

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

**Tuesday, September 17, 2024 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 Absent, Council Member Dueker X, Council Member Highstreet X, 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 comments. There were no 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 Special Meeting held on August 13, 2024 and the Regular Council Meeting held on August 20, 2024.

B. Approval of Accounts Payable from August 16, 2024 through September 15, 2024 for the General Fund and for the Water Department.

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

A roll call vote was taken:

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

The motion was voted on and passed 6 – 0.

PROCLAMATIONS:

1. Patriotism Week

Town Clerk Chapin read the proclamation.

2. Constitution Week

Town Clerk Chapin read the proclamation.

DISCUSSION ITEMS:

1. Discussion and possible action regarding PFAS mitigation including looking at financial assistance from ADEQ. ADEQ PFAS Project Manager Matthew Olson will be in attendance to answer any questions as well as our Engineer Dale Miller, Water Department Operator Dean Shaffer, and Town Manager Tim Grier.

Town Manager Grier began with a background of the PFAS issue in Star Valley. He received notice a year ago from ADEQ that three wells (Lumberman's, Circle K, and the Park) in the area had higher levels of PFAS than was allowed. As the Town had other wells to rely on, the three wells were immediately taken offline. The Town immediately began to work with ADEQ to come up with a plan to mitigate the PFAS issue.

Town Manager Grier then introduced ADEQ PFAS Project Manager Matthew Olson, who gave a presentation on what PFAS are and strategies for better water quality (*See, attached, [ADEQ PFAS Mitigation Project with the Town of Star Valley](#)*). The presentation was then opened for questions. Council Member Armington asked if there was a common denominator between the affected wells, like depth for instance, and if they were all in the same water table. Mr. Olson replied they were on a case by case basis. Vice Mayor McKinney asked if ADEQ anticipates hooking up the water system with the Lamplighter Resort. Mr. Olson replied that they were below the recommended PFAS levels, so not at this time. If there were any grant money available in the future there may be potentially an offer to connect. Council Member Highstreet asked if there was any suspected area of origin for the PFAS. That is the biggest challenge, replied Mr. Olson, and they don't have the ability to source that out. Council Member Dueker asked if there was any guidance on private wells as there are a large amount in Star Valley. Mr. Olson replied that the EPA has put out some great guidance for private wells. Mayor Davis asked if ADEQ will pay for connections and booster pumps for the wells. Mr. Olson replied yes, and their goal is zero levels of PFAS.

Town Manager Grier then explained that improvements to the water system were always being evaluated by the council and PFAS are the current issue. While the acceptance by the Town to the offer of ADEQ's help is voluntary, there is an urgency to get started. He said doing a booster station pump would distribute water to the entire water system and there is an urgency in that we have to supply clean, healthy drinking water as soon as possible. He said another issue is a storage tank. While ADEQ will fund the booster station, the storage tank will be the responsibility of the Town at a cost of approximately \$400,000 to \$500,000. Engineer Dale Miller agreed with everything that was said by Mr. Olson and Mr. Grier. He said what ADEQ is proposing has great merit for the community and it will enable the Town to serve those three parks. He believes the possible sources of PFAS are wastewater and septic tank systems. Council Member Armington said another possible source is the old landfill at the county yard as it is unlined. The Town's Water Operator Dean Shaffer agreed.

Mayor Davis opened the discussion to the public. Richard Likins of 83 S. Hillside Dr. in Star Valley asked if the four separate mitigation projects in the slide presentation would be treated as four

separate projects or one. ADEQ PFAS Project Manager Matthew Olson replied they would be treated as four separate projects. Mr. Likins asked what sort of timeframe there is on the data points. Are the amount of contaminants increasing? Are they decreasing? Staying the same? Over what period of time? Mr. Olson said he would need the data in front of him to answer that question effectively. The overall trend they are seeing is that the levels and concentrations are changing and that can be site specific to a sample's specific location. Questioned Mr. Likins – Are we are at a point of crisis or is it just gradually becoming so? They are prioritizing their support here based on what they have with their knowledge, data and expertise, responded Mr. Olson. Questioned Engineer Dale Miller – Have the retests been completed for Star Valley wells? If so, how do the results compare with the original tests? Mr. Olson replied that he doesn't have the data in front of him. He will follow up on that and go through those results.

Town Manager Grier asked ADEQ PFAS Project Manager Matthew Olson to talk about the time frame. They are working with the Arizona Department of Administration (“ADOA”) and Kimberly Horn and he anticipates the project design will be done in a few months. It will then go to ADOA for an accurate timeframe. Anticipated completion is one to two years. Mr. Olson said Star Valley is his first project statewide. Mr. Grier asked which well tested the highest. Water Operator Dean Shaffer replied that the Circle K well was the highest for PFAS and the others were a little bit over. Mayor Davis asked how deep the Circle K well is and Mr. Shaffer replied eighteen to twenty feet. He said the trend is that PFAS are the highest where the water table is the shallowest. Mr. Shaffer also said with a pump station they could push water up to the Knolls which is important because with the Park well offline there is no back up for the Knolls well. That is why the pump station is important, concluded Mr. Shaffer.

Michelle Motzkus of 136 E. Monument Trail in Star Valley asked if the ADEQ PFAS report is available to the public. “Yes,” replied ADEQ PFAS Project Manager Matthew Olson. You would have to do a public records request from ADEQ. Ms. Motzkus asked how adding additional areas impacts operations and maintenance of the Town's water system. Mr. Olson replied Water Operator Dean Shaffer and Engineer Dale Miller could answer that question. That was something that was taken into account in the compliance options report. That report needs to make sure that any mitigation solutions that are proposed that all public water systems meet compliance. Engineer Dale Miller agreed and added that the Town will be supplying clean, potable water to the three RV parks. Maintenance of the water systems within the parks remains the responsibility of the RV parks. Ms. Motzkus asked if the RV parks will be paying for their water consumption. Town Manager Grier responded that they will be charged commercial rates for water usage with one main meter for each park. Ms. Motzkus asked if the funding from ADEQ is state or federal. Mr. Olson replied that it is state funded and that ADEQ will not own the booster station as it will become part of the Star Valley water system. The agreement with ADEQ will be a voluntary agreement. Mr. Grier stated that the Town has big challenges ahead of it but the council is committed to sustaining the availability of clean water. That concluded the presentation and Mayor Davis asked for a motion.

A motion to continue our commitment and partnership to mitigate the PFAS issues in Star Valley alongside ADEQ was made by Council Member Highstreet and was seconded by Council Member Armington.

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

The motion was voted on and passed 6 – 0 .

2. Discussion and possible action regarding the establishment of a Beautification Projects Committee.

Town Manager Grier stated that the Architectural Design Review Committee was put in place years ago but it was never followed up on. Now would be a good time to change it or rescind it. There have been some good ideas from the council that haven't been able to be put in place (i.e. street lights on corners and lights above the mailboxes). Mr. Grier felt the council shouldn't scrap the Architectural Design Review Committee but replace it with a five person committee to review and recommend projects, but not in a regulatory sense. The committee would be made up of residents of Star Valley. Council Member Highstreet suggested renaming the committee to the Community Betterment Committee. Council Member Dueker asked if the council could use the committee to help give them ideas to make the Town of Star Valley look like a town. Council Member McDaniel thought the committee name was a great idea. Mayor Davis opened the discussion to the public. Bob Wolf of 196 Chitwood in Star Valley offered a suggestion. He recommended that the council give input to the committee as to what they would want Star Valley to look like (i.e. a western theme as ranches are a history of the area). It would be an idea to start with and go from there. Mayor Davis asked for a motion.

A motion to strike the Architectural Design Review Committee off the books and direct staff to draft an ordinance to create a Community Betterment Committee was made by Council Member Highstreet and was seconded by Council Member Armington.

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

The motion was voted on and passed 6 – 0 .

• ADJOURNMENT

A motion to adjourn the meeting was made by Council Member Highstreet and was seconded by Council Member McDaniel.

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 17th day of September 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25th day of September 2024.

Del Dupree, Administrative Assistant