



Friends of Carefree, once again there were two meetings of the Town Council on August 4th. The first was a Special Meeting to enter Executive Session [private] followed by the usual public monthly meeting.

Special Town Council Meeting, August 4, 2015, 3:00PM

Item 1, Enter Executive Session. The Council entered Executive Session.

Item 2, Adjournment: At this time, no information is available.

Town Council Meeting, August 4, 2015, 5:00PM

Items 1 – 6, Consent Agenda: All 6 items were related to routine town business (meeting minutes, bills, financial reports, a liquor license, and event permits). Councilman Miller requested that Item #4 be withheld for discussion. Remaining items were approved 7 – 0. Councilman Miller asked the Town Administrator to review the cash receipts and disbursements reports for June. There was also a typo in the Special Events Revenue line item. After discussion, Item 4 was approved 7 – 0.

Item 7, Call to the Public: Kim Prince spoke regarding Town Marketing. She was very pleased with the revitalized marketing efforts and glad to be back in the fold.

Item 8, Current Events: None noted.

Item 9, Presentation by Ed Lewis regarding the revised Easy Street Project: Following an often light-hearted and well received presentation by Mr. Lewis, the council approved a resolution authorizing the mayor to execute the Easy Street South CUP Development Agreement, by a vote of 7 – 0.

The revised plan calls for construction of 49 luxury condo units, with an *average* size of 2,900sf, within the south parcel (previously used for Festival vendor parking). The estimated start date is May-June 2016. A sales center, with a “modern” model kitchen is planned in the next 5 or 6 months. The 3 level project will provide a ‘resort-like’ environment and is expected to bring \$990,000 in construction and sales tax revenue to Carefree. More can be seen by visiting the project website which was just launched, at www.EasyStreetCarefree.com. A restaurant pad will be prepared but no restaurant is currently planned.

Item 10, 33 Easy Street Building/Property purchase: After discussion, the Council authorized the mayor to proceed with the purchase of the property, by a vote of 7 – 0. The 3,700sf 2-story building is intended to replace the current Town leased space in the Post Office building. That lease will now expire in July of 2016. There is currently

a paying tenant in the new building, leasing the top floor of 1,000sf. That revenue will flow to the town after closing to help offset the mortgage. Attractive, no pre-payment penalty financing, for up to 100% of value (\$407,400) is available. The town is currently evaluating the best approach to that financing, and may close on the property in the next 30 days following inspections and title work. Minimal renovation costs are anticipated since the building is relatively new (2000).

Item 11, Town Marketing Presentation: Gina Kaegi, Marketing and Communications Director for Carefree, made a well-received presentation. She indicated the town will unveil a new logo (Hummingbird and all!) and a new website which will soft-launch around 8/14. In addition to a more robust Print media campaign, with local papers and publications, she outlined a larger presence in the Digital media world of Facebook and other facilities. She outlined the town's plans for special events (over 30 on the books so far), including a Pumpkin festival of sorts, dubbed The Enchanted Pumpkin Gardens, featuring the renowned work of Ray Villafane in the fall (10/16 - 10/31). She also mentioned planning a big Splash for the opening of the Splash Pad which will target mom's, kids, and families from all over. Also mentioned was coordination of events with Kiwanis, the Carefree Chamber of Commerce, and CCUSD.

Item 12, Attorney to represent the Town of Carefree in the Liberty Utilities rate case pending before the ACC: The appointment of Scott Wakefield of Ridenour Hinton, P.L.L.C, was approved, 7 - 0. Mr. Wakefield, an expert in this field, will represent the Town as an "Intervening Party" in the pending Liberty/BMSC rate case which had been filed with the Arizona Corporation Commission.

Item 13, Change of the Town's primary Bank: The council approved, 7 - 0, the change from BMO/Harris to National Bank of Arizona.

Item 14, Dust Control Ordinance changes: The changes apply to the Carefree Zoning Ordinance, Town Code, and Subdivision Ordinance. The text amendments address dust control measures in three areas: unpaved areas, leaf blowers, and fireplace emissions. Most homeowners may be affected. Enforcement will be complaint driven. It was noted that the Carefree/Cave Creek Cemetery will only need attention if/when it is expanded.

We will make a copy of the Town provided Summary on our website. You are encouraged to read the summary since almost every homeowner may be impacted by the changes. For specific details you should consult the Town Code and related Ordinances directly.

Item 15, Town Council updates: None noted.

Item 16, Adjournment: The meeting was adjourned at approximately 6:20PM.

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Respectfully submitted by Jim Van Allen and John Traynor

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