

SUMMARIZED MINUTES OF THE TOWN OF COLORADO CITY COUNCIL MEETING HELD MONDAY, JANUARY 10, 2022, 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, Vice Mayor Donald Richter, and Council members Joanne Shapley, Thomas Holm, Jeffery Jessop, and Nathan Burnham. Alma Hammon had asked to be excused. With a quorum present the meeting commenced.

MINUTES

The minutes of the December 13, 2021 meeting and executive session were presented. There were several corrections noted.

Motion was made by Nathan Burnham to approve the corrected minutes of the December 13, 2021 regular meeting and executive session. There was a second from Thomas Holm, and all voted in favor.

PUBLIC COMMENT/INFORMATIONAL SUMMARIES

Dalton Barlow asked the Council to be serious about complaints of traffic problems at the Colorado City Municipal airport.

MOTION FOR EXECUTIVE SESSION TO BE HELD MONDAY, FEBRUARY 14, 2022, AT 5:30 P.M. FOR DISCUSSION AND CONSULTATION WITH LEGAL COUNSEL FOR LEGAL ADVICE IN ACCORDANCE WITH ARS 38-431.03.

Jeffrey Jessop made a motion to set an executive session in advance to discuss pending or contemplated litigation, claims and demands to be held Monday February 14, 2022, at 5:30 p.m. 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 Nathan Burnham and passed unanimously.

PENDING OR CONTEMPLATED LITIGATION, CLAIMS AND DEMANDS

None

DEPARTMENT REPORTS

Building

Building Official Andrew Barlow reported that there were 8 permits issued in December. Andrew said he has been doing approximately 40 inspections each month. In 2021 there were 20 new living units completed.

The environmental review process for the CDBG grant on the South Central Street Improvement project is nearly complete. Andrew is putting together the application for the State Special Projects CDBG Grant (SSP), which is due on January 14th.

Airport

Ladell Bistline Sr. said that we have had several incursions onto the ramp and taxiways during the last several weeks by some people, where people have driven automobiles into those areas. He is asking that people not drive on the airport as they have no business there. It hasn't been much of a problem in the past. Some signs stating "Authorized Persons Only, No Trespassing" are being made by city crews to attach to the entrance gates at the airport. When those are put in place, Ladell believes that the situation will be resolved.

There was discussion on upgrading the surveillance camera system at the airport and having it recorded and more frequently monitored.

On the perimeter fencing project, the construction on Phase 1, which is around the West side, has been completed.

There are at least nine people who want to put in corporate size hangars. We are working on the overall master plan for the airport, which will include the location of additional hangars.

Marshal

Chief Marshal Robb Radley reports that 2021 was a tremendous year for the Marshal's Office. Through the year they have continued to bring advanced training to the department and provide higher quality police service to the community.

A new Ford F-150, a 4 seat side by side, and various testing equipment (including breathalyzers) were purchased using grant funds.

Chief Radley had a brief discussion with the council concerning the options for video surveillance at the airport.

Public Works

Public works director John Barlow has been out most of the month of December so there was no Report this month.

Utilities

Weston Barlow, Utility Operations Manager, reported that WIFA has signed off on the completion of the well project.

There was some discussion with the Council about the manhole replacement project.

Administration

Town Manager Vance Barlow reported that the process for reentry into the Arizona Risk Retention Pool has slowed some as they were not willing to process reentry until the review and updates of the various IGA's with Hildale were completed.

He has met a couple of times with a citizen who is exploring the option of creating a special improvement district for doing street improvements in a section of the Town.

He will be meeting with the Department Heads in the next couple of weeks to work on capital improvement plans and begin the budgeting process for the next fiscal year.

A lot of time is spent with planning & zoning questions and meeting with developers, etc.

He has also researched the process for changing to a directly elected Mayor and has included a summary in the Council comments section of the packet.

The Town Council meeting was recessed at 6:45 pm, and the Council immediately reconvened sitting as the Board of Adjustment.

SITTING AS BOARD OF ADJUSTMENT

A Public Hearing was called to order at 6:45pm.

Variance Request for William & Ruth Steed at 150 South Barlow Street for Manufacturing.

Ruth Steed came forward and gave her explanation for requesting a change of zoning for a small shop from residential to commercial for business purposes. She stated that when they took possession of the shop, which has existed for many years, they were told that it was zoned commercial. Town manager Vance Barlow informed the Council that it was not the Town who informed the owners of the zoning.

Torrence Bistline addressed the council to inform them of the type of business that is being done at the shop. They are building a product called Velociwrapper, which is a unit that wraps twine around power cables as the power cables are installed underground. He stated that they have outgrown the facility and would need a larger location if they grow any more.

The Public Hearing adjourned at 6:57 pm, and the Council concluded its meeting sitting as the Board of Adjustment.

The Regular Town Council Meeting reconvened at 6:57 pm.

CONSIDER VARIANCE REQUEST FROM WILLIAM & RUTH STEED 150 SOUTH BARLOW STREET FOR MANUFACTURING.

Town manager Vance Barlow made The Council aware that this parcel is unique in that it only has a metal building that is only useful for a manufacturing or commercial application, but it is surrounded on all sides for some distance by residential zoning. He stated that staff is recommending approval with certain conditions, particularly noting that if the business nature changes, the zoning would revert back to residential.

There was a motion made by Thomas Holm to approve the variance with conditions as presented by staff. This approval was seconded by Nathan Burnham.

Roll Call Vote:

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|-----------------------|----------|
| Joanne Shapley | Y |
| Nathan Burnham | Y |
| Joseph Allred | N |
| Donald Richter | Y |
| Thomas Holm | Y |
| Jeffrey Jessop | N |

With four “yes” votes, two “no” votes, the motion passed.

CONSIDER RESOLUTION NO. 2022-01

Vance Barlow presented a resolution of the mayor and council of the town of Colorado City, Arizona adopting a policy and prescribing procedures for purchasing from the Mayor and any member of the council. This is a resolution required by law, and it is one that we adopt annually.

A motion was made by Donald Richter to approve the resolution adopting related parties policy. There was a second by Joanne Shapley. All voted in favor and the motion passed.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-514 FROM RE-1A RESIDENTIAL ESTATE/ONE ACRE TO R2 SMALL LOT RESIDENTIAL

Paul Barlow has submitted a land use application. He is proposing to build three four-plex multifamily dwellings at the location, for a total of twelve housing units.

This is located in the same area as the amendment that was approved for Marion Barlow several months ago. The Council had some discussion about how other people may want to do the same type of zoning amendment in other locations, and it might be difficult to know where to stop.

There was a motion from Thomas Holm to approve zoning map amendment for parcel 404-53-514 from RE1-A residential estate/one acre to R2 small lot residential. This was seconded by Nathan Burnham.

Roll Call Vote:

| | |
|-----------------------|----------|
| Joanne Shapley | Y |
| Nathan Burnham | Y |
| Joseph Allred | N |
| Donald Richter | Y |
| Thomas Holm | Y |
| Jeffrey Jessop | N |

With four “yes” votes and two “no” votes, the motion passed.

CONSIDER ZONING MAP AMENDMENT PARCEL 404-53-001 FROM RE-1A RESIDENTIAL ESTATE/ONE ACRE TO R1-20 SINGLE-FAMILY RESIDENTIAL

An application from Levi Jessop has been submitted to rezone a location at 120 S Redwood Street. There was a short discussion from the council about street side improvements, including curb, gutter, and sidewalk.

A motion was made by Thomas Holm and seconded by Nathan Burnham, to approve zoning map amendment for parcel 404-53-001 from RE-1A residential estate/one acre to R1-20 single family residential including street side improvements.

Roll Call Vote:

| | |
|-----------------------|----------|
| Joanne Shapley | Y |
| Nathan Burnham | Y |

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|----------------|---|
| Joseph Allred | N |
| Donald Richter | Y |
| Thomas Holm | Y |
| Jeffrey Jessop | N |

With four “yes” votes and two “no” votes, the motion passed.

CONSIDER LAND SPLIT PROPOSAL FOR PARCEL 404-53-214

Lester Jessop is proposing a lot split on the corner of Richard Street and Academy Avenue.

There were some questions from the Council about its location and how it will affect the lot that it has been attached to.

Motion was made by Thomas Holm to approve a land split proposal for parcel 404-53-214, to include street side improvements on Academy Avenue. There was a second made by Nathan Burnham.

Roll Call Vote:

| | |
|----------------|---|
| Joanne Shapley | Y |
| Nathan Burnham | Y |
| Joseph Allred | N |
| Donald Richter | Y |
| Thomas Holm | Y |
| Jeffrey Jessop | N |

With four “yes” votes and two “no” votes, the motion passed.

CONSIDER CONDITIONAL USE PERMIT AND PROPOSED PLAT LAYOUT FOR SANDSTONE CAMPGROUND

Bryan Stubbs and Aaron Stout proposed that this property will consist of a variety of up to 25 short-term nightly rental units. Some discussion was made on the reasonable ways to bring in sewer to this location.

A motion to approve the conditional use permit and proposed plot layout for Sandstone Campground was made by Nathan Burnham. There was a second by Thomas Holm. All voted in favor and the motion passed.

CONSIDER PRELIMINARY PLAT FOR RESERVOIR ACRES SUBDIVISION

Nathan Timpson with TCT Engineering has submitted a land use application and is proposing a subdivision that is close to the South Reservoir.

Extensive discussion was had on stormwater drainage of the area. Vance Barlow is proposing that instead of requiring the subdivision to capture its stormwater, that the developer will provide some funding to bolster the town’s ability to control stormwater on the west end of Johnson Avenue near the highway, which is the eventual ending point for the subdivision’s stormwater.

There was also considerable discussion on the safety of children in this location, with it being so close to the reservoir. Road widths and emergency vehicle access needs were discussed. There was some explanation from Nathan Timpson on how they intend to address these concerns.

A motion was made by Thomas Holm to approve the preliminary plat for Reservoir Acres Subdivision to include a definite barrier on the East and South sides of the property, and also to negotiate development of storm water drainage. This motion was seconded by Nathan Burnham.

Roll Call Vote:

| | |
|-----------------------|----------|
| Joanne Shapley | Y |
| Nathan Burnham | Y |
| Joseph Allred | N |
| Donald Richter | Y |
| Thomas Holm | Y |
| Jeffrey Jessop | N |

With four “yes” votes and two “no” votes, the motion passed.

CONSIDER AIRPORT MANAGEMENT CONTRACT WITH LADELL BISTLINE SR

A contract agreement has been proposed by staff to enter into a contract with Ladell J. Bistline Sr. for management at the Colorado City Municipal Airport.

Nathan Burnham made a motion to accept the contract with Ladell Bistline Sr. as presented. Thomas Holm seconded the motion. All voted in favor.

CONSIDER FIXED BASE OPERATOR (FBO) CONTRACT WITH WESTWING AVIATION

This was presented by Town Manager Vance Barlow. The proposed agreement was provided to the Council in their packet.

There was a motion by Nathan Burnham to accept the proposed contract with Westwing Aviation. There was a second from Thomas Holm. All voted in favor.

BUDGET REPORT AND ORDER TO PAY DUE CLAIMS

The Council reviewed the budget report and a detailed report of the due claims.

There was a motion by Nathan Burnham to approve the budget and pay due claims. There was a second by Joanne Shapley and all voted in favor.

COUNCIL COMMENTS

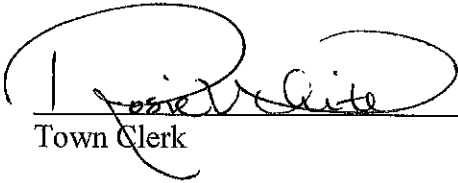
The Council had a discussion on animal control. They requested staff to look at options for hiring an animal control staff member and to review the impound fee schedule.

Meeting adjourned at 8:26 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 10th day of January, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of February, 2022.


Town Clerk

