

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

**Tuesday, September 19, 2023 at 5:15 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 Dave Barber of Rim View Community Church.
- PLEDGE OF ALLEGIANCE
- CALL TO ORDER

- **ROLL CALL:**

Vice Mayor McKinney X, Council Member Armington X, Council Member Binney X, Council Member Dueker X, Council Member Highstreet Absent, Council Member McDaniel X, Mayor Davis X.

- **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.

John Evans who resides in the Knolls spoke to the council regarding the proposed Maverik Gas Station on the Mogollon Meadows property. He felt extreme concern for the C3 zoning request and stressed that the council should overlay the Mission Statement of the Star Valley General Plan onto the developers proposal and see if it properly fits. John is praying for the wisdom of the council to put the General Plan mission first.

There were no further public comments and the Mayor closed the public comment portion.

- **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 September 5, 2023.**

**B. Approval of Accounts Payable from September 1, 2023 through September 15, 2023 for the General Fund and for the Water Department.**

**A motion to approve consent agenda items A and B was made by Council Member Binney and was seconded by Council Member McDaniel.**

**A roll call vote was taken:**

**Vice Mayor McKinney X, Council Member Armington X, Council Member Binney X, Council Member Dueker X, Council Member Highstreet Absent, Council Member McDaniel X, Mayor Davis X.**

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

- **PROCLAMATION:**

1. **Proclaiming October 2023 as Domestic Violence Awareness Month.**

Finance Administrator Woody read the Proclamation. Representatives from Time Out domestic violence shelter announced that the Domestic Violence Walk will occur on Sept. 28<sup>th</sup> at 4:15pm. Mayor Bobby Davis responded that it is always a beautiful event and encouraged everyone to attend.

- **DISCUSSION ITEMS:**

1. **Discussion and possible action to drill the park well deeper.**

Town Manager Grier spoke about the possibility of detecting PFAS chemicals in the water system and looking at different solutions for the three wells that were shut down. One important well is the park well. If the proposed Mogollon Meadows development goes through and the park well is shut down, the Knolls well would not be able to handle all the water usage. Mr. Grier indicated that there were three different ways to resolve that issue: 1) Make an application to ADEQ for a principle forgiveness loan which would be expensive and a long process. Mr. Grier felt it would not be acceptable to borrow six million principle forgiveness as water rates would have to go up. 2) Explore the possibility of joining a class action lawsuit against Dupont regarding PFAS chemicals in the water. Mr. Grier reported he has an appointment with another attorney to explore this option. Mr. Grier felt this was doubtful as the class action lawsuit referred to towns with over 3,000 residents. 3) Drill deeper into the park well to see if PFAS chemicals exist. The cost of \$151,000 is a high gamble, pointed out Mr. Grier, but compared to other options it might be a reasonable option.

Star Valley Water Operator Dean Shaffer reported that it would cost \$875 to do our own testing and we could have an answer sooner. Council Member McDaniel asked if the results would be equal to the testing done by ADEQ. Mr. Shaffer responded yes. Council Member McDaniel asked if we would use the same lab that ADEQ uses. Mr. Shaffer responded yes and said he felt we should test to see what the town is up against. Town Manager Grier recommended going forward with the testing, if the council agrees, as time is an issue. Mr. Shaffer also explained that one benefit of drilling deeper to get a water test would be finding even more water at a deeper level. Mr. Grier said that would be great and Mr. Shaffer responded it is still a gamble. Council Member Dueker asked if the town was locked into drilling deeper. Council Member Binney asked if the town has looked into a filter on the well instead of drilling. Mr. Shaffer responded that a water softener won't protect against chemicals and that an ion system would be needed at a cost of one million dollars and \$350,000 per year maintenance. Council Member Binney asked if there were other alternatives. Mr. Shaffer said a booster station would be needed to push water from other wells back into the Knolls well at a cost of \$150,000. Mr. Shaffer felt an estimate on the cost

of the booster station itself would be needed and added that land would also be needed. Council Member Binney offered it would be cheaper to buy an acre. Mr. Shaffer felt we really needed to test first to really know how to proceed. Council Members Binney and McDaniel agreed.

Council Member McDaniel reported that she explored another option used by other states to determine chemicals in surface water. Star Valley Water Operator Dean Shaffer was not aware we could do that on a ground water well. Mayor Davis asked if all members were in agreement on the \$875 test fee and a booster station. Town Manager Grier said there was really no help for small water systems. Mr. Shaffer agreed as to the affordability provided by ADEQ. Council Member Binney said citizens might have to rely on private wells. Mr. Grier indicated that Finance Administrator Woody was doing an analysis on costs. Currently Star Valley has 60% to 70% lower water rates. Mr. Grier said we have so many wells that we can still supply enough water even with the three wells that are shut down. Council Member McDaniel asked if a false positive was possible and Mr. Shaffer answered yes but he could do more than one test to confirm for chemicals. Mayor Davis said a sample would be done and sent to ADEQ. Council Member Binney said that the public needs to be educated about how chemicals get into the water system through items sent down house drains. Mr. Shaffer agreed and said that it would be a long process of education. Mayor Davis advised Mr. Shaffer to proceed with the water testing. No motion was made and there was no further discussion.

**2. Discussion and possible action concerning a 457 plan for town staff.**

Town Manager Grier indicated a 457 plan would only pertain to the two full time staff members. Mr. Grier said the employees would be required to contribute to the Arizona State Retirement System (“ASRS”). The employee would be able to contribute a voluntary amount monthly up to 13% of their salary to the 457 plan and there would be a 7.5% match by the town. Mr. Grier said it would contribute to retaining employees as it offered additional retirement income. It would only be offered to current employees who had a vested time in with the town. The 457 plan would not be part of the employee manual but specific to the current employees. The town could put in a sunset clause of two to three years if it didn’t work out. Council Member McDaniel said it was a reasonable idea for retention of employees. Council Member Armington asked if the employee had to be vested with the plan before they could tap into it before they retired. Mr. Grier said they would need an emergency issue to do so. Council Member Binney thought it was a good idea but he felt concerned that a new employee would want to participate. Mr. Grier repeated that it would only be for the two current employees and would be a good retention option for the town to retain them. Mr. Grier felt he was their voice but also looked at it from the town’s perspective.

**A motion to approve a 457 plan was made by Council Member McDaniel and was seconded by Council Member Binney.**

**A roll call vote was taken:**

**Vice Mayor McKinney X, Council Member Armington X, Council Member Binney X, Council Member Dueker X, Council Member Highstreet Absent, Council Member McDaniel X, Mayor Davis X.**

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

• **ADJOURNMENT**

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

The motion was voted on and passed 6 – 0.

**APPROVED:**

\_\_\_\_\_  
Bobby Davis, Mayor

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

**ATTEST:**

\_\_\_\_\_  
Edie 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 19<sup>th</sup> day of September 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 20<sup>th</sup> day of September 2023.

\_\_\_\_\_  
Del Dupree, Administrative Assistant