

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

**Tuesday, August 20, 2013 @ 6:00 pm  
3675 East Highway 260, Star Valley, AZ  
(Star Valley Town Hall)**

The Agenda for the meeting is as follows:

- CALL TO ORDER
- PRAYER was offered by Minister Ken Davidson, Jr., of Church of Christ in Payson
- PLEDGE OF ALLEGIANCE
- ROLL CALL:

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

- **GILA COUNTY SHERIFF'S OFFICE REPORT FOR JULY, 2013.**

Lt. Tim Scott of the Gila County Sheriff's Office gave the Sheriff's report for July, 2013.

- **HELLSGATE FIRE DISTRICT REPORT FOR JULY, 2013.**

Battalion Chief Bathke gave the Hellsgate Fire District report for July, 2013.

- **CONSENT AGENDA ITEMS:**

All items listed under the Consent Agenda will be voted on with one motion. If discussion is desired regarding any Consent Agenda item, that item will be removed from the Consent Agenda and voted on separately.

**A. Approval of the minutes from the Regular Council Meeting held on August 6, 2013.**

**B. Approval of Claims Payable from August 1, 2003 through August 15, 2013 for the General Fund and for the Water Department.**

**A motion to approve consent agenda items A and B was made by Council Member Hartwell, and was seconded by Council Member Henderson.**

**A roll call was taken:**

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

**The motion was voted on and passed 7-0.**

- **PROCLAMATION – Proclaiming September 30, 2013 as Tonto Community Concern Association Day for 35 successful seasons**

Mayor McDaniel requested Council Member Leis read the Proclamation for the Council and public (see agenda packet information).

- **DISCUSSION ITEMS:**

1. **Report by Roy Haught and Gary Jones and Terry Lux of JFC regarding their inspection of property at 3615 E. Highway 260, Star Valley, Arizona.**

Gary Jones stated he is a general contractor and qualified to make the inspection he did of the property at 3615 E. Highway 260, Star Valley. Mr. Jones stated his first observation is the house needs a new roof; the windows are all single-pane; and the doors all need to be replaced. Mr. Jones stated he believes the floor is probably not in good condition, and that the stairwells do not comply with current federal ADA requirements. Mr. Jones went on to say the bathrooms most likely were built in the 1950's and would need new plumbing as they current are not up to Code. He expressed concern that rats and other animals may have infested the house.

Mr. Jones stated if the Town wanted to convert the house into a commercial building, it would require a great deal of work and expense. He expressed concern that due to the age of the building there might be a problem with asbestos. All of the electrical, plumbing and mechanical would have to be redone to meet Code, as well as the ADA requirements.

Mr. Jones said he is not certain of the condition of the foundation, frame and roof. He stated it would take a lot of money to bring the house up to Code, and in his opinion it would not be worth it. Mr. Jones stated his recommendation would be to tear it down and then build from scratch with the Town wants. To remodel would require a great deal of work and money, and the Town would still end up with a fifty year old building. Mr. Jones stated the barn is only good for use as a barn, and that it needs a new door. Mr. Jones further stated the only good building on the property is the cellar.

2. **Quarterly report on status of Meals on Wheels / Senior Ridership Program. Presentation by Joanne Conlin.**

Ms. Conlin thanked the Town Council for their continued support of this program. At the end of June, 2013, the program had 25 people enrolled in Meals on Wheels, and 16 in the Ridership Program over the course of the year. Ms. Conlin stated the people in Star Valley "love the bus," and that 2 additional people have enrolled in the program since the end of June.

Mayor McDaniel expressed the appreciation of himself and the Council for the work and effort Ms. Conlin puts into the program.

Council Member Hartwell asked if possibly another day might be added for the bus to service Star Valley. Ms. Conlin stated this is doubtful at this time, and further stated that in September the route is being extended to Mesa Del and to the Oxbow / Round Valley areas.

Ms. Conlin informed the Council that the Payson Senior Center has started an Alzheimer's support group which is open to the public. Further, the Center has received some grants for respite care and medical alert bracelets which is available to those in need. Ms. Conlin encouraged the Council to get the word out about Meals on Wheels and the Ridership Program.

3. **Discussion and possible action regarding contribution to Friends of Tonto Natural Bridge State Park. Presentation by John Stanton, of Rim Country Chamber of Commerce, and Linda Hamman, of National Bank of Arizona.**

John Stanton introduced Maureen Walsh and Linda Hamman, who are both on the Board, and provided the Council with a copy of a letter from Friends of Tonto Natural Bridge (copy attached to these minutes). Mr. Stanton stated he is currently the president of Friends of Tonto Natural Bridge.

Mr. Stanton explained that Friends of Tonto Natural Bridge raises funds to assist the park rangers and volunteers in areas where the state does not provide funds, citing as examples improving the stairs and various signs along the route to the Bridge and also a proposed monument sign. Current projects include remodeling the rooms at the lodge, paving areas to make them handicap accessible, and completing Kiosks.

Mr. Stanton stated the Friends is asking Star Valley to be a “Silver Sponsor” of the “2<sup>nd</sup> Annual Taste at the Bridge”, which is the Friends’ only fund raising event. The cost is \$1,000.00, and includes 4 tickets to the event, the Town’s logo on the Friends’ web page; the Town’s name on all printed pieces, thank you recognition in all media; and an introduction at the event.

Council Member Binney expressed his irritation with the fact the State makes money off the bridge, but is now looking to the Town for money to maintain aspects of the Bridge.

**A motion that the Council approve assisting in sponsoring the “Taste at the Bridge” fund raising event on October 19, 2013, by making a contribution to the Friends of Tonto Natural Bridge State Park in the amount of \$1,000.00 was made by Council Member Leis, and was seconded by Council Member Henderson.**

**The motion was voted on and the result was 6 – 1, with Council Member Binney dissenting.**

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

**Mayor McDaniel Yes, 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 6 - 0.**

Town Manager Grier suggested at this point the Council discuss how to distribute the four tickets to the “Taste of the Bridge” event on October 19<sup>th</sup>. Mayor McDaniel asked which Council Members would be interested in attending this event. Council Members Henderson, Leis, Hartwell and Coon indicated they were interested. Council Member Binney suggested a public drawing so any one from Star Valley could use the tickets. Council Member Coon suggested the Mayor should be one of the persons to attend this event. The Mayor stated he would have to check his schedule before he could commit. It was decided the interested Council Members would work out among themselves who would attend this function.

**4. Discussion and possible action regarding cancelling the September 3, 2013 regular council meeting.**

**A motion that the Council cancel the September 3, 2013 Regular Council Meeting was made by Council Member Henderson, and was seconded by Council Member Leis.**

**The motion was voted on and passed 7 – 0.**

**5. Discussion and possible action to adopt Resolution No. R 13-20 – A resolution of the Mayor and Town Council of the Town of Star Valley, Arizona providing for compliance with A.R.S. § 16-204 as amended by the Arizona State Legislature in 2012 – extending term of mayor and council members to coincide with election to be held in the Fall of 2014.**

Town Manager Grier explained the State Legislature has passed legislation which establishes municipal elections to now be held in the Fall of the year, not the Spring as the Town normally does. The Legislature has given towns and cities the authority to extend council members’ terms to comply with this

change in time of election. Resolution No. R 13-20 comports with this and lengthens the term of mayor and council members. Council Member Leis read Resolution No. R 13-20.

**A motion that the Council approve Resolution No. R 13-20 – A Resolution of the Mayor and common Council of the Town of Star Valley, Arizona, providing for compliance with A.R.S. § 16-204 as amended by the Arizona State Legislature in 2012 was made by Council Member Hartwell, and was seconded by Council Member Coon.**

**The motion was voted on and passed 7 – 0.**

**6. Discussion and possible action regarding the property at 3615 E. Highway 260, Star Valley, Arizona.**

Council Member Leis stated his opinion that, based on the report by Mr. Jones, the buildings should be razed and consideration given to future development; he does not believe the Council made a mistake in purchasing the property and this date received a “rough appraisal” of \$325,000.00.

Council Member Henderson suggested the possibility of allowing Hellsgate Fire Department to use this as a practice area, and Council Member Hartwell indicated agreement with this idea as it could save some demolition costs, and also expressed her belief the property should be leveled and cleaned. Council Member Henderson further stated if the right buyer comes along, she is in favor of selling the property.

Council Member Binney expressed concern over liability if the buildings are left in their current condition on the property; and stated if the buildings were burnt down it would endanger the trees around it. Council Member Binney stated he believes the buildings should be razed, but the aviary very should be saved and possibly the barn could be sold and moved.

Council Member Coon stated his original idea in suggesting purchase of the property was looking forward to the future of the Town. Council Member Coon stated he believes it was a good idea to buy the property and agrees that it is advisable to demolish the buildings.

Mayor McDaniel stated he had received a telephone call from Glen McCombs, owner of Plant Fair, who has expressed interest in possibly purchasing this property. Town Manager Grier stated the Council needs to make a decision on what it wants to do with the property and give staff direction on how to proceed.

Council Member Binney asked Mr. McCombs what his intent is with respect to the property. Mr. McCombs stated if the Council decides to sell the property he would be interested in purchasing it. Mr. McCombs stated his business is presently landlocked, so if the Council decides to sell he would appreciate being given first consideration. Mr. McCombs indicated he would be interested in purchasing half of the property if the purchase price for the entire property was more than he was prepared to spend. Mr. McCombs emphasized his sincere interest in purchasing the property, but also supported the Town’s purchase to use it for Town purposes as being a good idea. Mr. McCombs indicated he would prefer the property to be cleared by the Town.

Council discussion was held concerning whether or not to consider pursuing a possible sale to Mr. McCombs, and if in fact the Town wanted to sell the property or keep it for potential future Town use. Council Members Leis, Coon and Vice-Mayor Newland expressed their opinion that they want to keep the property. Council Member Binney stated he believes an appraisal should be done, and also cost estimates of demolition of the buildings on the property. Council Member Hartwell offered that if the Town sold a portion of the property, the sale proceeds could be used for converting the remainder of the property for Town use.

Town Manager Grier suggested the Council might want to table this item and give him time to gather more information to present to the Council.

**A motion that this discussion item be tabled until the October 1, 2013 Council Meeting, and that the Town Manager is directed to gather more information regarding the property at 3615 E. Highway 260, Star Valley, was made by Council Member Hartwell, and was seconded by Council Member Henderson.**

**The motion was voted on and passed 7 – 0.**

- **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.

Ray Lyons, resident of Star Valley, addressing the property at 3615 E. Highway 260, stated that the previous owner attempted to work with ADOT to get the hill of this property cut down. Mr. Lyons stated this did not occur and the hill has been a liability ever since. Mr. Lyons stated it has always been a liability and during the winter months when there is ice there have been a number of accidents on the highway at the location of the property. He recommended the Council seriously consider taking this hill down, and that the Town has no idea of how much this will cost.

Glen McCombs, a resident of Star Valley, stated the property line on this property comes up to ADOT's right-of-way line, which is just about in the center of the hill. Therefore, if the Town decided to level the hill it would require ADOT's approval.

- **ADJOURNMENT**

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

**The motion was voted on and passed 7 - 0.**

**APPROVED:**

\_\_\_\_\_  
**Ronnie O. McDaniel, 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 regular meeting of the Town Council of the Town of Star Valley held on the 20<sup>th</sup> day of August, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.**

**Dated this 28<sup>th</sup> day of August, 2013.**

---

**Lois V. Johnson, Town Clerk**