

MINUTES OF THE WOODLAND LAKE PARK ACQUISITION TASK FORCE COMMITTEE MEETING HELD AT 10:00 A.M. ON SEPTEMBER 17, 2009, IN THE TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS.

COMMITTEE MEMBERS PRESENT:

Councilwoman Leslee Wessel, L. Kelly Udall, John Jarchow, Sue Sitko, Tom Jernigan, and Beverly Stepp.

TOWN STAFF PRESENT:

John Vuolo, Parks and Recreation Director; and Susan Marie Stein, Deputy Town Clerk.

Kelly Udall called the meeting to order at 10:00 a.m.

Item No. 1, Welcome and Introductions:

Kelly Udall welcomed everyone in attendance. He said Chairman Dodd was out-of-town and would attend the Council meeting tonight via teleconference.

Item No. 2, Approval of August 20, 2009 Meeting Minutes:

JOHN JARCHOW MOVED TO APPROVE THE MINUTES OF THE AUGUST 20, 2009 MEETING WITH PAGE TWO, LINE 10, to read "...not at immediate risk.", and PAGE THREE, LINE 23, to read, "...will take at least a year to complete the NEPA." BEVERLY STEPP SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

Item No. 3, Confirmation of "New" Task Force Membership/Representation:

JOHN JARCHOW MOVED TO APPROVE THE "NEW" TASK FORCE MEMBERSHIP/REPRESENTATION OF LESLEE WESSEL, DIANA BUTLER, BARBARA TEAGUE, AND CARMEN GALLUS. BEVERLY STEPP SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

Item No. 4, Town Council Resolution on pursuit of a short-term strategy for the concurrent acquisition of three Woodland Lake Park parcels:

Mr. Jarchow asked if the resolution could be changed between now and the Council meeting tonight. Councilwoman Wessel responded it could not be changed now but could be changed at the meeting. She asked if this was urgent and asked what the downfall would be if it is not approved tonight. Mr. Udall said Chairman Dodd wanted to move the process forward and to show some progress. Mr. Jarchow said as more time goes by, the less valid the appraisal would become.

Mr. Udall summarized the contents of the proposed resolution. He stated the NEPA study and funding strategies are also discussed in the document. He stated the resolution outlines the Town Council's commitment to purchase the 98-acre development by adopting an ordinance. He said

an ordinance would follow the NEPA study, and an improvement in the economy. Ms. Stepp questioned why the 2008 economy was used as a comparison. Mr. Udall said it ties into the year the feasibility study was done. He added the proposed ordinance would increase sales tax by 0.3% to 0.4%, and said another funding mechanism would be an extension of the existing restaurant and bar tax. He said the second resolve is the Council's commitment to a public-private partnership in the 100-acre Walnut Creek Node. He stated the third resolve re-affirms the Council's support of Congressional activities, which would allow the School to purchase land under ELGA. He said the fourth resolve is the Council's commitment to move ahead with the NEPA assessment and to continue to pursue strategies for the remaining acreage.

Ms. Stepp said businesses thought this tax would be immediate, but said she explained to them that it would be enacted in 2013. Mr. Udall reminded the Committee that a resolution is a "position," and said it does not bind the Council. He added the resolution does not make a tax increase imminent. Tom Jernigan said this means the tax has no direct bearing on business income. Ms. Stepp commented their customers would go to another community. Mr. Jernigan said that is unlikely. Councilwoman Wessel asked if businesses were concerned about the tax continuing in 2013. Ms. Stepp said they were concerned about an imminent tax. Mr. Jarchow said \$90.00 per year was a top amount from the survey, and said it equates to \$7.50 per month of gas expense. He added it is not economically viable to travel outside the community to pay lower taxes.

Sue Stiko said the general thought is, "Does the Town want to do this?" Ms. Stepp agreed the Town does want to do this, and said community members believe it is an asset. Councilwoman Wessel said she is not convinced the Town is able to generate enough money to buy the Park. She stated if they cannot, they are spending dollars that do not make sense. She said she would feel more comfortable with a property tax of \$90.00 dedicated to this purpose. Mr. Jarchow said he hopes Ms. Sitko is successful in getting a Recreation District passed. Mr. Jarchow said they need an equitable way to have people using the Park fund it. Councilwoman Wessel said they cannot bind future Councils, except for bonding. Mr. Udall said the resolution is careful to stress the reality of the economy, and said the Town has not yet seen the bottom. He added revenues have been down substantially this year, as well as last year.

Mr. Jarchow said the Committee was assembled by the Town Council and said failure to enact the resolution tonight would mean there is no direction. He said it is strong from the point that it gives direction. He added the Council needs to take a position. Councilwoman Wessel said she does not want to give false hope. Ms. Stepp agreed the Town's people need something that shows the different avenues, and said everyone wants Woodland Lake Park.

Mr. Udall said a Task Force Committee Member is needed to present the resolution to the Town Council. He stated a broad presentation, about three minutes long, would assist the Council. Mr. Jarchow said it needs to communicate to the Town a sense of direction. Mr. Udall suggested an emphasis on the strategy be included in the presentation. Mr. Jarchow said a tremendous amount of time has gone into this effort. It was agreed that Mr. Jarchow, along with Ms. Sitko, would make the presentation.

Mr. Udall said both the resolution and strategies have been well crafted. Ms. Sitko said they will continue to track Congresswoman Kirkpatrick's activities and start the NEPA process. She said part of the future strategy would be to assist the consultant in the NEPA process. Mr. Jarchow

said this is a formal action to allow the Town to work with developers because there is something approved by the Council. Mr. Udall said they are moving forward and meeting with developers.

Item No. 5, National Environmental Policy Act environmental analysis status:

Mr. Jernigan asked if the NEPA will be an environmental analysis or an assessment. Mr. Udall said they are not sure at this point. He said they will use the RFQ process to hire a consultant and said the study will hopefully begin in January. Mr. Udall said it will be bid out throughout the process.

Item No. 6, Next Meeting Date and Agenda Items:

The Committee established the next meeting date of Thursday, October 15, at 10:00 a.m. Ms. Sitko said she will be out-of-town, but said she would be available to call into the meeting.

The meeting was adjourned at 10:50 p.m.

Dated this 29th day of September 2009.

WOODLAND LAKE PARK ACQUISITION TASK FORCE COMMITTEE

/s/ L. KELLY UDALL