

SUMMARIZED MINUTES OF THE TOWN OF COLORADO CITY PUBLIC HEARING AND CITY COUNCIL WORK SESSION HELD MONDAY, MARCH 14, 2024, AT 25 S CENTRAL STREET, COLORADO CITY, ARIZONA

The meeting was called to order at 6:00 p.m. by Mayor Howard Ream.

Roll call showed present: Mayor Howard Ream, Vice Mayor Dalton Barlow, and Council Members: John Chatwin, Jerusha Darger, Alma Hammon, Thomas Holm, and Nathan Burnham.

The Pledge of Allegiance was led by John Chatwin.

PUBLIC HEARING: for Town of Colorado City Culinary Water Development Fees

ARS 9-463.05 requires a public hearing at least 30 days after the adoption of the land use assumptions and infrastructure improvements plan and at least 30 days prior to adoption of the development fees.

The land use assumptions and infrastructure improvements plan were reviewed by the Town Council at a work session held October 30, 2023. A public hearing was held on January 8, 2024, for the land use assumptions and infrastructure improvements plan. The plan was adopted on February 12, 2024, and a public hearing for the development fees was approved and posted for March 14, 2024, at 6:00 p.m. MDT.

Included in the packet is the infrastructure improvements plan, the summary and recommendation from the infrastructure improvements advisory committee which were received on Friday December 29, 2023.

No action was taken on the matter. Action is scheduled for the April 15, 2024, Town Council meeting.

There were no public comments.

The Public Hearing was closed at 6:06 p.m. and the Town Council Work Session was reconvened at 6:14 p.m.

Discussion on Mission and Vision Statements for the Town

There was discussion on the current Vision & Mission statement that was adopted by the Town Council in March 2017.

There have been considerable changes in the community and demographics of the community and the council members discussed streamlining the wordage and updating the verbiage to be less dated.

Some suggestions that were made:

Council Member Thomas Holm would like to replace the text happiness with prosperity.

Council Member John Chatwin would like to remove Short Creek's pioneer from the mission statement and add in industry.

Council Member Jerusha Darger would like to shorten morally healthy to healthy.

With these suggestions the administrative staff will update the Town's mission and vision statements for presentation and approval at a later council meeting.

Discussion on Town Flag Design

There was discussion on having the Town participate in the Parade of Flags at the annual League of Cities and Towns Conference and creating a flag for the Town.

Council Member John Chatwin liked the design of #4 and #2.

Council Member Jerusha Darger, Dalton Barlow, and Mayor Howard Ream liked the design of #2.

Overall, the council was in favor of design #2 with possibly a darker blue.

Attendance at the League of Cities & Towns Conference

The League Annual Conference is scheduled for Tuesday August 27 through Friday August 30, 2024, at the Arizona Biltmore in Phoenix, AZ.

To budget for and make reservations in a timely manner staff requested that all council members who are planning to attend the League Conference let us know if they are planning on bringing a guest.

Council Members John Chatwin, Dalton Barlow, Nathan Burnham, Jerusha Darger, and the Mayor Howard Ream all voiced they would like to attend.

Discussion on Major Future Projects

- a. Annexation -- 2024
- b. Airport Improvements – 2024 Taxiway & Hanger infrastructure
- c. Entertainment District
- d. Light Poles & Jacks Across Street
- e. EV Charging Stations

These are some of the large items and conceptual items that were discussed by the Town Council.

Annexation: A concept for annexation to west and south is being considered to move the process forward will require a commitment of funds for engineering and

considerable work to contact the landowners and go through the various steps. The Council discussed if they felt that this is a process they want to pursue.

The Town Council discussed various advantages and disadvantages.

Overall, the Town Council agreed that annexation would give the Town more abilities to support future growth and infrastructure.

The Mayor and staff will begin the process and keep the Town Council informed as the process proceeds.

Airport Improvements: This coming fiscal year will require a significant investment in the Colorado City Municipal Airport.

Taxiway: The Town's required match for the west taxiway is estimated to be \$154,000 and there is a possibility that the Town may need to pay an additional \$90,000 due to some FAA interpretations. The engineers from Woolpert are currently working with the FAA to address their concerns. We feel that it is important to have the project move forward as designed even if the Town must pay a bit more. It is also imperative that the Town take advantage of the FAA providing the funding to install the taxiways as it will be many years before they will be willing to provide more than the entitlement funding.

Hanger Infrastructure: there are six or seven box hanger sites ready to lease, all of these have had people interested in leasing the sites and building a box hanger. The Town has spent several years getting the layout and environment reviews completed and approved by the FAA. As the developer the Town will need to invest an estimated \$75,000 to \$100,000 to put in underground infrastructure. We feel that with this investment the Airport will be set for several years before the Town will need to invest in additional growth.

The Town Council discussed some concerns about not having enough funding for the Streets and Roads Department but overall agreed to move forward with the work on the airport.

Entertainment District: The Town Council discussed creating an entertainment district in the center of the Town. Discussion included the size of the district, and possibilities for future establishments.

Overall, the Town Council would like to pursue this plan and the staff will bring some proposals to future meetings for Town Council action.

Light Poles and Jacks Across Streets: Some Town Council members have suggested that poles be placed where seasonal banners can be displayed across the roadway. The Town Council discussed where they would like the banners to start and end.

Mayor Howard Ream suggested that Edson St. would be a good stopping point.

Overall, the Town Council would like to pursue the light poles and banners. The Staff will proceed with engineering and cost estimates for the project.

EV Charging Stations: Currently there are few if any EV charging stations in the Town and it has been proposed that the Town seek some grant funding to install some charging stations in the central part of the Town.

The Town Council discussed that they would like to see this concept pursued and that all three of these items could work together to bring more life to the downtown area and revenue to the Town.

The staff will research grant options and study locations to have the best effect for the downtown businesses.

Discussion on Rural Development Grant for Colorado City Flood Control Project

A year ago, the Mayor and staff were approached by Senator Kellys office about applying for some congressionally designated funding.

In studying the options, it became apparent that the Town would not qualify for the storm water and flood control funding for the Short Creek Wash without having first applied for and received a planning grant with a maximum amount of \$55,000. The grant was applied for, and the Town just recently received confirmation that the funding had been approved. The funding will be used to do planning for future projects to mitigate storm water and flood damage in the Short Creek Wash.

The Town Council agreed this was a good start.

Discussion on Short Creek Wash Crossings

As part of the long-range planning the Town Council discussed the various crossings of the Short Creek Wash.

Discussion included:

Redwood Road: This road on the west side of SR389 needs to become part of the Towns long range plans as it will need to have a bridge structure to facilitate traffic flows as well as carrying Utility and data lines across the Creek.

Township Avenue: The Town has recently acquired the land which will enable the Town to develop the Creek crossing to connect Township Avenue from Richard Street to Homestead Avenue. This will be an expensive and complex project as it will need to incorporate the flood waters from Willow Street as well as be an all-weather crossing.

There is an immediate need to install some sort of grade control structure in the Township ROW to prevent further erosion of the creek bed and preserve the crossing structure at Richard Street.

Richard Street: The crossing at Richard Street has received some significant damage from some of the large floods during the past few years. The damage has been

exacerbated by the dropping of the creek level due to the flood control structure west of SR389 being destroyed in the flood of 2015. ADOT has not been willing to address the issue and it does not appear that ADOT is willing to partner in mitigating the issue.

Staff have been assessing the damage and will be bringing some proposals for repair and mitigation as they get engineered and developed.

Central Street: The existing low flow crossing is holding well; however, this crossing needs to be converted to an all-weather crossing as it would be the most cost effective and provide the best north south access across Short Creek Wash for emergency services during a flooding event. Mohave County Flood Control District has applied for a FEMA grant to put an all-weather crossing at Central Street, the grant is still in process, and we have not received a yes or no yet, but questions are still being asked so the process appears to be moving.

The Town Council also discussed the possibility of constructing sediment banks to help with the flow of flood waters.

Discussion on Culinary Water Development

With the recent adoption of the Infrastructure Improvement Plan the 5- and 10-years projections are in place and the Town Council discussed the possibility of using a neighboring well.

Discussion on Wastewater Development

As part of long-range planning the Town needs to consider that at some point in time they may need to develop, hopefully in conjunction with Mohave County, a wastewater treatment facility that can serve the greater area on the Arizona side.

The Town Council discussed the benefits of operating a mechanical plant vs. an evaporative plant and overall agreed it would be a benefit to the Town and the Towns future growth to consider building a new wastewater plant, preferably mechanical.

Discussion on Future Staffing Needs

The Town Council discussed the need for a code enforcement officer and the possibility of combing animal control with code enforcement. The Town Council also discussed the future position of the Planning and Zoning Director.

Some concerns were raised by the Town Council about the need for funding for these positions and where to get the funding.

Mayor Howard Ream brought awareness to the Town Council about the process for Town Council members to address performance-based staffing concerns. The mayor read from State Legislature 38-431.03 regarding the regulation of executive sessions for addressing staff concerns.

Discussion on Future Budget Concerns

A very real concern facing the Town is a potential decrease in state shared revenues for the next couple of years.

With the funding formulas all the funding that comes through the state (URS, HURF, State Sales and VLT) are all population-based formulas which means that if population in one part of the state radically increases and revenues stay about the same it will result in a funding decrease to the Town.

The Town Council discussed the future budget and consequences funding cuts, and the serious need to get approved for a mid-term census.

Adjournment 8:12

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Public Hearing and the work session of the Town Council of Colorado City held on the 14th day of Mach, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 15th day of April 2024

Stirley Thibing
Town Clerk

