

DRAFT

TUSAYAN TOWN COUNCIL MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

August 3, 2011 @ 6:00 P.M.

Best Western Squire Inn, Zuni Conference Room
74 State Route 64, Tusayan Arizona

REGULAR TOWN COUNCIL MEETING MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Bryan called the meeting to order at 6:02 pm. The Pledge of Allegiance was recited.

2. ROLL CALL

On Roll Call, the following were present:

MAYOR BRYAN
VICE MAYOR MANIACI

COUNCILMEMBER BLASI
COUNCILMEMBER MONTOYA

Not Present - **COUNCILMEMBER RUETER**

Also Present: Town Manager Enrique Medina Ochoa
Town Clerk Bill Sutton
Office Assistant Debra Garver

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Aaron Hall, attorney for Red Feather Properties, objected to holding the meeting, saying that the Tusayan council meeting was in violation of the open meeting laws as the agenda failed to be posted on the Town's website within 24 hours prior to the meeting.

Bill Fitzgerald mentioned that there have been no Housing Committee meetings for the past several weeks and he is getting frustrated as nothing is moving forward. He also stated he had collected the signatures needed for a recall against Cecily Maniaci, Al Montoya, and Greg Bryan. It's in the County's hands.

4. CEREMONIAL AND INFORMATIONAL MATTERS

No ceremonial and informational matters presented.

5. CONSENT AGENDA

A. Consideration and possible approval of Administrative/Treasurer's Report

- i. Acceptance of the Finance Report
- ii. Approval of the Payment of Bills
- iii. Approval of Minutes

Council Member Montoya moved to approve the consent agenda as presented.
Vice Mayor Maniaci seconded the motion. All were in favor.

6. COMMITTEE REPORTS

No Committee Reports were presented.

7. ITEMS FOR ACTION

A. Consideration and possible approval of receipt and/or acceptance of the Municipal Water Study and Supplement.

Ray Jones, ARICOR Water Solutions, and Grant Anderson, Willdan, presented the final Municipal Water Study. After inventorying all the facilities that provide water service to the Town, they identified the operational systems and evaluated the companies; found that the three water systems are owned by five owners and none hold the CC&N – Hydro, Squire Inn, Anasazi, the Airport system and private hotel owners. The operational situation is good and is simple but reliable, as it uses an elevated tank system. The Hydro/ Squire system is meeting its needs plus provides water for the airport – there is room for growth on this system. The Anasazi system has been out of service for a couple of years and hauls in water for their customers. The private owners have service lines around their hotels. All these systems are interconnected and can't be separated except for the airport system. It is their opinion that it would be desirable for the Town to look into the purchase of these systems, minus the airport, and/or move into an agreement with the Squire. The scope of study did not include an operational forecast, operating plan, staffing plan, finance options or system enhancements or improvements. Ray Jones said that a draft could be produced for the next phases that would include these scopes of study.

Council Member Montoya moved to approve the receipt of the study.

Council Member Blasi seconded the motion. All were in favor.

B. Consideration and possible approval of changing the time of the Regular Council meeting for the Tusayan Town Council to 4:00 p.m. on Wednesday, August 17, 2011, to accommodate the Town of Tusayan's ADOT reception that is on the same night at 7:00.

Council Member Montoya moved to approve the 4:00 time change for the August 17, 2011 Council meeting.

Vice Mayor Maniaci seconded the motion. All were in favor.

C. Consideration and possible approval of authorization for Town Manager to enter and execute an agreement with Hinton Burdick CPAs & Advisors to complete a Financial Report and an Audit for FY 2010-2011.

Town Manager Ochoa stated that Hinton Burdick CPAs offered us the lowest bid and with more service.

Council Member Montoya moved to approve the authorization for the Town Manager to enter into an agreement with Hinton Burdick CPAs & Advisors to complete a Financial Report and Audit for FY 2010-2011.

Vice Mayor Maniaci seconded the motion. All were in favor.

D. Consideration and possible approval of Resolution No. 2011-08-03-01 thanking Secretary of Interior Ken Salazar for his decision to support the withdrawal of approximately one million acres of federal lands surrounding the Grand Canyon National Park from new uranium mining claims for 20 years and opposing efforts to prohibit Secretary Salazar from enforcing his order.

Council Member Montoya moved to approve the resolution.

Vice Mayor Maniaci seconded the motion. Council Member Blasi refrained from discussion and abstained due to a possible conflict of interest with his current employment and Hatch Act perimeters. The remaining three were in favor.

- E. Consideration and possible approval of Resolution No. 2011-08-03-02 authorizing and instructing the Town Manager to proceed with the development of a personnel policy, personnel job descriptions, classifications and salary schedules, and corresponding payroll procedures pursuant to participation in the U.S. Social Security Program which also permits participation in ASRS, the Arizona State Retirement System and other benefit programs.**

Vice Mayor Maniaci moved to approve the resolution to authorize the Town Manager to proceed.

Council Member Montoya seconded the motion. All were in favor.

- F. Consideration and possible approval of Resolution No. _____ authorizing the waiver of development fees as structured and requiring developers to reimburse costs borne by the Town of Tusayan until all meeting and approval regarding the same are completed and or approval of project by the Council.**

Council Member Montoya expressed concerns about the language giving the impression that the Ten X Ranch is currently part of the Town and it is not. It could raise some legal questions. Vice Mayor and Council Member Blasi agreed that the resolution wording needed to be clarified. The matter will be referred back to the Town Attorney.

- G. Consideration and possible approval of Resolution No. 2011-08-03-03 authorizing and instructing the Town Manager to pursue changes in the Text of the Zoning Code reference to Planned Community Districts and the specific requirement to minimum acreage.**

Aaron Hall, attorney for the Red Feather Properties, stated that he had great concern with the possible changes to the zoning code, specifically for Camper Village. The Town already has parking issues and with a change in that zoning there would be no restrictions on mixed residential and commercial uses. He offered to assist the Town Manager in research.

Council Member Blasi moved to approve the resolution to authorize the Town Manager to research and pursue changes in the Text of the Zoning Code for Planned Community Districts.

Vice Mayor Maniaci seconded the motion. All were in favor.

8. ITEMS FOR DISCUSSION

- A. Code Enforcement by Willdan Engineering**

The Town Manager is continuing discussions with the Town Attorney on whether there is a conflict of interest for Town Clerk Sutton to serve as a hearing officer.

- B. Update on the Office Modular Fabrication and Installation**

The Town Manager stated that the site work is continuing to move forward and expects the installation to take place in next few weeks. The modular is in storage in Glendale. We are currently not being charged storage or insurance. Mayor Bryan requested that Trowtiere gives us an advance notice to provide insurance.

- C. Furniture and Equipment cost forecast for new Town Hall Modular**

The Town Manager is continuing to move forward on receiving bids for work on the dais and is waiting to hear from the Council on what their preferences are for office furnishings.

- D. Update on Highway 64 Enhancement and Safety Project**

Mayor Bryan stated that there is a weekly ADOT meeting on Wednesdays at 11:00. The work is currently being done on the South East side & the North West side. The construction company will keep at least one side of the driveways open as they are working on laying conduit. There are some issues of utilities running to signs and bus shelters and lack of clarification of landscaping and the irrigation system. Electrical poles will be delivered Friday or Monday. Traffic flow seems to be good still. Blasi expressed concern about the speeding through the work zones.

E. Strategic Plan Development Retreat Tentative Dates and Locations

The Town Manager has located a possible facilitator for the retreat but that they were available later in August or mid September. The date for the retreat was changed to September 28th.

9. TOWN MANAGER'S AND STAFF REPORTS

The Town Manager attended an ACMA Annual Conference that was very productive. One training session was in reference to Community Engagement.

10. SET AGENDA AND ACTION ITEMS FOR NEXT MEETING

Various items suggested for the next agenda for the August 17 Council Meeting.

11. COUNCIL MEMBERS' REPORTS

Council Members did not wish to report.

12. MAYOR'S REPORT

Mayor Bryan reminded the Council that Council Member Reuter would represent him at the League of AZ Cities and Towns Conference Resolutions Committee and Council Member Blasi would carry the Town flag.

13. MOTION TO ADJOURN INTO EXECUTIVE SESSION for the following purpose:

Councilmember Montoya moved to move into executive session.
Council Member Blasi seconded the motion. All were in favor.

The Council moved to go into Executive Session at 7:53 pm after a 10 minute recess.

- A. Pursuant to A.R.S. Section 38-431.03.A.3 and A.4 for discussion and consultation with the Town Attorney in order to receive legal advice and to give directions concerning the negotiation of property acquisition outside the Town proper boundaries for potential Housing Development Opportunities.**
- B. Pursuant to A.R.S. Section 38-431.03.A.3 and A.4 for discussion and consultation with the Town Attorney in order to receive legal advice and to give directions concerning the negotiation and implementation of the Pre-annexation and Development Agreement with Stilo Development Agreement.**

The executive session started at 8:03pm and returned to open session at 8:57 pm.

15. ADJOURNMENT OF REGULAR COUNCIL MEETING

Council Member Blasi moved to adjourn the meeting.
Council Member Montoya seconded the motion. All were in favor.
Meeting adjourned at 8:57pm.