

**MINUTES  
PARADISE TOWN COUNCIL  
REGULAR MEETING - 6:00 P.M. – August 2, 2011**

The Regular Meeting of the Town Council of the Town of Paradise was called to order by Mayor White at 6:00 p.m. in the Council Chambers, Town Hall, 5555 Skyway, Paradise, California. Following the pledge of allegiance, the invocation was offered by Council Member DiDuca.

**COUNCIL MEMBERS PRESENT:** Steve "Woody" Culleton, Joe DiDuca, Scott Lotter, Tim Titus, and Alan White, Mayor.

**COUNCIL MEMBERS ABSENT:** None.

**STAFF PRESENT:** Town Clerk Gutierrez, Town Manager Rough, Town Attorney Moore, Assistant Town Manager Gill, Finance Director Will, Community Development Director Baker, Public Works Director/Town Engineer Schmidt and Police Chief Buzzard.

Loretta Griffin presented to the Town Council a framed copy of a comic strip that referenced the Town of Paradise, autographed by the author, Brian Crane.

**2. ITEMS DEFERRED FROM PREVIOUS MEETING**

None.

**3. CONSENT CALENDAR**

Council discussed items 3d, 3i, and 3j to clarify: (1) That police department property would be donated to the Butte College Law Enforcement Academy for training and would not be available to the general public; (2) To discuss the budget adjustment necessitated by State legislation that reallocated VLF general revenue from cities to fund the COPS grant and booking fees; and, (3) To discuss the increased TRAN financing needed to cover cash flow for the first six months of the fiscal year.

**Agenda Item 3a:** MOTION by Lotter, seconded by Culleton, approved Minutes of the June 28, 2011 Special Meeting and the July 5, 2011 Regular Meeting. Roll call vote was unanimous.

TC (MIN) [APPR]  
Minutes of 6/28/11  
Special & 7/5/11 Regular  
Meetings.

**Agenda Item 3b:** MOTION by Lotter, seconded by Culleton, approved Cash Disbursements Report in the amount of \$2,162,031.46. Roll call vote was unanimous.

TC (FIN) [APPR]  
Cash Disbursements  
Report in amount of  
\$2,162,031.46.  
(310-10-27)

**Agenda Item 3c:** MOTION by Lotter, seconded by Culleton, (1) Waived the second reading of entire Ordinance No. 521 and approve

TC (ORD) [INTRO] Ord  
No 521, Rezoning  
Certain Real Property

reading by title only; and, (2) Adopted Ordinance No. 521, An Ordinance Prezoning Certain Real Property Within the County of Butte and Within the Town of Paradise Sphere of Influence Consistent with the 1994 Paradise General Plan and Pursuant to Paradise Municipal Code Section 17.45.500, et. seq. (Town of Paradise; PL11-00116). The prezone affects a +/-59-acre property located immediately adjacent to and west of Skyway Crossroad, County of Butte, California, and is further identified as Assessor Parcel Number 017-090-097. Roll call vote was unanimous.

within Sphere of Influence. (540-16-90 & 750-85-05)

**Agenda Item 3d:** MOTION by Lotter, seconded by Culleton, adopted Resolution No. 11-27, A Resolution of the Town Council of the Town of Paradise Declaring Police Property Surplus and Authorizing Disposal Through a Donation. (The property includes expired ballistic vests, worn canvas equipment holders, worn or non-compatible radio holders and other equipment no longer authorized by the department.) Roll call vote was unanimous.

TC (RES) [ADOPT] Res No 11-27, Declaring Police Property Surplus. (380-10-03)

**Agenda Item 3e:** MOTION by Lotter, seconded by Culleton, adopted Resolution No. 11-28, A Resolution of the Town Council of the Town of Paradise Declaring Property Surplus and Authorizing Disposal Through an Auction. (The property consists of six town vehicles, one 10' plow, and one used dumper box.) Roll call vote was unanimous.

TC (RES) [ADOPT] Res No 11-27, Declaring Property Surplus. (Vehicles & Equipment) (380-10-03)

**Agenda Item 3f:** MOTION by Lotter, seconded by Culleton, approved the 2011/2012 Fiscal Year GIS maintenance agreement with the CSU, Chico Research Foundation in the amount of \$10,000.00 and authorized the Town Manager and Mayor to execute the agreement. Funds have been approved in the 2011/2012 Central Services Budget. Roll call vote was unanimous.

TC (AGT) [APPR] GIS Maintenance Agt with CSU Chico Research Foundation. (C06-22)

**Agenda Item 3g:** MOTION by Lotter, seconded by Culleton, adopted Resolution No. 11-29, "A Resolution Of The Town Council Of The Town Of Paradise Authorizing The Submittal Of An Application To The California State Department Of Housing And Community Development For Funding Under The CalHome Program; The Execution Of A Standard Agreement If Selected For Such Funding And Any Amendments Thereto; And Any Related Documents Necessary To Participate In The CalHome Program." (Would provide funding for first time homebuyer mortgage assistance and owner occupied rehabilitation programs). Roll call vote was unanimous.

TC (RES) [ADOPT] Res No 11-29, Application to CA State HCD for CalHome Funds. (710-10-76)

**Agenda Item 3h:** MOTION by Lotter, seconded by Culleton, adopted Resolution No. 11-30, a Resolution of the Town Council of

TC (RES) [ADOPT] Res No 11-30, Amended Salary Pay Plan for FY

Date: August 2, 2011

the Town of Paradise, California, Rescinding Resolution No. 11-19 and Adopting the Amended Salary Pay Plan for Town of Paradise Employees for the Fiscal Year 2011-2012. Roll call vote was unanimous. 2011/2012. (610-10-18)

**Agenda Item 3j:** MOTION by Lotter, seconded by Culleton, approved seven general fund budget adjustments that will result in an amended 2011/12 General Fund deficit of \$454,317 and an amended General Fund reserve of \$1,023,058. Roll call vote was unanimous.

TC (FIN) [APPR] Seven budget adjustments that affect the deficit & the General Fund reserve. (340-10-32)

**Agenda Item 3j:** MOTION by Lotter, seconded by Culleton, Acknowledged receipt of the 3<sup>rd</sup> Quarter Investment Report for the Fiscal year Ended June 30, 2011. Roll call vote was unanimous.

TC (FIN) [ACK] 3<sup>rd</sup> Quarter Investment Report for FY ended 6/30/2011. (360-30-05)

**Agenda Item 3k:** MOTION by Lotter, seconded by Culleton, adopted Resolution No. 11-31, A Resolution of the Town Council of the Town of Paradise Authorizing the Mayor and the Town Manager to Execute Documents for a Tax and Revenue Anticipation Note Through U. S. Bank (not to exceed \$3,000,000 for cash flow purposes, maturity will not exceed 10 months). Roll call vote was unanimous.

TC (RES) [ADOPT] TRAN through U.S. Bank not to exceed \$3,000,000. (350-40-11)

#### 4. PUBLIC HEARING PROCEDURE

Mayor White informed the public of the public hearing procedure.

#### 5. PUBLIC HEARINGS

Mayor White announced that the public hearing relating to a proposed ordinance restricting medical marijuana cultivation, processing, and distribution, has been cancelled.

Assistant Manager Gill reported to Council regarding the request of the Community Housing Improvement Program (CHIP) for issuance of bonds by the California Municipal Finance Authority (CMFA) to finance the acquisition, construction, improvement and equipping of a 36-unit multifamily rental apartment project known as the Paradise Community Village Phase 1 in the Town of Paradise ("the Project") and pay certain expenses incurred in connection with issuance of the Bonds. In order for the bonds to issue, the Town of Paradise needs to become a member of the CMFA through execution of a Joint Powers Agreement by a designated signatory of the Town and that the bonds issued will be the sole responsibility of the Borrower, the Community Housing Improvement Program (CHIP).

Mayor White opened the public hearing, required by Section 147(f) of the Internal Revenue Code of 1986 (Tax and Equity Fiscal Responsibility Act), to solicit public input on the issuance of the bonds or on the nature and location of the facilities proposed to be financed at 6:20 p.m.

Speaking in favor of the proposal: None.

Speaking against the proposal:

1. Denny Carlisle, spoke against the proposed \$5 million dollar expenditure, and stated that with all the financial troubles facing the nation, the State, and the Town, he thinks there should be a small level of guilt in spending anyone's money on a project that is non-essential.

Mayor White stated that the California Housing Improvement Program (CHIP) is a private, non-profit corporation that will be responsible for the paying back the monies.

2. Jim Harding, spoke against the proposal, stating that although the Town may not be responsible, the project would not happen without the Town's involvement, that the proposal is asking for \$5 million dollars which calculates out to \$140,000 per apartment, and that he thinks that not all the money could be going to the building.

Town Attorney Moore stated that federal law requires this public hearing in order for tax exempt bonds to issue, and that the Town will have no liability or financial obligation.

3. Loren Harvey, spoke against the proposal, expressing concern with the wastewater disposal for the 36 units.

Mayor White closed the public hearing at 6:25 p.m.

1. Mona Dmitrento, of the California Municipal Finance Authority, stated the project is a private placement, that the Town is approving the tax exemption, and that the tax law allows them to issue tax exempt loans that are privately placed, that the loan is pre-approved by the bank, and is converting what would have been a conventional loan at a reduced rate for CHIP.
2. Chris Zappatini, of CHIP, stated that CHIP had a market study done that demonstrated a need for affordable housing units in the community, that the rents would be 15% below market, that they

are targeting people with low and very low income (households with 30% to 60% of area median income, the majority of which are 50% and below), and that the rents would range from the low for a one-bedroom without utilities at \$278 a month to a high for a three-bedrooms at \$823.

**Agenda Item 5a: MOTION by Lotter, seconded by Culleton,** adopted Resolution No. 11-32, A Resolution Approving, Authorizing and Directing Execution of a Joint Exercise of Powers Agreement relating to the California Municipal Finance Authority and Approving The Issuance Of Revenue Bonds By The Authority For The Purpose Of Financing Or Refinancing The Acquisition, Construction And Improvement Of An Affordable Multifamily Rental Apartment Project For The Benefit Of A Limited Partnership To Be Formed By Community Housing Improvement Program, Incorporated. Ayes of Culleton, DiDuca, Lotter and Mayor White; no of Titus.

**TC (RES) [ADOPT]**  
Joint Powers Agt w/CA  
Municipal Finance  
Authority (CHIP –  
Affordable Housing –  
PCV Site) for issuance  
of revenue bonds for  
multifamily apartment  
project. (760-40-46)

The project site is a 2.52 acre parcel generally situated on the north side of Paloma Avenue approximately one eighth of one mile south of Buschmann Road and one eighth of one mile west of Clark Road in the Town of Paradise. All or a portion of the units will be occupied by persons or families of low or very low incomes and the facilities are to be operated by Community Housing Improvement Program, Inc. (CHIP). There will be no financial obligation from the Town.

Council concurred to move **agenda item 7d**, consideration of the Paradise Community Village Phase 1 development agreement, to this time on the agenda.

Assistant Town Manager Gill reported to Council that the proposed Phase 1 Development Agreement between the Paradise Youth Sports and Family Center (PCV), the Town of Paradise, the Paradise Recreation and Park District, and the Paradise Ridge Youth Soccer Club modifies direction given at the May 3, 2011, Council Meeting; that the Town will be receiving Lots 3 and 4 as security for loaning CDBG money to the Paradise Community Village who will in turn loan the money to the Community Housing Improvement Program (CHIP) for design and construction of a wastewater system for its affordable housing project; and, that CHIP would own and operate the wastewater treatment system, rather than the Town owning and operating the system, and the Town would release its security upon completion of the CHIP project.

Mayor White opened the matter for public comment.

1. Loren Harvey expressed concern about potential impacts of the development on police and fire services, and the potential smell of the wastewater treatment system.
2. Dave Ferrier, President of the Paradise Community Village Board and Executive Director of CHIP, stated that the PCV Board approved the development agreement, asked Council to approve agreement, and stated that they hope to begin work on the infrastructure within thirty days.

**Agenda Item 7d:** MOTION by Lotter, seconded by Culleton, authorized the Mayor to sign the Paradise Community Village Phase 1 Development Agreement between the Paradise Youth Sports and Family Center (PCV), the Town of Paradise, the Paradise Recreation and Park District, and the Paradise Ridge Youth Soccer Club. Roll call vote was unanimous.

TC (P&CD) [APPR]  
PCV Phase 1  
Development  
Agreement. (760-40-02)

## **6. PUBLIC COMMUNICATION**

1. Max Barteau, representing the Chamber of Commerce, informed Council of the "12 Days of Christmas Ridge 'Fest" that is planned to promote local shopping to support local retail businesses, and which will coincide with the Town's annual Tree Lighting and Truck Parade; and, that "Buy Local" market will begin this Thursday at the Paradise Community Park.
2. Tom Kelly stated that he does not have clear understanding of the Town debt, is concerned that we have been without a Fire Chief for three months, and would like the Council to declare Paradise a drug free zone.
3. Glenn Stankis handed Council a written copy of his presentation and asked why he was requested to remove a sign from a rooftop where there are other signs in the Town similar to his that have been allowed.

## **7. COUNCIL CONSIDERATION**

Onsite Office Danz reported to Council regarding proposed changes to the Paradise Municipal Code Section 13.04.120, Table 13.04.120, and to the Onsite Manual for Treatment of Wastewater, relating to onsite sewage disposal systems and setback requirements for location of and placement of septic tanks and absorption fields, and adding a definition to Chapter 6 of the manual relating to aesthetics of advanced treatment systems. If approved the changes would remove the setback table from the Paradise Municipal Code and

insert a reference to the setback requirements in Chapter 3 of the onsite manual, and would amend the setback requirements in Chapter 3 of the onsite manual.

Mayor White opened the matter to public comment.

1. Tom Kelly stated that he supports the Onsite Division and asked Council to pass the revisions.

**Agenda Item 7a: MOTION by Lotter, seconded by Titus, (1)** Waived the first reading of entire Ordinance No. 522 and approved reading by title only; (2) Introducing Ordinance No. 522, "An Ordinance Amending the Paradise Municipal Code Section 13.04.120, Table 13.04.120 Relating to Onsite Sewage Disposal Systems and Setback Requirements. Roll call vote was unanimous.

**TC (ORD) [INTRO]** Ord No 522, Amending PMC re Onsite Sewage Disposal Systems & Setback Requirements. (540-16-91)

**MOTION by Lotter, seconded by Titus,** adopted Resolution No. 11-33, A Resolution Amending Chapter 3, Table 3.1 and Chapter 6 (Large Systems) of the Town of Paradise Manual for the Onsite Treatment of Wastewater. (Amends Table 3.1, Required Setbacks, to Onsite Manual; and, adds Section F to Chapter 6 relating to aesthetics of advanced treatment systems). Roll call vote was unanimous.

**TC (RES) [ADOPT]** Res No 11-33, Amending Ch 3, Table 3.1 & Ch 6 of Onsite Manual. (960-30-18)

Assistant Town Manager Gill reported to Council regarding the "Final Wastewater Treatment and Collection System Feasibility Study for the Town of Paradise Downtown Community Cluster System", prepared by Mark Adams, NorthStar Engineering dated April 21, 2010; that the report is a culmination of several years of research and many studies; that findings show a town-wide conventional wastewater treatment system is not feasible at this time; and, that the reports recommends focus on the Downtown Redevelopment Project Area, in a phased approach, with certain adjacent commercial areas included. Assistant Town Manager Gill introduced Dennis Schmidt, Town Engineer/Public Works Director, Doug Danz, Onsite Sanitary Official for the Town of Paradise, Nick Wiegler, North Star Engineering, and Mark Sulik, City of Chico Wastewater Plant Manager, as integral members of the team who have been studying advanced wastewater treatment options for the Town. Ms. Gill presented a power point to illustrate the downtown project area, explained that there is a high level of system failures predicted for this area within the next five to ten years, and discussed the property constraints and lack of dispersal area available in the project area which make the area a priority focus for immediate wastewater collection, treatment and dispersal remediation.

Manager Rough explained that a clustered wastewater system was initially proposed as part of the Downtown Master Plan, that fifteen sites within the project area have been evaluated which were found to be located in inappropriate or inadequate areas and it was necessary to look outside of the project area and outside of the town limits for potential sites which evolved to the three options presented tonight.

Ms. Gill briefly outlined the three options recommended in the Northstar Report for dispersal and treatment outside of the town limits: Option 1, a STEP (Septic Tank Effluent Pump) collection system on lower Skyway at the south of Town limits (on blue Oaks Estates property; Option 2, partnering with the owner of the Tuscan Ridge Golf Course for location of tertiary treatment and dispersal facilities on the golf course property; and, Option 3, connecting to the City of Chico Water Pollution Control Plant, an existing municipal sewer system, by way of a gravity pipe system that would be buried along the Skyway public right-of-way.

Onsite Official Danz and North Star Engineer Wiegler each discussed in detail the pros and cons of each of the proposed options, and answered questions from the Council regarding the costs of the proposed systems, project timelines, potential funding and financing opportunities, as well as the opportunity presented to partner with neighboring jurisdictions for a solution.

Mayor White opened the matter for public comment.

1. Max Barteau, business owner and representative of the Chamber of Commerce, stated that the Chamber supports the town's efforts in solving the wastewater issues for the entire Town and for the business community.
2. Loren Harvey stated that he supports the Chico option.
3. Tom Kelly asked about the number of parcels in the redevelopment project area and how this would system would be financed.
4. Mo West, owner of the Tuscan Ridge Golf Course, discussed with Council his research and study of wastewater disposal issues and options for the golf course site, that the golf course option would provide an area for wastewater dispersal and would preserve the water currently being pumped from the aquifer to water the greens, that his research reported that a system could be designed and built

for \$8 million dollars, substantially less than the \$29 million dollar cost projected by the North Star report, discussed advantages to using the golf course site, and asked the Council to look at all options more in depth before choosing one over the other.

5. George Barber, Manager of the Paradise Irrigation District, informed Council that PID has a Waste Discharge Requirement permit issued by the California Regional Water Quality Control Board for its treatment plant that they would like to get out of, and discussed with Council the difficulties with regard to the monitoring and reporting requirements associated with the permit.

**Agenda Item 7b: Council concurred to:** (1) Acknowledge receipt of the "Final Wastewater Treatment and Collection System Feasibility Study for the Town of Paradise Downtown Community Cluster System", prepared by Mark Adams, NorthStar Engineering dated April 21, 2010; and, (2) Directed staff to further study and evaluate Option 2, partnering with the owner of the Tuscan Ridge Golf course for treatment and dispersal facilities on the golf course property; and, Option 3, the feasibility of constructing and operating a conveyance system from the project area to the municipal sewer system operated by the City of Chico.

Mayor White called a recess at 8:55 p.m. and reconvened the meeting at 9:00 p.m.

Town Engineer/Public Works Director Schmidt reported to Council that the existing Joint Use Agreement, dated June 18, 1980 between the Town of Paradise and the Paradise Irrigation, allows the Town and PID to recognize the rights of each entity relating to easements and right of ways and facilities that were in use at that time; and that the proposed amendment recognizes a new technology being utilized and would specifically authorize the District to install an Automated Meter Reading system in the Town of Paradise right of way.

A representative from Chevron, the District's licensed contractor, explained that although there are 600 proposed locations, there will not be a need for 600 new poles, and that a spreadsheet with the locations of the meters is available for Council to review.

Jack Roff, Pacific Meter Services, explained the plan for installation, that he estimates 50 to 70 new posts will be needed as most installations will be made on existing signage, and that the posts will be located in PID easements.

George Barber, PID Manager, stated that PID is also concerned with the potential impacts relating to the installation these meters within the community, and with regard to the need for and proposed locations of new PG&E power poles, explained the public review process they will follow with regard to notifying the citizens in the areas where the power poles are to be erected.

Mayor White opened the matter for public comment.

1. Loren Harvey stated that he is concerned about privacy issues, that people might be able to find out when someone is or isn't home based on the use of water, and the security of the data that is to be transmitted over the internet.

George Barber stated that the Paradise Irrigation District is also concerned about the privacy of their customers, and that the data transmissions are encrypted.

**Agenda Item 7c:** MOTION by DiDuca, seconded by Culleton, approved the amendment to the Joint Use Agreement", amending the existing Town of Paradise/Paradise Irrigation District Joint Use Agreement dated June 18, 1980, and authorized the Town Manager and the Mayor to execute the agreement. The amendment will allow the District to install an Automated Meter Reading system in the Town of Paradise right of way. Roll call vote was unanimous.

TC (AGT) [APPR]  
Amendment to Joint Use  
Agreement with PID.  
(C80-07)

Manager Rough recommended that the Council consider deferring consideration of the proposed urgency ordinance permitting the continued existence and operation of the Paradise Redevelopment Agency to the September 6, 2011 Regular Meeting. Manager Rough informed Council that the California Redevelopment Association, the League of California Cities and other entities have recently filed a lawsuit on July 18, 2011, that not only seeks a stay to prevent implementation of AB 1X 26 & AB 1x 27, but also challenges the constitutionality of the legislation. In short, AB 1X 26 and AB 1X 27 were enacted as part of the 2011-12 State budget bill to require a community to either dissolve its redevelopment agency by October 1, 2011, or to commit to an "Alternative Voluntary Redevelopment Program" that requires a redevelopment agency to remit annual portions of its tax increment to make a specific, annual payments to the county auditor-controller to fund State obligations to schools.

**Agenda Item 7d:** Action taken after the public hearing. See page 6.

**Agenda Item 7e:** Council concurred to defer the proposed urgency ordinance to permit the continued existence and operation of the Paradise Redevelopment Agency to the September 6, 2011, Council Meeting. Proposed action: [(1) Waive the reading of proposed urgency and approve reading by title only; and, (2) Adopt urgency ordinance - "An Ordinance of the Town Council of the Town of Paradise, California, Determining It Will Comply With the Voluntary Alternative Redevelopment Program Pursuant to Part 1.9 of Division 24 of the California Health and Safety Code in Order to Permit the Continued Existence and Operation of the Paradise Redevelopment Agency." This ordinance is being recommended as an emergency ordinance and shall take effect and be in force immediately upon its adoption. Potential first year financial impact is \$102,455, to be reimbursed by the redevelopment agency; each subsequent year estimate is \$24,107.

Town Attorney Moore informed Council on the status of the lawsuit filed by the California Redevelopment Association (CRA), that briefs have been submitted by both sides and it will come down to whether or not the Supreme Court will order a stay pending the outcome of the litigation, as it would be chaotic for redevelopment agencies to terminate and then find out the law is invalid. The other issue, which is the essence of the lawsuit, is based on Proposition 22 which prohibits the State from diverting or transferring funds relating to redevelopment agencies for other purposes, the real argument being that the diversion of monies is not constitutional.

## **8. COUNCIL COMMUNICATION (Council Initiatives)**

**Agenda Item 8a:** Council Member DiDuca attended a Chamber ribbon cutting for the Feather Falls Casino and Brewery, and a meeting regarding the RFP process for emergency medical services for Butte County.

Vice Mayor Culleton reported that he interviewed but was not selected to serve on the League of California Cities Board of Directors, and that three people from our Sacramento Valley Division do serve on the LCC Board of Directors; reminded Council of the August 13, 2011 Dutch Oven Cook-off at the Gold Nugget Museum; and that there is tentatively scheduled a benefit for the museum for October 15, 2011 at the Performing Arts Center that would involve cowboy poetry, music, etc.

Council Member Titus reported that he attended the Butte County Association of Governments and Butte County Air Quality Control Board meetings.

**Agenda Item 8b:** Council Member Titus stated that he put the item to discuss the feasibility of transitioning from a general law city to a charter city on the agenda because the Town is at an economic cross roads, facing many budgetary challenges, that becoming a charter city would give the Town an opportunity to create its own system to address the uncertainties of the future such as creating our own prevailing wage, providing the ability to charge back for the costs of DUI's and other public services, and that the Town needs to raise revenue to survive and needs flexibility to create its own future, and that he would like to have an idea of the timelines needed for the public process and to present the idea to the voters.

Manager Rough stated that the Town staff has an intensive work schedule for the next six to eight months, discussed the projects that the staff is working on, which include processing the Wal Mart development application in addition to other economic development projects, and a series of 90-days reports for the Council. Manager Rough suggested creating a timeline with July 1, 2011 as the completion date in order to get a ballot measure ready for the November 12, 2011 election and that there are two methods to create a charter city – one would involve electing a commission to create the charter; and, the second, the Council would create the charter.

Mayor White opened the matter for public comment.

1. Dan Calamuci, stated that he is a researcher for Carpenters Local 1599, that he is opposed to the Town becoming a charter city as any change to the local prevailing rates would affect their members.
2. Sven Clausen, United Brotherhood of Carpenters, stated that he opposes the charter city idea, that the savings would be small, the liability would increase, and that the prevailing wages are geared toward our northern California area.
3. Loren Harvey, stated that he opposes the charter city idea, that the Town needs to cut back and not ask for more revenue.
4. Tom Kelly, stated the we need to put ideas on the table, that the reason we have a Town is for police and fire services, thinks Council is doing a doing job, and that there are other options.
5. Ted Schwartz, Carpenters Union, stated that his main concern is with prevailing wages, asked the Council not to pursue becoming a

charter city and to consult with other cities that have looked into becoming charter cities and decided not to pursue the option.

Council Member Titus stated that his goal in placing this item on the agenda was to open debate and discussion on the idea of becoming a charter city, that economics rather than prevailing wages were the driver, and provide an opportunity to look at an option that could provide flexibility for the community to recoup actual costs of services.

**Agenda Item 8b:** Council concurred to direct staff to bring back information on the process, the pros and cons, and a time-line to meet the deadlines for the November 2012 General Election.

**9. STAFF/COMMISSION/COMMITTEE COMMUNICATION**

No report.

**10. CLOSED SESSION**

The closed session was cancelled.

**11. ADJOURNMENT**

The Town Council meeting was adjourned at 10:10 p.m.

**APPROVED: September 6, 2011**

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ALAN WHITE, Mayor

*AL*

*JG* JOANNA GUTIERREZ, CMC, Town Clerk