

TUSAYAN TOWN COUNCIL WORKSHOP

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Wednesday, May 30, 2012 @ 5:00 P.M.
TUSAYAN TOWN HALL
845 Mustang Drive, Tusayan, Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Bryan called the meeting to order at 5:06 p.m. and the Pledge of Allegiance was recited.

2. ROLL CALL

On roll call, the following were present:

MAYOR BRYAN
VICE MAYOR MONTOYA - Excused

COUNCILMEMBER FITZGERALD
COUNCILMEMBER RUETER
COUNCILMEMBER SANDERSON

Also present were:

Tami Ryall, Interim Town Manager
Laura Matthews, Interim Town Clerk
George Pettit, Budget Consultant

3. STUDY ITEMS

A. Housing Study Discussion and Progress Report

John Young, International Housing Solutions, presented the Council with various types of affordable housing options appropriate for Tusayan. Housing types included; 1) seasonal, which are typically dorm style, month-to-month, and tied to employment; 2) long-term, which have a six month or longer lease; 3) live/work rentals and purchases; 4) first-time homebuyer, for resident occupied only; and 5) all deed restricted housing. Photos were distributed for each type of housing discussed.

Mr. Young described various construction approaches available. These included, stick built, modular construction/modular homes, mobile homes, and panelized. Garages are recommended, even if the home has a basement, to keep neighborhoods neat. When there is no garage, toys, bicycles, tools and other garage items end up in the front yard.

Financing options were discussed, including the use of Enterprise Funds (6320 Corporation), and Federal funded programs such as tax credit programs, HUD guarantees, and First Time Homebuyers programs.

A comparison of Town financing and the use of a Tusayan Housing Authority were explained as follows:

1. Both have borrowing capacity.
2. Both have legislative authority.

3. Both can setup operational branches or contract out.
4. Both can borrow construction and permanent financing.
5. Using Town approach can erode the Town's borrowing capacity.
6. Using Town approach can strengthen Town's credit.

Deed restricted home buyers have to meet established financial parameters, and are required to sell to "like qualified" if sold. The Council would set other qualifiers such as: 1) must work in Town; 2) must not have over a certain amount in assets; 3) or make over a certain amount per year; and 4) the units must be resident occupied at least 8 months of the year; etc.

Mr. Young explained he will be returning to the July 11, 2012 Council Meeting to present the results of the Community Housing Survey. He will use the local income gathered by the survey to calculate the local affordable housing levels. Airport employees will be included in the survey. He is looking for a private business to donate a prize for a drawing, which participants in the survey will be entered into.

B. 2012/13 Budget Workshop Discussion

George Pettit, Budget Consultant, noted that the preliminary budget will need to be adopted by the Council's July 11, 2012 meeting.

A discussion ensued regarding the Tusayan School Community Park. There are currently approximately \$232,000.00 in donation commitments, including a commitment from the Town of Tusayan in the amount of \$144,000.00. J2 Design and Plateau Engineering have estimated the total cost of the project at \$411,584.25.

Councilmember Rueter was in favor of writing a check to the project for \$125,000.00 in the current fiscal year toward Phase I, instead of postponing until the new fiscal year.

The Mayor expressed agreement with Councilmember Rueter. He asked Andrew Aldaz, Grand Canyon Unified School District #4, to provide a letter from the School District stating specifically what the Town's donation to the park would be used for before a check is written. Councilmember Sanderson expressed his agreement.

While discussing the Planning and Development budget, Councilmember Rueter stated his belief that the Town will have to subsidize the arrival of fiber optic to Tusayan. While no amount is designated in the current fiscal year, the Council agreed to commit \$250,000.00 in the 2012/13 budget year, and \$150,000.00 for each of the next 3 years.

The training budget will include \$20,000.00 for the Council and Planning and Zoning Commissioners to attend training opportunities.

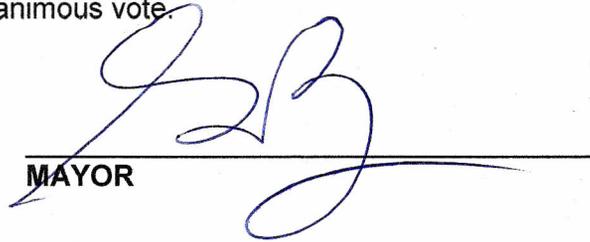
Additional monies were added to build a better and more updated web site, including links to the Town's forms and other services.

4. FUTURE AGENDA ITEMS

Councilmember Rueter announced he will bring a motion to the Council soon to increase the Council's salary, and to provide some kind of pay for the Planning and Zoning Commission members, if legal and appropriate.

5. MOTION TO ADJOURN

There being no further business to come before the Council, Mayor Bryan moved to adjourn the workshop session at 9:05 p.m. The motion was seconded by Councilmember Rueter and passed on unanimous vote.


MAYOR

ATTEST:

Laura Matthews, Interim
TOWN CLERK

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Laura Matthews, do hereby certify that I am the Interim Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on May 30, 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 12th day of June, 2012.

Laura Matthews, Interim
TOWN CLERK