

**AGENDA OF THE
SUMMERFIELD TOWN COUNCIL
SPECIAL CALL MEETING
SUMMERFIELD COMMUNITY CENTER**

August 23, 2007

6:30 PM

- 1. CALL TO ORDER**
- 2. INTRODUCTIONS**
- 3. CONSENT AGENDA:
A. MEETING AGENDA**
- 4. DISCUSSION OF 5200 HWY 220 NORTH (ALLEN MARSHALL
PROPERTY)**
- 5. CONTINUED DISCUSSION OF CENSUS 2010 LUCA ADDRESS UPDATE
OPTIONS**
- 6. FURTHER DISCUSSION OF COUNCIL-MANAGER FORM OF
GOVERNMENT NOTICE OF INTENT (IF NEEDED PER TOWN
ATTORNEY)**
- 7. ADJOURN**

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SPECIAL CALL MEETING
SUMMERFIELD COMMUNITY CENTER
AUGUST 23, 2007
6:30 P.M.**

NOTE: The official minutes are a CD recording of the meeting. The following is a summary of the events of the meeting.

The meeting was called to order at 6:31 pm by Mark Brown.

INTRODUCTIONS:

Council:

Mark Brown, Mayor
Dena Barnes, Pro Tem
Carolyn Collins
Becky Strickland
Bob Williams
John Wray

Staff:

Michael Brandt, Town Administrator
Dana Luther, Finance Officer
Torin Fury, for William Hill, Town Attorney
Valarie Halvorsen, Town Clerk

CONSENT AGENDA:

Brown asked Fury if there was any new information or any discussion needed about the Council-Manager form of government. Fury replied there was no new information at this time. Brown suggested striking item #6 Further Discussion of Council-Manager Form of Government Notice of Intent from the Agenda.

A motion was made by Barnes to approve the Consent Agenda as amended. The motion was seconded by Collins, and carried unanimously.

DISCUSSION OF 5200 HWY 220 NORTH (ALLEN MARSHALL PROPERTY)

Brandt discussed various reports and tests that have been conducted at the property site. As to the home inspection, the problems found are minor and include water damage, exposed wiring, and the age of the heat pump. The estimated repair costs are between \$10,000 and \$20,000, depending upon what the structure is used for. Possible uses include offices, rental property, or a caretaker home. Other use options are a fire department training facility, or putting it on the market for sale and removal from the site.

Brandt spoke of other reports and tests including the property survey, soils report, Phase I environmental study, site layouts, and transportation issues.

Brandt stated the first 60 day window closes on the 28th, and he recommends additional testing (Phase II environmental testing) if council wishes to pursue the property purchase. He contacted ECS who stated this testing could take 6-7 weeks and cost about \$5,000 to \$7,000. The Marshall's have offered a First Amendment to the contract to allow the town to conduct the Phase II environmental, and if the testing cost is less than the \$5,000 60 day extension installment payment, the town will pay the difference to the Marshall family, if it is more, the town will absorb the additional cost.

Brown asked Doug Canavello to share his thoughts on the environmental issues, as he works in the field and has knowledge of the situation.

Canavello stated "this is pretty standard stuff", that there is nothing really concerning him about the environmental issues. As to the residential oil tank, if it does turn out to be a problem there is a trust fund available to take care of that. As to the possible contamination from Gas Town, if the well is located on the other side of the creek, it will be "hydro geologically segregated", which will protect the well, that if there is any contamination, it is the responsibility of Gas Town to correct. The fill material (construction debris) issue is one that affects the majority of properties, though it would be in the town's best interest to look into it further.

Chuck Winfree, attorney for Mr. Marshall, addressed the construction debris, stating to his and Mr. Marshall's knowledge, per the agreement his mother had signed and their visual inspection, only stumps and dirt were dumped on the property. As to the acreage variance, the contract allows for a price adjustment.

Williams asked if Mr. Greco laid out the ball fields. Brandt responded yes, based on our specs. Williams stated things other than fit needed to be taken into account, such as sun position. Brandt replied Mr. Greco was enlisted to provide more information about the site. Wray stated location of wells and septic fields will also have to be looked at before finalizing field set up.

After some discussion, Strickland recommended going forward with testing for all three issues: possible contamination from Gas Town, residential oil, and landfill testing. Collins and Brown agreed. Canavello suggested not testing for the Gas Town contamination, as he feels it will have little impact. Brandt agreed.

Wray made a motion to move forward with Phase II environmental studies of residential oil and the landfill issues. The motion was seconded by Strickland. Williams asked Fury if he could vote on this, as he could not vote on acquiring the site. Fury stated he could vote. The motion was carried unanimously.

Strickland made a motion to approve the First Amendment to the contract. The motion was seconded by Barnes and carried unanimously.

CONTINUED DISCUSSION OF CENSUS 2010 LUCA ADDRESS UPDATE OPTIONS

Brandt stated the main difference between options 2 and 3 is with option 3 we would only receive block counts and with option 2 we would receive address lists that we may add to, but there is no penalty if we do not add to the list. In other words, option 2 provides the town with an opportunity to act, but we do not have to take any action.

Barnes asked if there was any cost to the town. Brandt responded the only cost would be staff time. Strickland spoke of information she had retrieved from the internet from the census director that discussed the cost of the census and its accuracy. She says it looks as though we are already paying for this with our tax dollars and it would be a duplication of services and taxes for Summerfield staff to spend time and money on census participation. She says there is not an issue of undercounting based on the figures she has. Brown said he tends to agree, that we don't have the manpower of staff time. Barnes stated with option 2, we don't have to act, but at least the option is there and we will at least have a list to look at. Strickland asked about the cost of the training. Brandt replied there is no cost. Barnes recommended option 2. Williams agreed with Barnes, that we should have the option, whether it is exercised or not. Wray stated if there is no cost there should be no problem. Strickland reiterated that it will cost staff time. Collins asked about the length of the training and Brandt replied an afternoon. Strickland stated the staff time will be in the list review after the census. Collins stated this is our only shot for the next 10 years.

Barnes made a motion to go with option 2, with no cost to the town except for staff time for an afternoon of training, with no obligation to review the list. Collins asked Brandt how long we would have to protest

the counts. Brandt said 120 days from receipt of the list. The motion was seconded by Williams and carried 4 to 1, with Strickland opposed.

Brown stated there were many things on the September agenda and recommended setting aside an additional meeting date in case it was necessary to carry the meeting over into another evening. By consensus, Council approved September 19th, 2007 as an additional meeting date if needed.

With no further business before the Town Council, a motion was made at 7:24 pm by Wray to adjourn. The motion was seconded by Barnes and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk