

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

**June 15, 2021 at 4:00 pm
3675 East Highway 260, Star Valley, AZ
(Star Valley Town Hall)**

The Agenda for the meeting is as follows:

- PRAYER was offered by Pastor Mick Allred of Rim View Community Church.
- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL:
Vice Mayor McKinney X, Council Member Davis X, Council Member Armington X,
Council Member Binney X, Council Member Rappaport X, Council Member McDaniel X,
Mayor Coon X.

- **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 June 1, 2021.

B. Approval of Claims Payable from June 1, 2021 through June 15, 2021 for the General Fund and for the Water Department.

A motion to approve consent agenda items A and B was made by Council Member Davis and was seconded by Council Member Armington.

A roll call vote was taken:

Vice Mayor McKinney X, Council Member Davis X, Council Member Armington X, Council Member Binney X, Council Member Rappaport X, Council Member McDaniel X, Mayor Coon X.

The motion was voted on and passed 7 - 0.

- **DISCUSSION ITEMS:**

1. **Update from the Rim Country Educational Alliance (“RCEA”) Separate Legal Entity (“SLE”). Presentation by Jon Cline and Vern Leis. Discussion item only.**

Vern Leis thanked council for the opportunity to speak to them. Mr. Leis stated that Jon Cline, President of the RCEA and Jennifer Smith, President of the Rim Country Educational Foundation (“RCEF”) will present an update and proposal for the Granite Dells Park. Jon Cline began by showing drone footage video of the park that is being built. Mr. Cline reported the park will contain football, softball, soccer, and bocce ball fields, pickleball courts, nature trails, a small lake, and an amphitheater. The lake will hold water for irrigation needed on the property. As envisioned right now it will be fourteen feet deep and it will be cold enough to have some of the cold water fish. There will also be an island with mature trees in the middle of the lake. What they are reaching for, explained Mr. Cline, is to give the lake a sense it has always been there. There will also be a couple of false streams that will feed water into the lake for the purpose of natural aeration.

Jon Cline stated it has always been part of the plan that this space would be an activity area and a common use for the Rim Country community ever since he has been on the RCEA board. The other part of the plan, reported Mr. Cline, is a community center that will house different types of activities that are common in an educational facility as well as a park. The three players involved in this property, explained Mr. Cline, are the RCEA – the governing body for the property; the RCEF – responsible for building the park; and the Mogollon Health Alliance Foundation (“MHA” Foundation) – the financier. Mr. Cline reported it has been in Payson’s general plan for twenty five years to have a park on the east side of town because a park is needed there. The Town of Payson came to them and asked if they could begin to have a conversation about where this is going and how their needs could be accommodated. In order to have open conversations with them about the park project, explained Mr. Cline, the Town of Payson was required to pass a Memorandum of Understanding (“MOU”).

With each new partner and participant, reported Jon Cline, the community center has grown from an anticipated 39,000 square foot facility to a 65,000 square foot facility. It will be accessible off of Highway 260 and University Way to spread out the impact and make it more accessible to the community. The RCEA would like to know if Star Valley could see themselves participating in this process in any way, shape or form. Queried Mr. Cline – Is there an interest on the part of Star Valley to be involved in the sports fields? Be involved in the amphitheater? If there is any interest to be included in on the conversation, informed Mr. Cline, what they would need from the Town of Star Valley is to pass an MOU and present it to them. A question and answer period ensued regarding various park amenities.

Council Member Davis stated he likes the fact that there will be a park there and he thinks there is definitely a need for it in the Rim Country. He wouldn’t have a problem establishing an MOU to find out more information about the financial aspect of it. Jennifer Smith responded what really makes this sustainable for the communities is the fact that the communities themselves don’t have any capital expense upfront for the actual buildout. There’s no bonding, there’s no debt repayment and that’s not a part of any discussion. The MHA foundation is financing this project, that is how the capital expenses are being covered. The only commitment, stated Ms. Smith, would be just the on-going maintenance. With good stewardship, good marketing and economic development there is no reason why this shouldn’t be at least a revenue neutral, if not revenue positive, project. Ms. Smith stated she would like to clarify that she is primarily discussing the park only because the details around the community center component are so nebulous. For the park itself, clarified Ms. Smith, the MHA Foundation is paying for it.

Mayor Coon asked if maintenance and all expenses are included. Part of the negotiations is the on-going management and maintenance, answered Jennifer Smith. It is an amenity rich park and there will be maintenance. Vice Mayor McKinney asked what the ballpark budget is for the sports fields. Ms. Smith answered probably a half a million per field. Council Member Rappaport asked if this will be done in phases. Ms. Smith replied they are trying to make this as streamlined as possible. The lake component will be started first, then the sports fields next. Queried Mayor Coon – When is this all supposed to start? Ground breaking is scheduled for July 5, responded Ms. Smith. Mayor Coon asked if there would be any cost to use a field. The fee schedule would depend on who manages it, answered Ms. Smith.

Queried Town Manager Grier – What exactly is the MOU? Jennifer Smith responded it’s basically we agree to talk and there would be no financial commitment on the part of the Town. Mr. Grier asked if Payson has an MOU in place now. “Yes,” replied Ms. Smith. Mr. Grier acknowledged the first step the Town would have is entering into an MOU. Queried Mr. Grier – What is the real purpose of the MOU? Jon Cline answered the MOU allows them to get into the details such as maintenance costs, funding streams, and to delve deeper and get into the specifics. Ms. Smith added an MOU is not needed if the Town decides not to participate. Queried Council Member McDaniel – Does the MOU include a confidentiality agreement or is it simply an expression of interest from the Town? Mr. Cline responded the MOU itself simply means we can talk and he assumes there is a non-disclosure agreement. Queried Mayor Coon – How would we go about doing that in a public meeting? Ms. Smith answered negotiations can be handled in Executive Session. Obviously, stated Ms. Smith, you want to keep as much information public as possible. The reason to keep details in Executive Session would be to avoid confusing and conflicting information going out to the public until the details have been hashed out.

Mayor Coon stated he thinks at some point in time the Town will be called to contribute. Jon Cline responded if Ms. Smith says MHA is paying for this, then MHA will pay for it. He doesn’t believe MHA has any intention of building a 65,000 square foot facility and granting that to anyone. That is going to have to be paid for, concluded Mr. Cline. Jennifer Smith reported Payson’s fields are booked all of the time and the teams don’t have enough space to practice or play. Payson actually wants and needs more fields. The MHA Foundation approved the building of this park two years ago and it is going to be a gift to the community. Clarified Ms. Smith, the Town of Payson approached them to be a part of this project. The reason they are standing before council today is not to come and ask the Town for money. As a friend and neighbor they respect the Town and want us to be welcome to be a part of this project.

Town Manager Grier asked if they have been approached by the county. Jennifer Smith answered there is no dialogue with the county. They are not part of the SLE and there is no reason to engage the county. Council Member Rappaport asked if the MHA is providing all the funds. The MHA is writing a check for this project, answered Ms. Smith. One of the communities big needs is, and always has been, a park on the east side. Ms. Smith explained that the mission of the MHA Foundation is to promote health and education in the Rim Country. Recreational opportunities support both of those and this park meets both of those criteria. The MHA exists to provide those benefits to the community and that is why the MHA Foundation is paying for this park, concluded Ms. Smith.

2. Discussion, public hearing and possible action regarding selection of a Community Development Block Grant (“CDBG”) project for FY2021. Presentation by Finance Administrator Nutt.

Finance Administrator Nutt stated this is the second public hearing to select a CDBG project. As required, explained Ms. Nutt, she has notified the public of this meeting. She has also published information in the local newspaper and on the Town’s website. The town has not received any

information or feedback from the public, reported Ms. Nutt, and staff is moving forward with the same two projects that were discussed at the previous meeting. The grant funds for FY2021 are \$118,158.00.

Finance Administrator Nutt reported the budget for the staff recommend project is \$110,000.00. Ms. Nutt then explained the merits of this project. The Town has 200 lineal feet of eight inch line on hand, which is the pipe size this project is calling for. This project has the ability to come in on budgeted funds and the project area has been identified as our oldest pipe system in the ground. The overall plan, reported Ms. Nutt, calls for 550 lineal feet from Highway 260 to Milky Way.

The second project discussed, stated Ms. Nutt, were tanks at the Circle K well site. This project came in at an estimated \$265,000.00 which requires significant leverage money of approximately \$146,000.00. There are some concerns with that at this phase of our capital improvement project planning as well as the implementation of the project with the constrictions of the grant deadline. Ms. Nutt explained that staff has concerns about getting materials and having any kind of delays that would create penalties by ADOH; the location; and a floodway concern. More planning and research needs to be done on this project. Ms. Nutt concluded staff recommends going forward with the pipeline project.

Mayor Coon opened the meeting up for public comment. There was no public in attendance and the Mayor closed public comment. Council Member Binney asked if the Town has a surplus of eight inch line. Finance Administrator Nutt responded it was a surplus from a previous job and has been maintained. Council Member Binney asked where it is stored. Ms. Nutt answered it is stored at the Lumberman's well site according to proper procedure. Council Member Davis asked for confirmation that staff is recommending Project #1 over Project #2. Ms. Nutt responded that is correct. It is staff's suggestion to work within the grant funds and use the supplies on hand. As well as a timeline that we can be more assured of, added Ms. Nutt. Vice Mayor McKinney asked if Project #2 can be paid for by the Town at some future date. Ms. Nutt responded there will be other opportunities for projects. Council Member McDaniel stated she thinks it's really important to replace the aging and undersized infrastructure because of the consequences if something does happen to it. Council Member Binney asked if the surplus line was factored into the cost. Ms. Nutt answered that has been taken into account.

A motion to approve the use of FY2021 CDBG funds for infrastructure improvements, aging and undersized pipeline replacement along Highway 260 and Milky Way was made by Council Member Davis and was seconded by Council Member McDaniel.

A roll call vote was taken:

Vice Mayor McKinney Yes, Council Member Davis Yes, Council Member Armington Yes, Council Member Binney Yes, Council Member Rappaport Yes, Council Member McDaniel Yes, Mayor Coon Yes.

The motion was voted on and passed 7 - 0.

3. Discussion and possible action regarding Town Code building height for Commercial Districts. Requested by Council Member Rappaport.

Council Member Rappaport explained she wants to make sure the drag doesn't look like Apache Junction and she doesn't want anything over two stories. Looking at the information provided, added Council Member Rappaport, it already seems to be Town Code. Mayor Coon asked Town Manager Grier if the code covers it. Mr. Grier responded he thinks it does. Council Member Davis added he thinks the code speaks for itself. There was no further discussion or action taken.

- **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.

The Mayor opened up this portion of the meeting for public comment. There was no public in attendance and the Mayor closed the public comment portion.

- **ADJOURNMENT**

A motion to adjourn the meeting was made by Council Member Armington and was seconded by Council Member Davis.

The motion was voted on and passed 7 – 0.

APPROVED:

Gary Coon, Mayor

Date: _____

ATTEST:

Eddie Chapin, 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 15th day of June 2021. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16th day of June 2021.

Eddie Chapin, Town Clerk