

7:00 pm

December 8, 2021

**706th MEETING OF THE  
HORSESHOE BEND CITY COUNCIL**

Mayor Goff called the meeting to order with Councilpersons Riley, White, Corvinus and Chartier. Also present Gina Elmer City Clerk and Anthony Pantera, City Attorney

Pledge of Allegiance

Councilman White made a **motion** to approve the agenda. Councilman Corvinus **seconded**. All ayes. **Motion carried.**

Workshop-Deer Valley Subdivision:

Mayor Goff wanted to hold this workshop so that all of the Council's questions could be answered. Councilman Chartier asks who will be completing inspections on this project. Mr. Bailey answers that the City Engineer would approve the final plat and the engineer of record would approve all of the work completed.

Councilman Riley would like the fire district to come in and make comment about whether they have the resources to control a fire within the subdivision. Councilman Corvinus, who is the acting fire chief, states that the fire department has other agencies they can call to help with fighting a fire depending on the terrain and size of fire if the fire department needed assistance. Mr. Bailey states that the subdivision plans will be developed to meet all fire code requirements and specific requirements can be added by the fire chief if needed. Councilman Riley states that since we are a rural fire district he wants us to be set up for success concerning fighting fires within the subdivision. Mr. Bailey took his plans to the fire commissioners meeting to show them what he was proposing. He states that fire flow will be made to comply with what is required. Councilman Corvinus says that he will speak to the fire commissioners at their next meeting.

Mayor Goff asks Amy if she will be overseeing the work done on this project. The developer will hire third party inspectors for specific parts of the engineering, but she will oversee the project.

Mayor Goff asks if there is sufficient man power available for fighting fires in two story houses and the town homes. Councilman Corvinus states that they have a good crew and that the firefighters will show up. The six hour fire walls required in the town homes will meet code.

Councilman White adds that there are already two story homes in Riverbend Subdivision.

Mayor Goff adds that the development agreement should include upgrading the booster pumps. He would also like to see the redwood tank replaced so that more water is stored as the tank right now cannot be filled to capacity.

Councilman Riley asks if there is any guarantee that the development infrastructure will be completed and nothing left undone. Amy states that the City will not accept the infrastructure until all phases of the development are complete so the risk to rate payers is nothing. Mr. Bailey

will not be able to obtain building permits until the City has signed off on the final plat. Councilman Riley asks if we approve the application as is and then a development agreement will be made.

Amy then explains how the development agreement allows for improvements and expanding the capacity of the water system. Immediate improvements such as a bigger booster pump and a second well would be funded upfront with reimbursement for hook up fees. Mr. Bailey states that the developer understands the need for hook up fees and is willing to put up funding upfront. That way improvements and expanded capacity can be done immediately and then the developer creates a reimbursement agreement for hook up fees with the City. Mayor Goff asks Councilman White if his questions had been answered. He responds yes. Councilman Chartier says that he understands that the development agreement will be a give and take with some changes made. Councilman Riley states that his concerns are do we have resources and do we want a subdivision. Also the area is going to fill up and how will we accommodate this growth. Councilman White states that he would rather see this type of development rather than manufactured homes. Tony adds that at the next meeting the Council will deliberate and the ordinances will be action items. Councilman White asks Mr. Bailey if he has done other subdivisions with this many homes. He responds he has engineered many subdivisions of 300 to 400 lots and usually would never do one under 100 lots. Councilman White made a **motion** to adjourn the meeting. Councilman Chartier **seconded**. All ayes. **Motion carried**.

Meeting Adjourned at 7:38 pm.

ATTEST:

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City Clerk

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Mayor