really big deal and plus for pilots. Mr. Thompson then stated there are now video security cameras, and they are going to be on all the gates and field access, adding the equipment is there, he's just waiting for IT to get the wi-fi up and running. Mr. Thompson then stated what is really needed is a runway extension, noting Vigneto wants to bring Cessna 208's in, which are an 8-10 passenger aircraft, to bring engineers and surveyors back and forth from their head office to Benson. Mr. Thompson then noted that on hot days, this plane could not take off because the airport doesn't have a long enough runway. Mr. Thompson then continued stating the airport also needs an on-field FBO (Fixed-Base Operator) facility, adding they are still using the trailer that's there, and it's not great. Mr. Thompson then spoke about self-fueling, stating he did a survey around the state and about 56% do self-fueling, selling fuel 24 hours a day. Mr. Thompson then stated in Wickenburg they were previously fueling out of a truck only when the operator was there and they were selling about 800 to 900 gallons of gas and 2000 gallons of jet fuel a month, but when they went to self-fueling, they started selling over 800 gallons of gas a week and 18,000 gallons of jet fuel a month, noting a lot of jets come and go at night because they don't have the density altitude problem, so they come in at night, dump passengers and/or cargo, fuel up and move on while the air is cooler. Mr. Thompson then stated he knows installing the self-fueling service is expensive, but that there is a big return on it. Mr. Thompson then stated World View is to the point where Benson is their test center and they are coming here exclusively to do their launches, adding they are really considering moving their facility from Tucson to here, because they can't launch out of Tucson as easily due to there being too much activity in the morning when they want to launch, adding mornings at the Benson airport are usually clear.

Councilmember Lambert stated he asked for this to be on the agenda and he wanted to have the Council informed of what is happening at the airport and where it's going in the future, but he wanted to make sure the ASC could be here, since he's the main contact. Councilmember Lambert then stated he also wanted the Council to hear what the ASC has done, adding the ASC has done an excellent job.

Vice Mayor Konrad stated a few months ago when the ASC contract came up, he wanted to table it so he could talk to the City Manager before he voted on it, adding after he spoke to the City Manager, he was happy to vote for it. Vice Mayor Konrad then stated the results at the airport are amazing, adding just the paint alone is so visible, and the City is getting an amazing job for what we are paying; then thanked Mr. Thompson.

Councilmember Boyle stated he absolutely concurred.

Mayor King then stated before the Finance Director left, the Council was talking about self-fueling and noted the research is continuing on that subject, adding there are a lot of economic advantages to having it installed and he is excited about the possibilities. Mayor King then stated the ASC has moved the airport forward on a lot of aspects and thanked Mr. Thompson for what he is doing at the airport.

Mr. Thompson then spoke about self-fueling, stating right now the City is getting 6 cents a gallon and the average paid to City's on self-fueling is 77 cents per gallon. Mr. Thompson then stated most vendors have some sort of program where they will put in the equipment and will charge back 50% of the profits, that are then applied toward the purchase of the equipment, noting that is how Wickenburg had their installed. Mr. Thompson then stated it took Wickenburg 6 years to pay it off, nothing they were making about 40 cents a gallon for 6 years, but now that the equipment is paid off, they are making 76 to 80 cents a gallon, so it's a good investment.

Mayor King stated he had been doing some research, and the other part is that is the future of the airport and the City, adding the airport is being looked at a lot, and he thinks the airport is going to grow, not only because of the ASC's accomplishments, but because there is interest being brought in. Mayor King then stated he looks forward to seeing the airport being very active in the next few years.

Councilmember Lambert then spoke about the need for another runway, a cross runway, noting sometimes there are cross winds with Mr. Thompson stating there is actually an aviation class for that called crosswind landings. Mr. Thompson then stated around the country on any old military runway, such as Douglas, there are 3 runways in a triangle, so pilots can land in any wind, but noted he didn't know if there would be enough room for that at the airport. Mr. Hamilton then stated the airport master plan pointed out an extension would be parallel, not across. Mr. Thompson then stated Councilmember Lambert was right, adding this afternoon, the wind was blowing 20 mph out at 300 degrees, which is right across the runway with Councilmember Lambert stating he knew it was and he's flown in and out several times and the lighter the aircraft, the harder it is.

Mayor King stated at the retreat, there was a comment about getting with the Governor regarding opening up some state land to be able to help with the extension, adding Mr. Stephens and Mr. Hamilton are going to push for that meeting and he can't wait to meet with the Governor for this. Mayor King then stated he was going to push Mr. Stephens on this with Mr. Stephens stating it was fine as he has spent 37 years talking about airports.

DEPARTMENT REPORTS: No comments from Council.

ADJOURNMENT:

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

Toney D. King, Sr., Mayor

ATTEST:

Vicki L. Vivian, CMC, City Clerk