

## Draft Meeting Minutes

### TOWN OF TUSAYAN REGULAR MEETING

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

September 7, 2011 @ 6:00 P.M.

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

### TOWN COUNCIL REGULAR MEETING - DRAFT

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The Meeting was called to Order 6:00pm by Mayor Bryan

2. **ROLL CALL**

**MAYOR BRYAN**  
**VICE MAYOR MANIACI**

**COUNCILMEMBER MONTOYA**  
**COUNCILMEMBER RUETER**

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

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

Clayann Cook spoke in reference to the work that has been completed towards the school park: securing land, fundraising, extra fill dirt and plan development. She requested that it be placed on the Council's agenda to get it moving again.

4. **CEREMONIAL AND INFORMATIONAL MATTERS**

No ceremonial and informational matters were presented.

5. **CONSENT AGENDA**

- **Consideration and possible approval of Administrative/Treasurer's Report**

- Acceptance of the Finance Report
- Approval of the Payment of Bills
- Approval of Minutes

Council Member Montoya moved to approve the consent agenda with changes to the regular and special meeting minutes.

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

6. **COMMITTEE REPORTS**

No committee reports were presented.

7. **PUBLIC HEARING**

Council Member Rueter recused himself from discussion and left the room during the public hearing.

- Open Public Hearing

- **Case #ANN2011-08-05-001 Annexation of Ten X and Surrounding Properties**

Request of Stilo Development Group USA, LP for an **annexation of approximately 5,637.5 acres** of land to include the Ten X Ranch property and surrounding properties into the incorporated boundaries of the Town of Tusayan.

- Take Testimony

Clarinda Vail requested that a map of the annexation be displayed during public

hearings. She expressed concern that as it would double the size of the town, there has not been enough information being provided about the services to the new area: traffic, Fire Department. What impact would there be on the wildlife in the area and the fiscal impact on the city. Ms. Vail suggested that not all entities that would be affected had received enough information or time to participate.

Aaron Hall reiterated Ms. Vail's concerns. Though the annexation would double the size of the town, it would mostly be public lands and the added housing would be minimal, which is the purpose of the annexation. It appears that the main focus of the developer is commercial. Aaron asked if there had been studies on the impact of the Fire Department, the Sheriff Department, and the School District. He also asked if the dirt road that would service the area be maintained by the forest service. Had a cost benefit analysis been done and at what point would there be enough tax base to provide for the cost. Hunters consider that to be a prized area and would the residential and commercial activity scare away game and also tourists who bring in business during a slower time of year.

Allison Guitlin of the Sierra Club spoke and asked the Council that they make a sound and tempered decision. Did the Council understand the capacity of the land, the water supply issues, were there other sources and desired for there to be no appearance of conflict.

Brad Houston reminded the Council that the Town of Tusayan was situated in arid area. With the possibility of the annexation and future development, what impact would there be to the water in the area as well as lighting as this spot is one of the last dark areas in the planet. Would wells impact the water available to campgrounds that are below the rim?

The Mayor stated that an ordinance had been passed in reference to light pollution. As the Council wanted all participants to have open access to voice their opinion on the annexation, the Mayor said that the public hearing would continue at the next regular Council meeting.

Mayor Bryan made a motion to continue the public hearing until September 21, 2011 at 6:00pm.

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

## 8. ITEMS FOR ACTION

- **Consideration and possible approval of Resolution No. 2011-09-07-01 requiring Stilo Development Group USA, LP to reimburse costs borne by the Town of Tusayan until all meetings and plan review processes regarding the proposed development project are completed and the project is approved by the Town Council.**

Council Member Montoya moved to approve the Resolution.

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

Council Member Reuter was still recused and did not vote.

- **Consideration and possible approval of a procedure to be followed for the purpose of filling the current vacancy on the Tusayan Town Council.**

Town Manager Ochoa had found that the Arizona Revised Statutes gave great latitude to legislative bodies to appoint individuals to fill vacancies on their Councils. He recommended that the Council allow individuals to submit applications and choose a replacement.

Council Member Montoya agreed that this would be a good process. He encouraged any interested people who are optimistic, unbiased and desired to help move the Town forward, to submit an application. Council Member Rueter suggested that a letter of interest with a short, one page statement be submitted and then interviews. Vice Mayor suggested that there be a time limit of when these letters of interest could be submitted and it was decided

that they be received by September 21, 2011. Mayor Bryan requested that the Town Manager publicize the Council opening.

## 9. ITEMS FOR DISCUSSION

- **Code Enforcement**

Town Manager Ochoa updated the Council that Town Clerk Sutton was still discussing with the Town Attorney on whether there would be any conflict if he were to serve as the hearing officer. It has been suggested that it would be less questionable if he were to not remain in the position of the Town Clerk.

Fire Chief Evans requested that as the Town moves forward, that the Fire Department have a seat at the table in order for the Department to participate in discussions on municipal codes as it could affect the effectiveness of the Fire Department. After the Mayor Bryan requested he clarify what he meant, Chief Evans gave the example of the width of streets and the possibility of a fire truck turning corners. He said they want to provide input in the proces not make the decisions. Council Member Rueter stated that the Council had been making efforts to be open but that they would make even greater effort to meet with all in order to obtain satisfactory goals.

- **Code of Ethics**

Town Manager Ochoa updated the Council that the Town Attorney was working with the Town Clerk in putting together a code of ethics and it should be ready for the Council to review by the next regular meeting.

- **Municipal Codes**

Mayor Bryan stated that some towns have rewritten their municipal codes and that Tusayan's codes were currently being reviewed. The Mayor would forward a copy of Camp Verde's revised codes. He requested that the Council Members review it and get together with the Town Manager with any suggestions for revisions. .

- **Update on Internet Services**

Council Member Rueter and Mayor Bryan have met with some internet companies to solve the Town's internet problems and have experienced very little success. It can be installed but it has to connect up with a main line which leads to Qwest or now CenturyLink. One developer is Gov.Net and they are working with the Homeland Security and the School District to bring in a broadband technology that no one has. They are currently working on getting towers connected from Bill Williams Mountain to the Grand Canyon National Park to Paige to connect government entities. Tusayan would be able to participate but would need a tower and it was thought that the old beacon tower at the airport might work. Time is of the essence and Council Member Rueter would continue to meet with them. Though this project is specifically for governments, the company is allowed to do some community link.

- **Update on Retreat**

With Council Member Blasi's resignation, the Town Manager suggested that the retreat be postponed until a replacement has been found.

- **Update on Town Hall Modular Unit**

Town Manager Ochoa said that all documents had been submitted to the State of Arizona and are being reviewed. Once they have been approved, the Office of Manufactured Housing will approve a permit for the modular unit to be moved. It could take up to three weeks.

## 10. REPORTS OF TOWN MANAGER AND STAFF

The Town Manager had attended a meeting of the Coconino Plateau Water group where he met members of the Havasupai Tribe and had extended an invitation for them to attend the public meetings on the current development applications last Monday. The Tribe reciprocated and invited the Town Council to attend a Tribal Council meeting that would be held on September 12 in Flagstaff.

Town Manager Ochoa wrote a letter to and met with the Arizona Independent Redistricting Commission on behalf of the Council requesting that the Town of Tusayan stay within communities of interest.

He also attended the Arizona League of Cities and Towns Conference, where the Tusayan Chamber / Visitors Bureau also hosted a booth promoting Tusayan. While there, he attended a meeting and it was stated that tourism had become the largest source of income to the state. He felt that the State Legislators needed to be encouraged to not cut tourism funds and for it to become a priority. Mayor Bryan asked the Council if he could invite the State Legislators to come and meet with them in the upcoming months.

The Town Council had been invited to attend a parade in Kingman on September 24<sup>th</sup>.

**11. NEXT MEETING AGENDA AND ACTION ITEMS**

Various items were suggested for the next agenda.

**12. COUNCIL MEMBER REPORTS**

Council Members had nothing to report.

**13. MAYOR'S REPORT**

The Mayor requested that Norm Hannah from the Chamber be invited to the next meeting to give an update on the NACOG Tourism Conference.

**14. MOTION TO ADJOURN INTO EXECUTIVE SESSION**

The Council did not motion to adjourn into executive session.

**15. ADJOURNMENT OF REGULAR COUNCIL MEETING**

Council Member Montoya moved to adjourn the meeting.  
Council Member Reuter seconded the motion. All were in favor.  
Meeting adjourned at 7:08pm.