

Minutes of a Regular Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, July 25, 2006

A Regular meeting of the Common Council of the Town of Clarkdale was held on Tuesday, July 25, 2006 at 6:00 p.m. in the Yavapai College, Community Room M137, 601 Black Hills Drive, Clarkdale Arizona.

Town Council:

Mayor	Doug Von Gausig
Vice Mayor	Jerry Wiley
Councilmember	Frank Sa
	Patricia Williams
	Curtiss Bohall

Town Staff:

Comm. Dev. Director/ Acting Town Manager	Sherry Bailey
Public Works Director	Steven Burroughs
Finance Director	Carlton Woodruff
Ass't to the Town Manager	Janet Perry
Fire Chief	Jerry Doerksen
Police Chief	Pat Haynie
Admin. Services Director	Joyce Driscoll

AGENDA ITEM: CALL TO ORDER - Mayor Von Gausig called the meeting to order at 6:04 p.m. and noted that all Council members were present.

AGENDA ITEM: PUBLIC COMMENT -

Ellie congratulated Assistant to the Town Manager Perry for the award from the governor's office for the water company purchase.

AGENDA ITEM: CONSENT AGENDA - The consent agenda portions of the agenda is a means of expediting routine matters that must be acted on by the Council. All items are approved with one motion. Any items may be removed for discussion at the request of any Council Member.

Vice Mayor Wiley pulled Item D. Councilmember Sa moved to approve Items A, B and C. Councilmember Bohall seconded and the motion passed unanimously.

Item D - Community Development Director Bailey stated this is an amendment to the development

agreement increasing the number of Mountain Gate units that could be on the Town's water supply. It was capped at twelve prior to the Mountain Gate well going online. The Mountain Gate water system was due to go on line in October, however it won't be ready. All else is in place and the land owners are ready to transfer the land to the town. Staff is agreeable with 50 units being build before the well is on line. Mountain Gate is requesting 240.

Brian Nicoll, representing Mountain Gate, stated they selected an Ohio company for arsenic treatment of the water. They met with Public Works Director Burroughs and the company representative. The tanks are on the way and they have to work out a few technical items. They would like 240 connections and noted the well supply is good. They have pumped chlorinated water into the tank, which has 300,000 to 400,000 gallons in it now.

Public Works Director Burroughs stated he agrees with 240 homes being connected before the arsenic treatment is in.

Vice Mayor Wiley moved to approve the amendment to the Development for Mountain Gate Subdivision, changing '50' on 16A.1a (page 3) to be '240'. Councilmember Williams seconded and the motion passed unanimously.

- A. Municipal Property Corporation Appointment** - Approval of a resolution appointing Janice Benatz and Kerrie Bluff to terms on the Municipal Property Corporation Board of Directors.
- B. FEMA FLOOD INSURANCE MAP FOR YAVAPAI COUNTY** - Approval of a Resolution pertaining to the national flood insurance program, declaring as a Public Record those certain documents known as the "FEMA Flood Insurance Rate Map for Yavapai County date June 6, 2001" the "FEMA Flood Insurance Study" and the "Flood Damage Prevention Ordinance for Yavapai County dated March 19, 2001".

C. FEMA FLOOD INSURANCE - Approval of an ordinance making changes to Article 13-3 of the Town Code adopting by reference known as the "FEMA Flood Insurance Rate Map for Yavapai County date June 6, 2001" the "FEMA Flood Insurance Study" and The "Flood Damage Prevention Ordinance for Yavapai County dated March 19, 2001" designating a flood plain manager and setting penalties.

D. MOUNTAIN GATE - Amendment to Subdivision Agreement -Approval of an amendment to the Development Agreement for Mountain Gate Subdivision regarding arsenic.

AGENDA ITEM: SCHEDULING OF FACILITIES

- Discussion and possible direction to staff regarding scheduling and reservations of town facilities.

Town Clerk Driscoll stated staff needs direction on how the council would like the buildings scheduled. She noted how scheduling is currently done and the challenges associated with scheduling, especially the Clark Memorial Clubhouse Auditorium on weekends. One option is to keep it as it is, but change the submittal date.

Discussion included the following issues:

- 1) Possibility of making the due date for proposed schedules earlier.
- 2) Possibility of scheduling on a first come, first served basis.
- 3) The need for scheduling to be done at least twelve months in advance.

It was noted that the theater group, one of the users of the facility, is now called Verde Valley Theater, hereafter VVT, not Old Town Players.

Pat Williams, the coordinator for the Town's Heritage Dances, which also uses the Auditorium, stated she was originally told that Verde Valley Theater would have to work around the dances. The band scheduling has a one year lead time. There has been conflict in the times and usage. For the 2007 schedule the February dance was canceled and now there are two dances in March.

Without objection, Mayor Von Gausig opened public comment.

Robyn Prud'homme-Bauer stated she is on the Verde Valley Theater Board of Directors. She stated the Verde Valley Theater is a major user of this facility, which is unusable three months a year. Some discussion should be bigger on the issue of the facility and being able to use the building all year. It takes seven weeks to put on a play with volunteers. She stated they have been meeting the contract. Nothing has been nailed into the floor. The scheduling is a nightmare. They sent the 2007/2008 schedule to the town. The November date is the biggest issue and it was changed so it won't happen again. They came to Clarkdale for a home and Clarkdale reached out to them. Businesses have also benefited. She stated that the council needs to discuss how to use the building more effectively. It needs to be used. It was built as a social hall. There is not adequate storage. It needs to be upgraded because it is a special building. The building is unusable and is becoming more unusable. VVT wants to stay and they want to work with the dances. They need scheduling 12 months in advance because they plan a season at a time. They need the schedule cast in stone because they need to find directors and do promotion. When they were looking for a home, they looked at several places and were encouraged by Clarkdale.

Pat Williams stated it is best if the auditorium is cleared on Friday morning. A Saturday dance set up requires VVT to move out in the morning and the town crew to come in on Saturday to set up the dance.

Ellie Bauer Stated that the problems seem to be the set-up of the dances. She suggested that VVT put together a volunteer group to set-up and take down dances. She stated that she feels the whole building should be put in the hands of a non-profit who handles the scheduling.

Edgar Ball, President of VVT (Verde Valley Theater) stated that the contract stipulates that VVT performances are a town function. There were in Clarkdale as a Parks and Recreation program, thus a

town function. That is where they have been operating from. They created schedules not with conflict with dances. They submitted this year's season last year and have done that every year one year in advance. But every year there is a conflict.

Pat Williams stated she submitted the dance schedule one to two years in advance. The dates are on the town website, in the town newsletter and on flyers.

Discussion included the following:

- 1) Both parties have had to change dates.
- 2) The dances benefit the Heritage Conservancy Board and the Clarkdale Heritage Center.
- 3) The dances contribute \$1200 to the town per year.
- 4) The town and citizens are served primarily by town functions. Others should use it after the town.
- 5) When town functions are set, have the parties solve any conflicts among themselves.

The direction to Staff was that Town events are to be given priority in scheduling. If VVT and the Heritage Dances want to compromise or change dates to accommodate each other, they are to bring any changes they agree upon to the Town Staff.

AGENDA ITEM: VERDE VALLEY THEATER – Discussion and possible action on an agreement with Verde Valley Theater for use of Town facilities.

Town Clerk Driscoll gave the following staff report:

“The Town of Clarkdale first contracted with Old Town Players (OTP) on November, 2003, for a term ending December 31, 2004. This contract was prior to the organization becoming a non-profit organization. In consideration for the use of the Clubhouse for rehearsals and productions, the first show of each production was made into a Gala Opening in which the Parks and Recreation Staff made all of the preparations and netted all the profits. This was very time-consuming for our one part-time Staff person.

In 2005 the contract changed. The Galas Openings were made a joint event and changed to Friday

nights (as opposed to a Thursday night). OTP and the Town split the proceeds. This arrangement has not been very satisfactory for either Town Staff or OTP. The partnership for the planning and staffing of the Galas was not very clear, and for Staff it required a significant amount of the Park and Recreation Coordinator's time for not very much profit.

The Parks and Recreation Commission discussed the arrangement at a meeting, in which a representative of OTP attended. It was noted that it is unusual for a Commission to be involved in a facilities use contract, but that it had evolved this way since the plays were originally held as a Parks and Recreation function. Although the Commission desires the continuation of a partnership with OTP, it was recognized that the current arrangement was not working. The Commission recommended that the Council approve a new contract wherein OTP pays the Town \$1 for each paid ticket for all performances except opening night events (a suggestion made by OTP) and that they hold one fundraiser or program with the Parks and Recreation Commission per year. The Commission made this recommendation recognizing that the funds collected would be credited to the general fund the same as any other facility reimbursement, whereas previously half of the funds raised from the Gala's went to the Parks and Recreation donation account. OTP estimates that the payment to the Town under the proposed contract would be about \$2,500.

As Staff negotiated with OTP in drafting the new contract, the wording regarding the partnership with the Parks and Recreation Commission was changed from requiring a joint event to be held, to stating OTP's intent to work with the Commission to hold an event. OTP felt that if something happened and an event wasn't held, or they and the Commission could not mutually agree to an event, they did not want to be in breach of the contract.

In addition to the use of the facility, the contract states that the Town will also:

- *Publicize plays on the website and newsletter*

- *Have tickets available for sale at Town Hall*
- *Distribute flyers and posters to employees, board and commission members and the council*
- *Have flyers available at Town Hall*
- *Make available chairs and tables for opening events (as we would for any other user of the facility)*

Staff is comfortable with these provisions.

Scheduling

The previous contract required the Town to give performance dates the same priority as town-sponsored events when considering scheduling. Rehearsals were scheduled around other bookings.

The proposed new contract includes a calendar which was drafted by the Town Clerk using the previously approved method above, except that OTP has requested that some of the rehearsals, especially those occurring the one weekend before the openings, be 'guaranteed' – not be "bumped" for paying events.

The calendar includes all performance dates, and some rehearsals dates. The draft contract specifies that rehearsal dates not shown on the calendar may be booked, however they will be "bumped" for paying rentals. Because the 'set' is put up at approximately the same time rehearsals start (approximately 4-6 weeks prior to an opening) the stage is actually rendered unusable by another party for longer than the period depicted on the calendar. Also, an art exhibit is set up the Wednesday prior to the opening dates and remains up throughout the production. This renders the auditorium unusable any time between opening night and closing night, however, this may not be a significant impact because there is not much demand for use of the auditorium during week days. These dates are also reflected on the calendar.

Also under "Scheduling" OTP and the Town have agreed to work together to have OTP and other users access the facility at the same time where feasible, i.e. allow OTP to rehearse while the set-up is being done for the Heritage Dances.

This Agreement also clarifies that OTP is not to be on the premises during unscheduled days and times.

Other Changes:

- *Number 14 and 15 under "Other Provisions/Rules For Use" have been added.*
- *The hourly cost for staff time under "Deposits" has been raised from \$15 to \$25 per hour. This will be a proposed change in all our future Reimbursement Agreements.*
- *Also added under "Deposits" if the OTP will reimburse the Town for damage that may occur resulting from OTP's use of the facility.*
- *Under "Other Provisions" a paragraph was added regarding damages or losses arising out of denial of access or cancellation. This will be a proposed change in all our future Reimbursement Agreements."*

There was discussion about the Town providing space in the newsletter, on the website, tickets at Town Hall, etc. and if this was appropriate. It was determined that most of these items would usually be done for any other event in Clarkdale that is not sponsored by the Town.

Vice Mayor Wiley noted that the Ladies Lounge carpet is not adequately protected during performance and that the carpet is going to get torn. Public Works Director Burroughs stated that he could work with VVT to find a more suitable solution.

It was clarified that VVT is a separate non-profit organization.

Robyn Prud'homme-Bauer stated that VVT wants to still have a connection to the town, but the Galas are not working as a partnership. She also mentioned that VVT would like the November production to end November 17th rather than one week earlier, however staff did not agree because this would require the Town Crew to set up a Heritage Dance on a Saturday. She stated that this schedule

only allows five weeks between plays. She noted that the contract was a good contract and the dates could be worked on. She talked about the possibility of being able to get the band for the dances off the dance floor (since the stage has the play set on it). She continued by commenting on the state of the storage area below the stage and suggested a joint Town/VVT clean-up day.

Councilmember Sa suggested that VVT work out the schedule with Pat Williams who does the dances, and then let Staff know what was worked out.

Mayor Von Gausig noted that at the regular rental rates, VVT would pay over \$10,000.

Mayor Von Gausig moved to approve the contract with the following changes:

- Under the “Scheduling of Facilities” paragraph of the agreement, “When scheduling TOWN facilities, the TOWN gives priority to TOWN sponsored events/meetings” was inserted and a sentence was changed to read “...and rehearsals on the dates shown in Exhibit A attached hereto will received priority over non-TOWN functions for scheduling.”
- Throughout the entire agreement, “Old Town Players” was changed to “Verde Valley Theater” and “OTP” was changed to “VVT”.

Councilmember Bohall seconded. The motion passed unanimously.

AGENDA ITEM: PUBLIC HEARING PRELIMINARY SUBDIVISION PLAT FOR SIENNA CANYON SUBDIVISION – A hearing to receive public comment on Sienna Canyon Preliminary Subdivision Plat.

There was discussion about the surfacing of pathways and pathways vs. sidewalks. There was clarification that maintenance of the proposed pathways would be the responsibility of the town.

Mayor Von Gausig read a letter submitted by *Andy Vircsik* for public comment, as follows:

“Mr. Mayor, members of the council, town staff, my name is Andy Vircsik and I live at 1569 Abbey Road North, in Clarkdale.

I apologize for not being here in person this evening: my work schedule would not allow it. Thank you for letting my comments be read during the Public Comment section.

I have several concerns about the preliminary plat of the Sienna Canyon subdivision. All of my comments tonight come from reading the minutes of the June 19, 2006 Planning Commission meeting, and my time spent both looking over the Preliminary Plat and at the actual site.

These concerns are listed in no particular order of importance:

- 1. Construction traffic needs to be limited to the new Deception Drive. Construction traffic must not be allowed to travel on Old Jerome Highway and Tavasci Lane.*
- 2. Minutes state that the commission would prefer not to have cement sidewalks, but use hardscape. I would like to remind the council of the many complaints the town has received over the years due to lack of sidewalks in the subdivisions of Black Hills One and Two. Residents there taking their daily walks must use the street, and are forced into the middle of the street to travel past a parked car.*
- 3. Allow enough space in the street for public parking and allow public parking to take place on the street.*
- 4. Street names are too similar: note the use of the name 'Deception' on three clearly separate street directions.*
- 5. I disagree with the commission's stipulation #3. The dedication of Peaks View Drive as a public street without improvements will cause as much trouble as Scenic Drive has caused in the past. After Scenic Drive was dedicated to the town in substandard condition, there were some members of the community – and council – that felt that the public at large should shoulder the burden of costs to improve the road. At no time now or any time in the future should the entire town be responsible for the costs to upgrade a road used by so few of the townspeople. I would encourage the council to refuse acceptance of Peaks View Drive as a public street and encourage the owners and users of this road to bring it up to town standard at their*

expense, after which time the town can accept the road for maintenance as a public right-of-way. I remind the council of how the residents using Bent River Road had done this very thing successfully in the past.

6. The unnamed wash that is adjacent and parallel to Peaks View Drive needs to be protected from development completely. Access to Peaks View Drive from the adjacent lots in the project should be prohibited. Stipulation #13 is weak and immeasurable.
7. Tavasci Road is an important ingress/egress throughout the subdivision. Please note that on the Preliminary Plat Tavasci Road ends in a 'stub out' leading to the property just west of the project, suggesting future development. Tavasci Road must be improved from the eastern border of the project to Old Jerome Hwy, brought to town standards, and offered to the Town as a public right-of-way.
8. stipulations #8 and #11, regarding dry sewer lines and septic system testing, does not go far enough to protect the adjacent property owner's wells; not to mention the water supply to the public utility. Forty-five septic systems lying above a water source indicates a need to prove that they will not contaminate the source. The project may need to be connected to the public sewer system from the outset.
9. Nowhere in the commissions' minutes is a comment from the commissioners regarding the source of the water needed for this subdivision. Will this project be required to produce its own well and dedicate it to the Town? Does the Town believe that it has sufficient sources to supply these 45 new homes?

As a final note, and possibly the most important comment that I have this evening, is that this 24-acre property has for untold numbers of years had the benefit of an agricultural permit. What this means to you and me is that the owners of this property have been able to skip paying the taxes on this property that you and I would have paid, simply by having a few cows graze on it. It should be noted that cattle have not been on this property for some time, even though the owners continue the permit.

Their total tax burden for 2005 for the entire 24+ acres was two dollars and thirty cents. The Town of Clarkdale

received 27 cents last year from the owners. The year before it was 33 cents.

In the last ten years I estimate that this 24 acre parcel has offered the Town of Clarkdale in the way of taxes the generous sum of THREE DOLLARS. We all should be so lucky.

My point is that this project is major in scope, may be just the beginning of development by the same owners on the adjacent properties, and deserves no special treatment or consideration from the council. If anything, I urge the council and staff to be overly protective of its needs and rights and require that this applicant finally 'step up to the plate' and give back to the Town of Clarkdale the improvements necessary to make this project one that you would be proud to endorse.

Thank you for your time.

Sincerely, Andy Vircsik"

Discussion included the following issues:

1. Fire Department Captain Volk requested that "Deception" be included in three of the road names and concern about these similar named streets.
2. Tavasci Road and the location of the stub out.
3. Road east end of development being improved all the way to Old Jerome Highway and the Town's authority to request this.
4. Clarification that the subdivision ordinance requires dry sewer lines. Discussion of closest sewer line.
5. Having more than one access, required for emergency purposes in the past.

AGENDA ITEM: PRELIMINARY SUBDIVISION PLAT FOR SIENNA CANYON SUBDIVISION - Discussion and possible action on Sienna Canyon Preliminary Subdivision Plat.

Terry Trollio, consultant for the applicant, presented the following information:

- 1) 24 acres zoned R1, 20 to be developed.

- 2) The topography, washes, circulation, site analysis, density distribution, flood plain area.
- 3) Single family.
- 4) Access to property, direct route to 89A, crossing over Deception Wash, dedication of Peaks View.
- 5) Open space, proposed one acre tracts + 30' average long north edge of Deception Wash.
- 6) Relative density, proposing 65% of allowable density.
- 7) Ratio of General Plan Open Space element.
- 8) Parkland to population and Growing Smarter.
- 9) 15% increase of open space in Clarkdale.
- 10) Community benefits.

Discussion that all of Tavasci Road should be paved by the developer, there is only an additional 150' section of Tavasci Road outside the subdivision which is currently unpaved.

Mark Belsoni, part of Clarkdale Land Company, state it sounds like the town wants sidewalks back. They were only changed because of the Planning Commission recommendation. He suggested that if they pave the additional 150', they would like to do pathways instead of the sidewalks.

The development agreed to use Deception Drive for construction traffic.

1. Clarification that the property was purchased from the Mongini family.
2. That the pathways hardscape standards requires 8' wide decomposed granite.

Mr. Trollio stated that to accommodate 8' width they won't have enough right-of-way. They may be able to fit 6' on Deception Drive. Sidewalks would only require 4'. Could accommodate 8' if on one side only. He noted that it already is in the recommended stipulation #9 of the Planning Commission to have the pathway on one side.

Mr. Belsoni stated that they do not want to be involved in the negotiating the additional right-of-way for the additional 150' to be paved.

Mr. Trollio stated it would be no problem improving additional 150', however they did not want their construction schedule to be changed because the right-of-way was not acquired in a timely manner.

Discussion also included:

1. The Planning Commission's stipulation that the subdivision is to comply with ADOT requirement for 89A access.
3. Peaks View Drive location and current fence location and portion to be dedicated.
4. Clarification not wanting to accept Peaks View Drive for maintenance.
5. 100 year flood plain pulling lot lines out of flood plain. Offering drainage easement and deed restriction and building envelopes out of the flood plain.

Dwain Weston, from the law office representing the developer, stated that having the lot lines go into the flood plain as they proposed results in homeowners paying taxes on that property, homeowners take care of the land, the Town can enforce the requirement that homeowners do not build on the drainage easement and the Town can have homeowner reimburse the enforcement action. The continuing homeowners association will oversee the enforcement of all the rules to be in the CC&Rs.

Discussion followed that in the past, the town has been definitive about not requiring those lot lines. If handling similar to past handling of lot lines, the developer might lose Lot 6.

Mayor Von Gausig stated that pulling the lot lines out of the flood plain is more effective than telling people to not go beyond a point. What is difference in value of lot that goes beyond the flood plain line vs. not?

Mr. Weston stated that if a clear distinction could be made, a line folks could not build beyond, that would solve the issue.

Mr. Belsoni asked if any other development happened in the town where similar easements have been dealt with like this.

Mayor Von Gausig responded yes, the Highlands.

Mr. Belsoni stated that if using that logic, they would lose the entire investment of Lot 6.

Mayor Von Gausig stated that the process in place now is different for planning. When something is build in the easement, staff has to go in, figure out something wrong is occurring and go about fixing it.

Mr. Belsoni stated that changes the value and enjoyment of the lot if the lot line does not go into the flood plain.

Discussion continued regarding the dedicated trail through the wash – 30’ wide for public, the grading ordinance, wells in area and that Yavapai County must approve the septics being installed and that the development would be served by Town water.

Councilmember Sa moved to approve the Preliminary Plat for Sienna Canyon with the following stipulations, as recommended by the Planning Commission:

1. During the Technical Review, Clarkdale Land Development Company shall provide construction drawings (in a recordable format to be specified by the Town of Clarkdale) which include the following off-site improvements:
 - a. Roadway improvements at the intersection of Deception Drive and Highway 89A shall be constructed per the requirements of the approved Traffic Impact Analysis and ADOT requirements.
 - b. Dedication of the collector road to be accomplished with the final plat.
 - c. Include the hydrants and corresponding flow rates.
2. Lots 1, 6, 7, 30, 31 and 45 shall have a drainage easement to the 100 year flood line. Their building envelopes shall be moved 10 feet back of the 100 year flood line. The drainage easement area is restricted to native vegetation. The drainage easement shall be identified on the

Final Plat and shall be deed restricted on Lots 1,6,7,30,31 and 45.

3. The existing ingress and egress easement along the south side of the subdivision [known as Peaks View Drive] shall be dedicated to the Town of Clarkdale for future street development.
4. The developer must submit for and obtain a 404 delineation from the U.S. Army Corps of Engineers.
5. Clarkdale Land Development Company be required to enter into a Subdivision Agreement which provides for a water line extension agreement and that stipulates the terms for the provision and release of assurances to cover the cost of improvements that are a part of the subdivision.
6. Phase II Drainage report that addresses issues of concern stated by Yavapai County Environmental Services’ Floodplain Unit Manager, Jeff Low.
7. The applicant will make every effort to use non-potable water during construction if available from Clarkdale or Cottonwood.
8. As required by the Town of Clarkdale Subdivision Ordinance, install a dry sewer main line system which will be available to be connected when the sewer main line is close enough for connection.
9. The collector roadway identified as “Deception Drive” on the Preliminary Plat that shall be constructed to Town of Clarkdale standards and dedicated to the Town will have a hard surfaced pathway on at least one side of the roadway.
10. The applicant shall provide proof of approval from Yavapai County Development Services Department for the use of septic systems or specifics for package plant usage for all parcels within the subdivision.
11. If sewage treatment is by septic systems, provide boring logs and percolation tests for 25% of the proposed lots. Also needed is the depth and ambient nitrate levels for groundwater for the project.
12. A geological report shall be submitted in compliance with A,A,C,R 18-9-A309-A8z providing loading calculations that demonstrate

that this subdivision is in compliance with the regulations.

13. The developer will minimize and affect to the two named washes.

14. The applicant will pave Tavasci Road from the east edge of the subdivision to the point where Tavasci Road is already paved contingent upon the Town obtaining a dedication of this portion of Tavasci Road within six months of the preliminary plat approval.

Councilmember Bohall seconded.

Discussion continued, regarding the additional improvements and timing of Tavasci Road. The developer stated that they would like to do the additional paving about same time as other paving, within one year. Engineering would also need to take place for additional right-of-way. The motion passed four to one, with councilmember Williams opposed.

AGENDA ITEM: WORKSESSION ON MOUNTAIN GATE TRAILS AND PARK AGREEMENT – Worksession and possible direction to staff regarding an agreement with Mountain Gate regarding the placement of parks and trails in the Mountain Gate Subdivision.

Discussion included the following issues:

1. The intent in the past was that a soccer field park was to be dedicated to the town.
2. Usage of the park.
3. That the trails in Mountain Gate will be open to the public.
4. Pros of having Mountain Gate own and maintain the parks.
5. Feeling that not dedicating the park would make Mountain Gate feel separate, not a part of the town.
6. Park size is five acres including clubhouse and parking lot.
7. The park site is out of 404 permit area.

8. The clubhouse building and parking lot will take up approximately one of the five acres.
9. Where would the funds come from to purchase a similar size site for a park?
10. Policy to water parks as much as possible with reclaimed water, developer use of reclaimed water in park and landscaping areas was never put in an agreement with Mountain Gate.
11. Effluent production created by the development vs. the volume of water needed to water parks and landscaping.
12. There is a lot of landscaping on Eleventh already irrigated with potable water that the town will be responsible to maintain in the future.
13. When negotiating regarding parks, the possibility of renegotiating that the maintenance of the landscaping on Eleventh Street would be done by the homeowners association.

There was council consensus to negotiate for effluent to the Eleventh Street landscaping and parks and extension of the effluent line to the cemetery.

AGENDA ITEM: WORKSESSION ON AN 89A CORRIDOR– Worksession and possible direction to staff regarding a proposed 89A Corridor Overlay District.

Discussion included the following issues:

1. Encourages pedestrian connections
2. Positive responses at public hearing.
3. Community Development Department met with some property owners who responded positively.
4. Height limitation is still 35’.

AGENDA ITEM: PUBLIC HEARING FY 2006-2007 FINAL BUDGET - A hearing to receive public input on the final budget for fiscal year 2006 – 2007.

No comment.

AGENDA ITEM: FUTURE AGENDA ITEMS -

Listing of items to be placed on a future council agenda.

None.

AGENDA ITEM: ADJOURNMENT - With no further business before the Council and without objection the meeting adjourned at 8:09 p.m.

APPROVE:

Doug Von Gausig, Mayor

ATTEST:

Joyce Driscoll, Town Clerk

SUBMIT:

Charlotte Hawken, Admin. Assistant