

**MINUTES OF THE  
SPECIAL MEETING OF THE COMMON  
COUNCIL OF THE TOWN OF STAR VALLEY**

**Wednesday, May 1, 2013 @ 5:30 p.m.  
3675 East Highway 260, Star Valley, AZ  
(Star Valley Town Hall)**

**The Agenda for the meeting is as follows:**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**Vice-Mayor Newland X, Council Member Hartwell X, Council Member Binney X,  
Council Member Coon X, Council Member Leis X, Council Member Henderson X.**

**DISCUSSION AND POSSIBLE ACTION ITEMS:**

- 1. Discussion and possible action to consider whether Council has interest in the acquisition of the real property located at 3615 E. Highway 260, Star Valley, Arizona. If so, discussion and possible action to adjourn into Executive Session, pursuant to A.R.S. § 38-431.03.A.7 (Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.) Discussion to include instructions and guidelines for the authorized representative(s) to follow at the Trustee's Sale for the property located at 3615 E. Highway 260, Star Valley, Arizona, Tax Parcel Number 302-55-004C.**

Town Manager Grier stated it had recently been learned that the real property at 3615 E. Highway 260, Star Valley, is scheduled for trustee's sale on Friday, May 3, 2013.

Council Member Hartwell asked what the value of this property would be to the Town, and what the Town would use it for. Town Manager Grier stated this needed to be determined by the Council. Mr. Grier stated that ultimately the Council needs to decide if this property has a public purpose and if the property is worth pursuing.

Council Member Leis stated this property is close in proximity to Town Hall, it has usable options on it, it is located within town limits, the potential sale value of the property is "very favorable", there are several structures on the property, including a barn that could be converted into a "complete meeting hall", and there is adequate parking, and further that the location and price are very favorable.

Council Member Binney stated he did not see this property as being of value to the Town, and he could not think of a reason to purchase it.

Council Member Coon stated that currently Town Hall is adequate for current needs, but that anticipating future growth there will be a need for more staff and a larger facility for Town Hall. Mr. Coon pointed out the subject property is 5 acres and close to current Town Hall. This property would have storage for Town equipment. Mr. Coon was emphatic that he believes the Town will grow.

Council Member Henderson stated it was her belief that the house was not in very good condition, although it has been a number of years since she has been on the property. Council Member Coon countered that he has been on the property several time recently and the house is structurally sound, and the barn is very well built. Mr. Coon further stated he had talked to Glen McCombs, the owner of the neighboring property, who stated the well on the subject property is “the best well in that area.” Mr. Coon said the well will take care of the subject 5 acres, but not beyond that and not for “municipal purposes.” Mr. Coon stated he believes this would be a good investment for the Town, since the Town currently is losing “at least 3% a year” on the money in the town’s bank account.

Council Member Hartwell asked about the condition of the septic system. Council Member Coon stated the property has not been rented for several years, but previously was rented on a regular basis, which he assumes indicates the septic system is adequate.

Council Member Hartwell asked about the zoning for this property. Council Member Leis stated the property taxes show residential, but it is zoned C-2, commercial for the frontage. Council Member Henderson stated approximately 2/3 of the property is zoned commercial and 1/3 zoned residential. Council Member Hartwell stated a zoning variance would be necessary to make all of the property commercial to make is usable.

Council Member Leis pointed out another \$2,500.00 of real property taxes became delinquent on May 1<sup>st</sup>. Discussion was held concerning cost of refurbishing the house on the subject property. Discussion was also held concerning the possibility of renting this property at some point.

Council Member Leis stated the bid price of \$200,000 plus back taxes of approximately \$12,000 still make this property a very good investment for the Town.

Vice-Mayor Newland stated it would be a “gamble” but believes the Town would benefit from this purchase. Council Member Leis stated this piece of property would shortly be worth more than what it is currently valued at. Council Members Leis and Coon both emphasized the need to look to the future, and that this property would enable Town Hall to expand as the need arises. Vice-Mayor Newland suggested the possibility of using this property for both a new Town Hall site and for a future park.

Council Member Coon pointed out the opening bid for this property is \$200,000.00, and there may or may not be other bidders on the property.

**A motion that the Council consider possible purchase of the property located at 3615 E. Highway 260, Star Valley, Arizona, and further that the Council adjourn into executive session for the purpose of discussing the terms of purchase and selecting a representative(s) to represent the Town at the Trustee’s Sale scheduled for May 3, 2013, was made by Council Member Leis, and was seconded by Council Member Coon.**

**The motion was voted on and the vote was 5 – 1.**

**A roll call vote was then held:**

**Vice-Mayor Newland Yes, Council Member Hartwell Yes, Council Member Binney No, Council Member Coon Yes, Council Member Leis Yes, Council Member Henderson Yes.**

**The motion was voted on and passed 5 – 1.**

- **ADJOURN INTO EXECUTIVE SESSION.**
- **REGULAR MEETING CALLED BACK TO ORDER.**
- 2. **Discussion and possible action regarding instructions to a representative(s) to act as instructed in the Executive Session at the Trustee’s Sale for the real property at 3615 E. Highway 260, Star Valley, Arizona, Tax Parcel Number 302-55-004C.**

A motion that the Council authorize Town Manager/Attorney Tim Grier, and Council Members Coon and Leis to attend the trustee's sale for the real property at 3615 E. Highway 260, Star Valley, Arizona, Tax Parcel Number 302-55-004C presently scheduled for May 3, 2013, and bid the amount agreed upon in executive session was made by Council Member Henderson, and seconded by Council Member Coon.

The motion was voted on and the vote was 5 – 1.

A roll call vote was then held:

Vice-Mayor Newland Yes, Council Member Hartwell Yes, Council Member Binney No, Council Member Coon Yes, Council Member Leis Yes, Council Member Henderson Yes.

The motion was voted on and passed 5 – 1.

- **COMMENTS FROM THE PUBLIC:**

During this portion of the meeting, members of the public may address the Town Council on items that are not on the printed agenda. Any remarks shall be addressed to the Council as a whole and not to any individual member. Speakers are limited to three (3) minutes per person unless additional time is granted by the Mayor. The Council may not discuss or act upon matters raised during public comments.

There were no public comments.

- **ADJOURNMENT**

A motion to adjourn the meeting was made by Council Member Hartwell, and was seconded by Council Member Leis.

The motion was voted on and passed 6-0.

**APPROVED:**

\_\_\_\_\_  
Del Newland, Vice-Mayor

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Lois V. Johnson, Town Clerk

**CERTIFICATION:**

**I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Town Council of the Town of Star Valley held on the 1<sup>st</sup> day of May, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.**

**Dated this 7<sup>th</sup> day of May, 2013.**

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**Lois V. Johnson, Town Clerk**