



**Friends of Carefree**, there was an Executive Session of the Town Council today at 3:30PM. The regular monthly Council meeting followed at 5PM.

### **Town Council Meeting, March 1, 2016 at 5:00PM**

The meeting Tuesday evening was a rather efficient one, lasting just about 1 hour.

**Items 1 - 7, Consent Agenda:** All items were related to routine town business (meeting minutes, bills, financial reports, event permits, etc.), approved 7 - 0.

**Item 8, Call to the Public:** Remy (could not hear her last name) lodged a complaint about her treatment at Town Hall. She said she was treated rudely when seeking information related to a garage sale. She recounted the events and her contacts with various staff. In the end, Councilman Farrar asked if she spoke with the town administrator and if she was satisfied with the outcome. She said she did speak with him and, no, she was not.

Jim Van Allen spoke next, thanking the staff for making the council information packet available on Friday. He said he had been told by the town clerk that making the packet available is done so as a courtesy. He stated that he wished it had been made a requirement in the town code. He went on to say it had traditionally been available on Fridays for the past 15 years until recently. Before concluding Jim explained his long-standing belief that zero-based budgeting is much better than the present method of starting with current year actual expenses and building on them. He hoped the town would adopt a zero-based budgeting philosophy.

**Item 9 Current Events:** None noted.

**Item 10, Open House Signs:** Since the time the moratorium on required permits was approved last year there have been no resident complaints regarding temporary Open House signs. Staff has requested a 90 day extension of that moratorium to facilitate the ordinance change which was the second part of this agenda item. With the first reading of the Ordinance change addressed, the council approved the 90 day extension, 7 - 0. The Mayor then thanked the Realtors for their cooperation.

**Item 11, Eastwood Subdivision Final Plat:** Staff reviewed the groundwork on the subdivision which was now pending council approval, and then briefly discussed the Final Plat which had been submitted. Councilwoman Price questioned wording in two sections of the material the council was being asked to approve; explanations followed from the town administrator.

John Traynor requested to speak. I asked two questions. The first related to the home density within the subdivision. Several prior public meetings led one to believe that although the recently revised zoning would permit higher density (up to 7 homes per acre, I believe) within the subdivision, the plan was for 4 homes per acre. The

Final plat clearly shows the total buildable area to be 5.3 acres; yet 39 homes are planned yielding an actual density of 8 homes per acre. I was advised by staff that estimated lot density is based on gross land area within a subdivision, in this case 9.5 acres. I responded that the visual perception of 4 homes per acre vs. 8 homes per acre would be quite different from what we were led to believe.

The 2<sup>nd</sup> question related to build plans. I asked if the 39 homes would be built as 'spec' homes (pre-sale units) or would they be constructed based on actual lot sales. The Mayor asked the builder if he would like to address that question. Jeff King (Keystone VP & General Manager) responded that they might put up 4 to 6 units as spec homes, which could be sold to anyone wishing immediate occupancy, but the remainder would be based on lot sales. When asked when the project would begin, Jeff responded that they were essentially ready to go, pending approvals from Liberty/Black Mountain Sewer. Council approved the Eastwood Final Plat, 7 - 0.

**Item 12, Town Staff Retirement Plan:** The resolution to amend, restate, and authorize the town clerk to execute the documents required by the IRS was approved, 7 - 0.

**Item 13, Amending Town Code, Chapters 2, 3, and 4:** This was the 2<sup>nd</sup> reading of the chapters in question. Councilwoman Price requested additional wording be added to section 2.1.11 dealing with Code of Conduct sanctions. She read her prepared wording which the town attorney found agreeable. No copies were in the packet, but the wording seemed to provide for appeals or mediation in cases of verifiable complaints. This appears to be covered in the Code of Conduct document itself, but the Council agreed to the additional wording and went on to approve the Amendments to Chapters 2, 3, and 4, by a vote of 7 - 0.

**Item 14, Code of Conduct for Elected & Appointed Officials:** There was no further discussion on the Code of Conduct which was quickly adopted by a vote of 7 - 0.

**Item 15, Contract for Installation of 26 Additional Town Lamps:** There were approximately 7 bids reviewed by the town ranging from \$115,000 to \$58,000. The low bidder was selected after examination of his Registrar of Contractors file, references, and satisfying bonding requirements. Councilman Orrico asked why there was such a big difference between the high and low bids. Councilman Miller said that the bids were spread throughout that range and we caught this contractor at just the right time in his work scheduling. The installation cost per lamp will be about \$2,300. Councilman Farrar asked how that compared to the last time additional lamps were installed. Councilman Miller didn't recall the exact number but said it was above \$3,000 when 7 additional lamps were installed just over 3 years ago.

John Traynor requested to speak. I asked for clarification on the bonding issue. When I examined the contractor's Registrar file I noted that the business is located in Payson and that his existing bond of \$2,500 seemed low for a project in the \$60,000 range. Councilman Miller had mentioned bonding earlier in the discussion so he

clarified that the contractor agreed to a performance bond which would cover the total project cost.

Work can begin later in in March. The Council approved \$58,456 (+ 5% contingency) by a vote of 7 - 0.

**Item 16, Town Council Updates:** There was nothing major. When the Mayor said we can remove Council Chambers from the list, Councilwoman Price asked what he meant. The Mayor said “we bought 33 Easy Street.” She followed up with the town’s lease expires soon and 33 Easy Street is unavailable [after being leased to Ed Lewis.] The Mayor asked Gary Neiss to provide and update on temporary space.

The indication is that an arrangement with the Lutheran Retreat Center either has been or is nearly complete. The rental rate will be low or free. The only fly in to ointment is that they may need the space during their busy times, so the fire station will be the backup location. The current town lease for the Chambers (etc.) expires in July.

**Item 17, Adjournment:** The meeting was adjourned at approximately 5:56PM.

Respectfully submitted by Jim Van Allen and John Traynor

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