

Cornville Community Association, Inc. Meeting February 10, 2010

Those present were Deanna King, George Dana, Lois Hook, Ted Luke, Nikki Lewis, Paul Graham, and Jan Tomlinson.

Meeting was called to order at 7:05 pm. Deanna welcomed everyone –there were 111 people in attendance-, saying that it was so nice to see that many new faces. She also reminded everyone that the Community meetings are held every month and that everyone is welcome to attend.

The Pledge of Allegiance was said and meeting guides lines were read. The developers will be allowed to give an uninterrupted presentation. All questions will be answered after they are finished. Please raise your hand, stand, state your name and where you live. Deanna also requested that all questions be kept to four minutes or less. The meeting will be over at 8:40 so we can be out of gym by 9:00 pm.

Committee reports:

Ted Luke - Treasurer- Month end balance is \$2278.00

Debbi Segall - Membership - We now have 206 members, 17 businesses and 3 new memberships as of tonight. Debbi also reminded those in attendance not to forget to send in their membership application and dues by the end of February to eligible to vote in the Annual meeting in April

Lois Hook - Community Pride – The Easter Egg Hunt for Cornville kids will be on April 3 at Windmill Park. Sponsors are needed for the bikes given away. Lois is also working on the 125th Cornville birthday party in July.

Deanna also mentioned that the March meeting would be to introduce anyone wanting to run for the Board. There are positions open and if you like to serve on the board, see any current board member for details.

The clean up on Cornville Road was postponed due to the inclement weather and will be rescheduled for February 27. Russ Bottjer will notify everyone via email.

The guest speakers were then introduced. Jim Winstead, developer and architect, and Brian Langenbach, developer and owner of property off South Aspaas Road. Their presentation concerned the Senior Living Facility to be built on 42 acres of property owned by Brian. Jim Winstead showed an overview of the property and where the center would be built and the number of occupants. He said that after the meeting with the Cornville Community Association Planning and Zoning committee they have revised their plan. The issues that were brought up at the meeting in November were, more traffic on Aspaas, noise, light pollution, and the number of occupants. He said that the construction of the first phase would take about 9-10 months and would have 100 units and the second phase would have 150 units, there would be about 25-30 employees each shift, with 24 hour personal on site. Mini-vans would be provided for resident to go into town for shopping, Doctor appointments and the like instead of having to have their own cars. They would put the parking for residents with cars underground and not visible from road. Jim then said they (the developers) are asking the County for a zoning change from R70I to a PAD. Ten acres would be built on, ten acres are not buildable, and 22 acres would remain R70I. The main facility would have a dinning room for residents and possibly a beauty salon. Jim then addressed the water issues - there are currently 4 wells on property and will provide the criteria for new well. Regarding the dark skies policy and all the lighting required on property they said that they would abide by all County codes on light ordnances.

The developers are also looking to set aside one acre for Viniculture for Yavapai College. They would use run off water for irrigating the vineyard.

The additional traffic on Aspaas and Cornville will be addressed with the County. Improvements would be County responsibility.

Overall benefits for the community for aging population. Tax dollars for County for road, school and medical improvements.

Jim introduced Brian Langenbach, owner of the property. He talked about when he purchased the property in 2006 and why he decided to build a Senior Living Facility. Brian briefly talked about the water treatment facility that would be built on the property and that is was leading technology. He said he is working with a new company to provide restructuring of water treatment. By building the facility into the hillside, it would not be visible from the road, minimizing lighting. Brian also stated that he is very committed to making this project work and would like to see the support of the community.

Questions from the audience followed.

Gale Ganong – In regard to the memory care residents, what are you going to do to protect them from the surrounding hills? Lock them in? Jim said they would have doors with a delay alarm that would sound and notify staff the doors had been opened. There is at least 4 staff personnel in attendance at all times.

Gregg Law – In a medical lock down facility - do not dementia patients require skilled nursing?

Beverly Nelson – What happens in final stages? Do you provide physician care?

Jim Winstead – Will provide pro forma backing when necessary.

Jim Starkey - Asked who you are and what is the name of your company. Mr. Starkey also said there should not be a vote, opinion only, and what happen to having the neighborhood meeting?

Jan Starkey - Quoted the County ordnance 209 that said they (the developers) had to have citizen participation and contact neighbors within 300-1000 feet of project.

Jim Winstead - Said they are doing what the County development services dept, Tammy Dewitt and Chad Danes have directed them to do.

The developers were then asked where they were from – Jim Winstead is from Scottsdale and Brian Langenbach is from Gilbert.

Lynn Ordean - Are you using sub-contractors or are you going to use local contractors?

Jim Winstead – We will use local sub-contractors if possible. Will try to keep all workers to local.

Larry Martin - What is estimated cost of the project and do you have financing already available?

Jim Winstead – The cost of the project will be approximately \$12-\$15 million dollars and no, they do not have financing available until they get their permits.

Robin Matteo -This sounds very commercial in a rural area and we already have a shortage of nurses and physicians.

Tom Watson - What about our dark skies policy? What about sewage? Also what about traffic congestion?

Jim Winstead –We will comply with all County ordinances on lights and dark skies policy.

Brian Langenbach – There is new technology that will remove all pharmaceuticals from water.

Jim Winstead – The current surveys state that only about 40% of the residents will use autos, and the Resort will have vans to transport those who do not.

Lois Hook – Do you have a summary of developments and an example of facilities already up and running?

Jim Winstead – We have facilities at Sun City West, Heritage Legacy group, our Glendale facility has 324 units and the Thunderbird resort.

Russ Bottjer - How does this fit into our Community Plan?

Judy Miller – Stated that, as there has been no application filed to date and a preliminary neighborhood meeting is not needed at this time.

Steve Mauk is the new director of Development Services for the County; he recently took over for Chad Danes.

Lois Downing - Lives on S. Whatever Way and wanted to know if they plan to access Loy Way.

Jim Winstead and Brian Langenbach both stated that Loy Way was not going to be accessed.

Guruji Love - Asked about noise abatement and open windows.

Judy Hendrix – Stated she would like to keep out Assisted living in the neighborhood. Noise, lights, and traffic not good for those who live in the current neighborhoods.

Charlie Crick – Has questions regarding salary of employees. And was concerned about the additional traffic on Cornville Road

Roy Ronan - Senior citizens are already driving on S. Aspaas and the limited visibility coming out of S. Aspaas on to Cornville Road is very dangerous. How much water will be used a daily basis with between 250-500 residents?

Deanna thanked the audience for respecting the guidelines and asked everyone to please put their chairs up and to fill out the informal slips of paper for opinions of the residents.

Meeting was called at 8:45 pm.

The results of the vote for the Senior Living Center in Cornville are as follows:

50	Against
5	For

There were 111 members that attended the meeting.