

Minutes for Meeting July 6, 2006
Holy Spirit Retreat Center

John Weddleton opened the meeting at 7:30pm. Other board members present were Dianne Holmes, Beth Terry, Katie Nolan, Ryan Stencil, Rodney Powell, Annie Mabry, and Sharon Clawson. Also present were legislative candidates Pat Abney and Macon Roberts.

Approval of Minutes: Katie and Rodney moved to approve the June minutes. Approved unanimously.

Treasurer's Report: none

New Business: John updated the members on the HDP Oversight Committee (OSC) meetings. The OSC released Lindsey Homes as project manager because she is running for a legislative seat. There was a question as whether a project manager is needed once the lead consultant is hired. Also questioned was why not have one firm to do the whole plan, but the MOA departments apparently wanted to control their sub-studies. The lead consultant, when hired, will be in charge of writing RFPs for the sub studies, but the departments have already begun to write them. John will take tonight's comments on the sub studies to the OSC.

The rest of the meeting was devoted to a discussion of the sub studies.

1. Each sub study must have a mission statement stating the purpose of the study.
2. On-site vs public utilities—how can on-site technology be used to maintain low density (which is or was a goal of the 2020 Plan).
3. Need to have results of each sub study summarized with regard to upholding the public's goals, such as maintaining low density along with environmental concerns considered.
4. Include cost overlay of each kind of utility system—on-site, public sewers, other? and also treatment plants.
5. Study the issue of public water and sewer together vs only one public utility.
6. The Urban/Rural Boundary should be more than just the cost of public vs on-site utilities.
7. Include an overlay of nitrates levels on a map of utilities.
8. Keep as a mission for the studies a main point of 2020 and the HDP to have low density residential area(s) (ref: 2020 Plan, Chapter 4, Growth allocation by sub-area).
9. Keep 2020 Policy #80 in focus when evaluating cost effective utilities . . . environmental concerns.
10. Consider long term impact to on-site properties when public utilities come by the parcels.
11. New rules or recommendations should come out of the HDP studies for when sewers are extended or when an on-site system is replaced.
12. Public survey should show what people want for issues like the U/R boundary.
13. Cite as part of studies the value of low density areas to the MOA.
14. Cite value of low density areas with retention of high percent of vegetation coverage.
15. Each study must have mission/preamble statement taken from 2020's goals for maintaining low density (see #8 above).
16. Public survey should come before the RFPs are done. But there must be a way to differentiate the results that come from high density residential areas vs low density areas.
17. U/R boundary, if set at Lake Otis Blvd, could be problematic if some areas east of Lake Otis are already high density. A transition zone could buffer the high and low density areas.
18. All sub studies should be based on scientific methods and they should display the science used in the studies.

Meeting adjourned 8:50 pm

Submitted: Dianne Holmes, Sec