

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

**Tuesday, February 18, 2025 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 Vice Mayor McKinney.
- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL:

Vice Mayor McKinney X, Council Member Armington Absent, Council Member Binney X, 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 comments from the public and Mayor Davis 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 February 4, 2025.**

**B. Approval of Accounts Payable from February 1, 2025 through February 15, 2025 for the General Fund and for the Water Department.**

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

**A roll call vote was taken:**

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

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

**DISCUSSION ITEMS:**

- 1. Discussion and possible action to look into the property located in the Houston Creek Landing subdivision that is owned by Gila County. Requested by Mayor Davis.**

Mayor Davis said this discussion item will be moved to a further date and we will begin with agenda Item #3 first.

- 3. Discussion and possible action concerning APS wildfire mitigation policies.**

Town Manager Grier began by stating APS will be on the next town council agenda and has been part of an ongoing discussion concerning the APS program of shutting down the electric lines in times of extreme fire danger such as red flag warnings, high wind speeds, high humidity, etc. The shut down could be as long as twenty hours, which would affect homeowners and the town's water system. Mr. Grier stated he is concerned about the increased liability to the town and is looking at obtaining generators to keep the water wells operational. However, the generators may not be available until after the current fire season. Mr. Grier referenced a chart which showed the cost of the generators, which would be \$350,000 for the three necessary to start. The question to the council would be how does the town finance this cost if outside money, such as grants, may not be available. Mr. Grier asked Water Operator Dean Shaffer if there is a rule as to how many hours homes could be without water. Council Member Binney asked if there is a rule as to how many hours our water company would have to supply water to customers if the electricity is shut off. Mr. Shaffer replied that the rule is the town would have four hours to provide a water station, bottled water or have volunteers take water to a customer who has a medical issue. Council Member Binney then asked if any of the town's water tanks are gravity fed. Mr. Shaffer replied only the Knolls, but water needs to be pumped up to it. Mr. Shaffer said there needs to be at least three generators at different wells to provide electricity to keep water flowing. However, that would not be enough water to supply fire trucks if there were a fire in the area. Mr. Shaffer recommended generators at all the well sites, eventually, if APS is granted the authority to shut off electrical power.

Council Member Dueker commented that APS is trying to avoid litigation like what occurred in California if a fire is caused by power lines. The town needs to be prepared but he cautioned that the proposal by APS is not a done deal yet. Town Manager Grier agreed but said there will be a need to plan for future costs in the budget. Council Member Highstreet suggested working with APS to perhaps help with funding to keep the community safe. Mr. Grier indicated the town will also be meeting with staff from Senator Kelly's office on this. Vice Mayor McKinney suggested spreading out the costs between this fiscal year and next fiscal year. Mr. Grier said APS would be meeting with the town in two weeks to go over this issue. He asked for comments and Town Engineer Dale Miller replied that he thought generators should be installed at well sites as a general precaution for normal power outages. Water Operator Shaffer responded by saying the generators might be more important to fund than the replacement water lines at this point. Council Member Binney asked if the town could get water from the Town of Payson in such an emergency. Mr. Shaffer said that might be a possibility if Payson would be open to the idea. Mr. Grier closed by saying this was a time sensitive issue with APS and affects the town's budget but it could not be resolved by the council this evening.

**2. Discussion and possible action concerning code compliance including issues on two properties located on Mountain View Road. Requested by Vice Mayor McKinney.**

Vice Mayor McKinney explained that there are various properties around the Town of Star Valley that have deteriorated with overgrown vegetation, etc. to the extent that they now present a fire danger. He expressed that the homeowners on Mountain View Road have been non-responsive in the letters of inquiry and that leaves it up to the town to pursue corrective action. He asked the town manager if filing a lien on the properties would be the next step. Town Manager Grier said it would be good to discuss that option. However, he stressed that it is a time consuming process involving court filings, and time spent by code compliance staff,. Council Member Dueker asked if a Star Valley fire-wise code compliance statute would be necessary. Mr. Grier said that is a possibility but it is a lengthy process with court filings and does the council want to get that involved. This could be a large issue with the number of properties in the area that could prompt complaints from residents. Council Member Binney expressed he had an issue. Queried Council Member Binney - Where do you draw the line from property owners rights versus residents personal displeasure? Vice Mayor McKinney said the particular property on Mountain View Road has not been inhabited for 10 years by the owner and therefore is in violation.

Council Member McDaniel asked if there is a legal description of foliage per acre that presented a fire danger. Council Member Highstreet said there is a fuel load per acre definition in the Firewise Program. Town Manager Grier said the council should decide whether they want to pursue a fire code for the town or let the current code compliance continue to respond to residents' complaints. He said it had been a huge issue in the Town of Payson and cautioned that Star Valley may not want to proceed on this issue. Vice Mayor McKinney said he would like to proceed on the property in question before something dire happens. Council Member Dueker asked if the town could approach the Hellsgate Fire Department to help. Mr. Grier said the town could do a lien and clean on the property but the council needs to decide tonight what policy they would want to do in the future. Mayor Davis asked for a motion.

**A motion to direct staff to take care of the property at 665 Mountain View and push it until it is fixed was made by Vice Mayor McKinney and was seconded by Council Member Highstreet.**

**A roll call vote was taken:**

**Vice Mayor McKinney Yes, Council Member Armington Absent, Council Member Binney No, Council Member Dueker Yes, Council Member Highstreet Yes, Council Member McDaniel Yes, Mayor Davis Yes.**

**The motion was voted on and passed 5 – 1.**

**• 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 18th day of February 2025. I further certify that the meeting was duly called and held, and that a quorum was present.**

**Dated this 25th day of February 2025.**

---

**Del Dupree, Administrative Assistant**