

**SUMMARIZED MINUTES OF THE TOWN OF COLORADO CITY COUNCIL MEETING HELD MONDAY, APRIL 12, 2021, AT 25 SOUTH CENTRAL STREET, COLORADO CITY, ARIZONA**

Meeting was called to order at 6:00 p.m. by Mayor Joseph Allred.

Roll call showed present: Mayor Joseph Allred and Councilmembers Alma Hammon, Joanne Shapley, Nathan Burnham, Thomas Holm, and Jeffery Jessop. Donald Richter entered the meeting at 6:50 pm.

**MINUTES**

The minutes of the March 15, 2021 meeting were presented, with minor corrections noted.

**Motion was made by Nathan Burnham to approve the corrected minutes of the March 15, 2021 regular meeting and executive session. There was a second from Joanne Shapley, and all voted in favor.**

**PUBLIC COMMENT/INFORMATIONAL SUMMARIES**

Reuben Barlow addressed the Council and stated that he is a skate park advocate and can help with fundraising and design.

**MOTION FOR EXECUTIVE SESSION TO BE HELD MONDAY, MAY 10, 2021 AT 5:30 P.M. FOR DISCUSSION AND CONSULTATION WITH LEGAL COUNSEL FOR LEGAL ADVICE IN ACCORDANCE WITH ARS 38-431.03.**

**Nathan Burnham made a motion to set an executive session in advance to discuss pending or contemplated litigation, claims and demands to be held Monday, May 10, 2021, at 5:30 p.m. MDT in Accordance with ARS 38-431.03(A)(3)(4) for discussion and consultation with legal counsel for legal advice and/or for negotiations. The motion was seconded by Joanne Shapley and passed unanimously.**

**PENDING OR CONTEMPLATED LITIGATION, CLAIMS AND DEMANDS**

None

**CDBG PUBLIC HEARING NO. 2- INPUT ON COMMUNITY DEVELOPMENT AND PROPOSED SELECTION**

**The regular meeting was closed, and the Public Hearing opened at 6:12 pm.**

Building Official Andrew Barlow spoke, and said that a public hearing was held on March 16, 2021 to receive public input on community development and housing needs. From the public participation meeting, a list of potential projects has been assembled, and now a final selection will need to be made.

Andrew reviewed the list of potential projects and noted that the only one that could be applied for this year is the street improvements on the south end of Central St. from where the sidewalks end,

near Warren Avenue to SR 389 as the environmental review for this project is completed. Discussion was held on the various other projects that were presented.

Mayor Allred made a call for additional comments from the public and there were no further comments.

**The Public Hearing was closed at 6:30 pm., and the regular meeting reconvened.**

**CONSIDER RESOLUTION SELECTING CDBG PROJECT AND AUTHORIZING SUBMISSION OF CDBG SSP APPLICATION**

Andrew explained that CDBG grant projects must either be for community wide benefit to meet low to moderate income thresholds, or a neighborhood income survey has to be conducted by the Town.

It was noted that this application was for a SSP project which is a very competitive statewide grant. The SSP activities are limited to projects that have an environmental review completed or projects that do not need an environmental review. He also explained that eligible activities must be ready to begin implementation within 30 days of execution of a grant agreement. It is important to note that any project requiring an environmental review record (ERR) would not be eligible for an SSP grant this year if the ERR is not already completed.

The Council agreed that the Central St. project would fill a critical need, plus the environmental review is already in place.

Andrew noted that we may want to begin the environmental review for some of the other projects so that they will be ready for a future application.

**There was a motion made by Nathan Burnham with a second from Alma Hammon to adopt Resolution 2021-08 authorizing submission of the 2020 CDBG-Special Projects grant application for the Street improvements on the Central Street connection to SR 389 for the SSP project. There was unanimous approval.**

**DEPARTMENT REPORTS**

**Airport**

Ladell Bistline Jr. addressed the Council and said that they had a visit from Congressman Paul Gosar. The Congressman said he would ask about the land patent which has been languishing in the BLM system.

Ladell reported on the fencing project and said that there were some problems with the bidding, and it will have to be rebid and he was working with the consultants on moving the process forward.

One of the Council commended Ladell for defining the acronyms used in his report and requested that all the departments do so.

### **Building Department**

Building Official Andrew Barlow reported that he has been very busy with lots of potential projects. He reported that seven building permits were issued in March. He is currently working on the SSP application. He noted that in 2022 the RA grant will become available.

### **Police Department/ Dispatch**

Police Chief Robb Radley reported that the new dispatchers are moving along in their training and some will begin working at the console in the next week or so. He reported that several of the officers are now certified in background investigations for the state of Arizona. Chief Radley and Sgt. Wilkinson also attended the Chief's conference in St. George.

He also reported that there was a music festival scheduled for Maxwell Park in Hildale and also a special events permit application had been received for a fly in at the Colorado City Municipal Airport..

The Mayor reminded everyone that in order to qualify for grant funds for the airport, it is required that a mask mandate be in place at the airport per federal requirements and signs will need to be posted.

### **Public Works**

Public Works Director John T. Barlow reported that the crew is still finishing the prep on the roads in the Pioneer Trailer Court in anticipation of the upcoming chip-seal season. They have been using the crusher heavily in making road base. He also reported that they recently acquired some shipping containers with a building in between which they are setting up to use as an office and storage for the Parks Department.

John reported that the floodplain map updates have been submitted to FEMA and having this in place will help us when we apply for funding.

For the Landfill, John reported that the spring cleanup effort the first week of April was a success. They did it a little differently this year than in previous years. This year they stationed several large dumpsters in different locations, and people could bring their bulky garbage and load it into these dumpsters, instead of having our crew go from house to house gathering it up. He said they are having issues with the roll-off truck and need to purchase a new one.

### **Utilities**

Utility Operations Manager Weston Barlow reported that the replacing of wells 4 & 22 should be completed by the middle of June. He noted that Mitch Jessop has received his wastewater certification, and Nathan Fischer has received his water treatment certification.

This summer their crew will be working on a line upgrade on Canyon St. for a block and a half.

### **Administration**

Town Manager Vance Barlow reported that he had attended the grand opening of Bee's Marketplace, and Councilmember Alma Hammon represented the Town at that occasion.

Vance said they are looking at some one-time funding that is available to the Town. We have several large items that have been pushed back for want of funding that we would like to apply this funding to. One is a major radio upgrade for the police units. Another is a remodel of the

Town Office lobby that will make the public feel more welcome and at the same time provide a more secure workspace for the employees. This will include removing the second door and installing a glass partition with windows in it at which to serve the public. He commented that this type of project is exactly what the funding is for, to make a safer environment for everyone. Staff is currently working on the cost estimates of these projects and will be bringing them forth as part of the budget discussions.

Vance also reported that Governor Ducey has proposed some tax cuts for Arizona that if approved will have a negative impact on the Town's ongoing funding. There is very serious discussion going on between the League and the legislatures on the negative fiscal impacts to the municipalities in Arizona, and we will be watching to see how this legislation will affect the Town.

**FISCAL YEAR 2019-2020 FINANCIAL AUDIT PRESENTATION**

David Wittwer with HintonBurdick addressed the Council and reviewed the audit findings and financial statements of the Town. The Town received the final audit statements on April 1, 2021. He noted that there were no significant issues, but there were several adjustments made in order to be in compliance with accounting standards. Law enforcement was over budget, but the Town as a whole was under budget.

**CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-501FROM RE-1A RESIDENTIAL-ESTATE/ONE ACRE TO R-2 SMALL LOT RESIDENTIAL**

Town Manager Vance Barlow presented an application from Marion Barlow for a zoning map amendment for parcel 404-53-501from RE-1A Residential-Estate/One Acre to R-2 Small Lot Residential. This Parcel is located on the southwest corner ofMohave Avenue and Hammon Street. Marion's proposed use is to build 4-plex units on the property. With the R-2 zoning, the developer would be able to build three 4-plex units on the property.

At the April 3, 2021 Planning Commission meeting, after discussion on the type of development and the location, the Planning Commission unanimously recommended the proposed amendment.

Marion Barlow addressed the Council and stated that he is planning to put one 4-plex unit as soon as possible, and if it does well, then he will add the others.

**There was a motion from Nathan Burnham with a second from Alma Hammon to adopt Ordinance 2021-07 approving the proposed amendment to the zoning map of the Town of Colorado City of parcel 404-53-501from RE-1A Residential-Estate/One Acre to R-2 Small Lot Residential.**

**Roll Call Vote:**

<b>Alma Hammon</b>	<b>Y</b>
<b>Joanne Shapley</b>	<b>Y</b>
<b>Nathan Burnham</b>	<b>Y</b>
<b>Joseph Allred</b>	<b>N</b>
<b>Donald Richter</b>	<b>Y</b>
<b>Thomas Holm</b>	<b>Y</b>
<b>Jeffery Jessop</b>	<b>Y</b>

**With one “no” vote and six “yes” votes, the motion carried.**

**CONSIDER ZONING MAP AMENDMENT PARCEL 404-27-112 FROM AG AGRICULTURAL TO C-2 COMMUNITY COMMERCIAL DISTRICT**

Town Manager Vance Barlow presented an application from Ross Gregerson for a zoning map amendment for parcel 404-27-112 from AG Agricultural to C-2 Community Commercial District.

This proposal was considered at the April 3, 2021 Planning Commission and the Planning Commission unanimously recommended the proposed amendment to the zoning map as it was felt that the property is better suited to commercial than agricultural.

Ross Gregerson addressed the Council and said that it has been an immense project to clean the property up and get it ready for use. He stated that his plan was to develop it into a primarily long term stay RV park with the necessary amenities. He noted that he has installed a 16” culinary water well on the property which will provide all the culinary water for the proposed development and could possibly assist in adding water to the Town’s water system.

There was some discussion held on this, and it was expressed that some people prefer the rural feel of the community.

**Motion was made by Nathan Burnham with a second from Thomas Holm to adopt Ordinance 2021-08 approving the proposed amendment to the zoning map of the Town of Colorado City of parcel 404-27-112 from AG Agricultural to C-2 Community Commercial District.**

**Roll Call Vote:**

<b>Alma Hammon</b>	<b>Y</b>
<b>Joanne Shapley</b>	<b>N</b>
<b>Nathan Burnham</b>	<b>Y</b>
<b>Joseph Allred</b>	<b>N</b>
<b>Donald Richter</b>	<b>Y</b>
<b>Thomas Holm</b>	<b>Y</b>
<b>Jeffery Jessop</b>	<b>N</b>

**With three “no” votes and four “yes” votes, the motion carries.**

**REVIEW SITE PLAN FOR WATER CANYON RV PARK**

Town Manager Vance Barlow presented and stated that at the November 18, 2019 meeting the Town Council approved a conditional use permit for an RV park on the Colorado City industrial lot #27, with a request to “see the plans again when a final design is completed.” The developer has gone through the necessary steps to get the proper zoning and lot line adjustments to do the final design.

The final design is presented here for the Council’s edification. These designs have had a preliminary review by the staff and appear to meet the development standards for an RV park and that a detailed review will be completed prior to the issuing of permits.

**SECOND READING OF ORDINANCE 2021- 05 ADOPTING AMENDMENTS TO THE TOWN CODE TITLE XV CHAPTER 152 ZONING CODE**

Town Manager Vance Barlow reported that at the March 15, 2021 Town Council meeting, Ordinance 2021-05 amending Town of Colorado City Zoning Code Title XV Chapter 152 had a first reading, by title only, in the adoption process. He noted that there was no changes from the first reading and the ordinance is ready for a second reading, by title only, in the adoption process. He also noted that the Court monitor has reviewed the proposed amendments with no recommendation for changes.

**Motion was made by Donald Richter with a second from Alma Hammon to read by title only Ordinance 2021-05 amending Town of Colorado City Zoning Code Title XV Chapter 152. All voted in favor.**

Town Clerk Rosie White then read Ordinance 2021-05 by title only.

**CONSIDER ADOPTION OF ORDINANCE 2021- 05 ADOPTING AMENDMENTS TO THE TOWN CODE TITLE XV CHAPTER 152 ZONING CODE**

Vance said after Ordinance 2021-05 amending Town of Colorado City Zoning Code Title XV Chapter 152 has had the second reading by title only, it will be ready for adoption by the Town Council. The effective date for the Ordinance will be thirty days after adoption which will be May 12, 2021.

**There was a motion made by Nathan Burnham with a second from Jeffery Jessop to adopt Ordinance 2021-05 amending Town of Colorado City Zoning Code Title XV Chapter 152. It was approved unanimously.**

**SECOND READING OF ORDINANCE 2021- 06 ADOPTING AMENDMENT TO THE TOWN CODE TITLE XV CHAPTER 153 LAND DIVISION**

Town Manage Vance Barlow reported that at the March 15, 2021 Town Council meeting Ordinance 2021-06 amending Town of Colorado City Land Division Ordinance Title XV Chapter 153 had a first reading, by title only, in the adoption process. He also noted that there have been no changes to the ordinance since the first reading and that the ordinance is ready for a second reading, by title only, in the adoption process.

He also noted that the Court monitor has reviewed the proposed amendments with no recommendation for changes.

**There was a motion from Alma Hammon with a second from Jeffery Jessop to read by title only Ordinance 2021-06 amending Town of Colorado City Land Division Ordinance Title XV Chapter 153. There was unanimous approval.**

Town Clerk Rosie White then read Ordinance 2021-06 by title only.

**CONSIDER ADOPTION OF ORDINANCE 2021- 06 ADOPTING AMENDMENT TO THE TOWN CODE TITLE XV CHAPTER 153 LAND DIVISION**

Vance explained that after Ordinance 2021-06 amending Town of Colorado City Land Division Ordinance Title XV Chapter 153 has had the second reading by title only, it will be ready for adoption by the Town Council. The effective date for the Ordinance will be thirty days after adoption which will be May 12, 2021.

**Motion was made by Nathan Burnham with a second from Donald Richter to adopt Ordinance 2021-06 amending Town of Colorado City Land Division Ordinance Title XV Chapter 153. All voted approval.**

**CONSIDER APPOINTMENT TO THE AZ STRIP LANDFILL BOARD OF DIRECTORS**

Mayor Joseph Allred presented and stated that on October 1, 2020 Winford Barlow resigned from the Arizona Strip Landfill Board which has created a vacancy on the Board.

At the March 15, 2021, this item was discussed by the Town Council and was tabled to allow the various applications to be included in the packet and ensure that all persons who had submitted an application were notified of the meeting and had the opportunity to attend.

There was some discussion on the applicants, and appreciation was expressed for those who had shown their commitment by attending the council meetings.

**Motion was made by Mayor Allred with a second from Nathan Burnham to appoint David Lane to the Arizona Strip Landfill Corporation Board of Directors, to serve at the pleasure of the Council. All voted in favor.**

**CONSIDER POSTING FOR DEPUTY TOWN CLERK POSITION**

Town Manager Vance Barlow presented a need to hire an additional person in the administrative offices and presented a proposal to hire for a Deputy Town Clerk position. He noted that this would be a full time, benefits eligible position and with an estimated wage of \$18.50 per hour the cost to the Town would be \$50,960 per year.

This position would work under the immediate supervision of the Town Clerk and assist as needed with all the functions currently being done in the Clerk's office, including helping with minutes, elections, payroll, HR, payables, etc.

There was some discussion on the proposal, and how the hiring process should be handled. The recommendation was made to allow Vance and Rosie to handle the entire hiring process, as they are the ones who will be directly involved.

**There was a motion from Nathan Burnham with a second from Joanne Shapley to authorize posting for and hiring a Deputy Town Clerk for the Town of Colorado City. Approval was unanimous.**

**BUDGET REPORT AND ORDER TO PAY DUE CLAIMS**

The Council reviewed the budget report and a detailed report of the due claims. We are at 75% of the fiscal year.

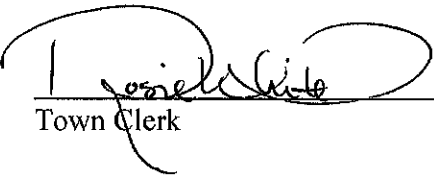
**Motion was made by Nathan Burnham to pay the due claims as they become due and as funds become available. It was seconded by Joanne Shapley, and all voted in favor.**

Meeting adjourned at 8:30 p.m.

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of Colorado City held on the 12<sup>th</sup> day of April 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10<sup>th</sup> day of May 2021.

  
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Town Clerk

