

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

**July 20, 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 Vice Mayor McKinney.
- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL:  
Vice Mayor McKinney X, Council Member Davis X, Council Member Armington Excused, 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 July 6, 2021.**

**B. Approval of Claims Payable from July 1, 2021 through July 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 McDaniel.**

**A roll call vote was taken:**

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

**The motion was voted on and passed 6 - 0.**

- **DISCUSSION ITEMS:**

- 1. Property development presentation by Lee Martinez. Discussion item only.**

Mayor Coon welcomed Lee Martinez, developer of the 12.2 acre site Mogollon Meadows (formerly the Freegard Property). Mr. Martinez stated he started looking at affordable housing because he kept hearing about how difficult it is to find affordable housing in the area. His intention is to create a community that is completely powered by solar. The development is pretty much self-contained, reported Mr. Martinez, with the Town of Star Valley providing the drinking water, the sun providing the electricity and sewage being treated on site by the sewage treatment plant. A block wall of storage units will surround the park models on three sides that will be useful for storage for residents, provide security and reduce road noise. The back of the property will be left open to take advantage of the great views of the Granite Dells and Monument Peak. Mr. Martinez reported they have chosen a helpful and knowledgeable local contractor, Roy Haught, to complete much of the site work.

Lee Martinez reported they plan on using CAVCO Homes Park Models. It will be at least twelve months before they get their first units because CAVCO is backlogged due to a shortage of supplies. Three models will be installed by January 2022 and Phase 1 should be done by the end of January 2022. Council Member Davis asked where the park models are built. "In Goodyear," responded Mr. Martinez. They are well built and only three hundred and ninety nine feet on the ground floor with lofts. Most of the units, reported Mr. Martinez, are about thirty five feet in length in the living space. They will have metal roofs with interior pine walls and ceilings. The site, explained Mr. Martinez, is designed to have 114 units, one green space in the top portion and a dog park in the back. The density is comfortable with lots of 38' x 45' or larger and the homes will be orientated so everyone has a view. Mr. Martinez stated they want to make living there as cost effective and simple as possible and will be putting in solar and a state of the art sewage treatment plant.

In Phase 1, explained Mr. Martinez, there are two pad sites with drive-thru lanes for food/coffee based businesses and charging stations for electric vehicles in the parking spaces along Highway 260. Storage buildings go around the perimeter of the park models with a 42 foot road for larger vehicles. The Covenants, Conditions & Restrictions ("CC & R's"), reported Mr. Martinez, will not allow anybody to park on the street and will not allow more than one car to park in the driveway. They also do not want any exterior modifications to the homes because they are looking for continuity. Council Member Davis asked if there is a price point. Mr. Martinez answered the affordable housing had to be under \$200,000.00. One park model is going to be about \$88,900.00 and the second park model is going to be about \$117,000.00. The cost of the home sites will be around \$66,000.00 to \$70,000.00. Mayor Coon asked if that is purchasing or leasing. "Purchasing," answered Mr. Martinez, and they sell the RV storage too. Mr. Martinez explained there will be two eight foot security gates with security cameras and a middle gate that will be more ornate. Phase I includes the first sixteen homesites and park models. Council Member Davis asked if the homes will be ground set. Mr. Martinez answered they usually set about sixteen inches above ground but most of them have decks. Mr. Martinez stated it will be very uniform throughout because they want it to look like a park, and the CC & R's are going to be pretty tough. The solar and sewer combined will be under \$100.00 a month forever, he added.

Lee Martinez reported that Phase 2 includes a triangular green belt, thirty nine home sites, man caves and "pull thru" storage. Phase 3 will have the largest homesites, the best views and are the furthest from Highway 260. A dog park and green space will sit above the sewage treatment plant. The sewage treatment system will not have any smell or nitrogen gas and will be very safe and user friendly. They are probably on a two year window to be totally built out. It's very affordable at \$231,000.00, concluded Mr.

Martinez. Council Member Davis stated there is definitely a need for affordable homes as he has experienced trying to hire employees and finding a place for them to live.

Queried Council Member Rappaport – How high is the man cave? Lee Martinez answered it is eighteen feet to the top of where the roof starts. They haven't decided if they are going to do a flat or a pitched roof. Queried Council Member Rappaport – How high are the storage units? Mr. Martinez answered they are sixteen feet to the top of the wall. Mayor Coon asked Mr. Martinez if he has had many discussions with Arizona Department of Transportation (“ADOT”). Mr. Martinez answered he has had a discussion with them and they told him they are going to put in a traffic light. Mayor Coon asked if he has had conversations with Maverik. Mr. Martinez answered they are working together and sharing in the expense of the survey, traffic study and shared entrance/exit. It is \$250,000 for the light, added Mr. Martinez, and he guesses they will share in the expense of that too.

Council Member Davis asked if the fire department can get in through the big gates on the sides? “Yes,” responded Lee Martinez, they have to be twenty foot gates. Council Member Davis asked when they plan on breaking ground. Mr. Martinez responded that is up to Star Valley, Payson, Gila County and ADOT. Roy Haught says they should be able to break ground by September 1<sup>st</sup>. Queried Council Member Binney – Where is the solar system? Mr. Martinez answered it's the roof of all the storage units. Queried Council Member Binney – Where are you putting the waste water? Mr. Martinez responded the whole green belt area is a leach field. The tank itself is fifty six feet long, eight feet wide and seven feet deep. It brings the sewage from station to station and keeps reducing the nitrogen and by the end there is no release of nitrogen. They have a well in the back that pumps thirty five gallons a minute that they will use for irrigation, concluded Mr. Martinez. Mayor Coon stated he didn't realize it was this upscale and state of the art. It is really impressive, concluded Mayor Coon.

Lee Martinez disclosed they will be asking the Town to approve a zero lot line on the east side. There is already one that exists because they built over the wall. He would like to have a variance on that to go to a zero because if he doesn't have a zero then all those homes are going to have to move because they are right up on the fence and some of them are over the fence. Mayor Coon thanked Mr. Martinez for coming in and talking to council.

## **2. Discussion and possible action regarding cancelling the September 7, 2021 Regular Council Meeting.**

Mayor Coon explained that it is a very busy time with the League Conference ending on Friday, September 3<sup>rd</sup> and Labor Day on the 6<sup>th</sup>. Mayor Coon asked if there is any discussion. Council Member Rappaport stated she thinks that's good to do.

**A motion to cancel the September 7, 2021 Regular Council Meeting was made by Council Member Davis and was seconded by Council Member Rappaport.**

**A roll call vote was taken:**

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

**The motion was voted on and passed 6 - 0.**

## **3. Community Development Block Grant (“CDBG”) update and presentation by Finance Administrator Nutt.**

Finance Administrator Nutt explained she is giving a quick update on the CDBG project that was selected by council for fiscal year 2021. Council may start to get questions or see something in the newspaper as she begins the process of conducting an income survey and environmental review. Both of

the processes are being conducted simultaneously, added Ms. Nutt. Each one of the steps has been reviewed and approved by the Arizona Department of Housing (“ADOH”). For the income survey, explained Ms. Nutt, the residents in the affected area will receive an introductory packet which will include an introduction to the council, the project and the area being affected by the project. The survey area is the entire region of Mars Lane, Milky Way, Orion and up to Venus for a total of twenty two homes. The survey will last for three consecutive cycles so that in the future the income survey won’t have to be re-done for each cycle. It will be the first time the Town will be able to use one survey for up to three cycles. Queried Council Member Binney – Is that three cycles of our time, so six years? “Yes,” answered Ms. Nutt, if the council chooses to do one of these pipelines in the future.

Finance Administrator Nutt then showed council the actual questionnaire that will go out to the residents. Whenever council starts knocking on doors, explained Ms. Nutt, the Town will be requesting the resident provide the financial information. The grant, informed Ms. Nutt, is based on low to moderate income levels. The questionnaire will be asking for the range they are in and how many people are in the household. Any other information they choose to give is optional. The resident also has the option of returning the questionnaire and they won’t get a knock on the door. The other part running simultaneously, reported Ms. Nutt, is the environmental review report. It is all of the documents she ends up creating during the process and it will turn into a 250 plus page packet that she sends to the Arizona Department of Housing (“ADOH”). The process, informed Ms. Nutt, begins with public notice and contacting affected agencies with jurisdiction in the project area. All of the forms have been approved, the public notice will go into the newspaper, and she will be sending mailings to the affected agencies by certified mail. The affected agencies have a specific period of time to return information to her. Based on the information they send, she may or may not have to do additional work. The environmental review process will take forty five days – it started on the 15<sup>th</sup> and will go through August 31<sup>st</sup>, concluded Ms. Nutt.

Vice Mayor McKinney asked if there is a number for what the feds consider moderate income. Finance Administrator Nutt answered it depends on the number in the household. These are all the specific numbers for Gila County so they are broken out specifically by state and then by county based on census information. Each cycle, explained Ms. Nutt, she has to create this form with these criteria that change. To be considered low to moderate it actually corresponds – one household member is less than \$31,000.00 and two household members is \$31,000.00 to \$35,000.00 and so forth. Mayor Coon asked if there were any more questions and added that Ms. Nutt is covering this big project very well. On a positive note, informed Ms. Nutt, she is two months ahead of last years’ project in an attempt to not have to conduct income surveys in the middle of winter or during any sports events.

#### **4. Discussion and possible action to discuss road issues around Star Valley.**

Mayor Coon reported one such issue is the intersection of Garrels and Moonlight Drive. It is extremely dangerous making a left turn from Garrels onto Moonlight Drive. The obstruction from the fence at that intersection makes it impossible to see traffic moving south on Moonlight Drive. Mayor Coon stated he doesn’t know what the solution is. He would like to move the fence, but he believes Roy Haight is against that. The Town could lower the speed limit or re-install the stop sign. The Town is going to have to do something there, added Mayor Coon. Mr. Grier, concluded Mayor Coon, will explain the other issue on Edison in the Knolls.

Town Manager Grier reported the Town has a couple of issues out there and does not necessarily have a solution for them. The intersection at Garrels and Moonlight is problematic with the fence and the line of site. Another issue is the Town often hears from residents that people are driving too fast on Moonlight. One possible solution to that, stated Mr. Grier, is to put the stop signs back up. He is not so

sure that is the best solution, but that is one the Town could look at doing. The other problem, explained Mr. Grier, is the rut over on Edison and Highline that is a product of people driving too fast and cutting that corner. There was a stop sign there and he thinks somebody knocked it down. It seems like the Town is always fixing that rut that is not on the road. One solution to that may be to just pave that corner or maybe a better solution is to put a stop sign there and try to slow people down. That may be something we go to the Knolls HOA about and get their input. Mr. Grier concluded he does not have a recommendation as to what the Town should do with these road issues.

Council Member McDaniel suggested a big bubble mirror at the intersection of Garrels and Moonlight. Mr. Grier responded the Town has tried that and it got knocked down or stolen. Mayor Coon suggested to move the fence. Town Manager Grier reported that Town Code required the panels be put in the fence. Council Member Davis suggested to make an exception for that corner and take out the panels in the fence. It would be the cheapest and easiest thing to do, added Council Member Davis. Mayor Coon responded the first step would be to talk with Roy Haught about taking out the panels. Mr. Grier suggested that the Town pay to have the panels removed. Council Member Davis stated he thinks the Town could talk to Roy about Garrels to see about pulling out the panels. That would be the logical first step, responded Mayor Coon. Queried Council Member Binney – How many accidents do we have in that intersection? Mr. Grier answered he is not aware of any, although there could be some he hasn't heard about from history with the Gila County sheriff's office. Council Member Davis stated he would be happy to talk to Roy and ask him if he would be willing to let the Town take out the panels in that area. Mayor Coon acknowledged that would be the easiest solution.

Mayor Coon stated the Town will have to look into what to do about Edison Way. Council Member Rappaport reported there was never a stop sign there. Queried Council Member Davis – Would that make them not cut across if a stop sign were put in? Town Manager Grier responded he thinks they are cutting across because they are driving it too fast. Maybe paving the corner where the rut is being created is not that expensive of a fix. It's a little frustrating when the Town has to keep going back and filling it because people are driving it too fast and cutting the corner. It's hard to speed right there, informed Council Member Rappaport, they are just cutting the corner.

Town Manager Grier reported he will research a bigger mirror for Garrels. Vice Mayor McKinney stated that his recollection on the mirrors was that there was one about three feet that disappeared. Then the Town got another one that was about two feet, which was inadequate, and also disappeared. The big one worked pretty well, stated Vice Mayor McKinney, but both of them didn't last all that long. Council Member Davis asked if they were knocked down. Vice Mayor McKinney responded he thinks they were stolen. Mr. Grier asked if there is any input on whether or not those mirrors were effective. Vice Mayor McKinney, Council Member Binney, Council Member Davis and Mayor Coon were all in agreement that the big mirror worked. Mr. Grier summarized that Council Member Davis will talk to Roy Haught, he will have staff research a bigger mirror for the Garrels intersection, and he will have Roy Haught pave the rut at the corner of Edison. A short discussion ensued regarding stop signs and mirrors at the intersection of Garrels and Moonlight. Council Member McDaniel opined the mirror would be good and suggested a sign under the mirror that would read "Slow down or we'll bring the stop signs back."

- **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 Davis and was seconded by Council Member McDaniel.**

**The motion was voted on and passed 6 – 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 20<sup>th</sup> day of July 2021. I further certify that the meeting was duly called and held, and that a quorum was present.**

**Dated this 21<sup>st</sup> day of July 2021.**

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**Eddie Chapin, Town Clerk**