

**TUSAYAN TOWN COUNCIL REGULAR MEETING**

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, September 5, 2012 at 6:00 P.M.

TUSAYAN TOWN HALL

845 Mustang Drive, Tusayan Arizona

**TOWN COUNCIL SUMMARIZED MINUTES**

**1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Bryan called the meeting to order at 6:02pm and the Pledge of Allegiance was recited.

**2. ROLL CALL**

Upon roll call, all members were present:

**MAYOR BRYAN  
VICE MAYOR MONTOYA**

**COUNCILMEMBER FITZGERALD  
COUNCILMEMBER SANDERSON  
COUNCILMEMBER RUETER**

Also Present:

Tami Ryall, Interim Town Manager  
Melissa Malone, Alternate Town Clerk

**3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

None.

**4. CEREMONIAL AND INFORMATIONAL MATTERS**

**A. Flood Management Presentation – Forest Service**

**1) Tom Smith - Peak Engineering of Flagstaff**

- a) Conclusions listed on Page 12 of report: detention basins could significantly reduce flooding. A study of the drainage within the town is recommended.
- b) Discussion of Coconino watershed
- c) Discussion by Vice Mayor Montoya of 3 washes near his home which experienced significant flooding on August 28
- d) The study did not include the new National Park Service parking lot.

**2) Nicholas Larson, National Forest Service**

- a) Flooding within the Town of Tusayan has not been addressed
- b) Creating detention basins may not significantly decrease flooding within the town
- c) Forest Service recommends a study including the town (a larger scope), looking at the problem as a whole

- d) Mayor Bryan: Much additional discussion will be required
- B. Housing Financing Presentation:
  - 1) Ernie Wetherbee, United States Department of Agriculture (USDA) Housing Program Director, Phoenix, AZ
    - a) USDA Rural Development Programs – Affordable Housing, targeting low income subsidies, providing low interest mortgages until homeowner can “graduate” and refinance through conventional means. No down payment is required and a loan on a stick-built home can be financed for up to 38 years and 30 years for a manufactured home.
    - b) Community Facilities Programs – sewer systems, fire stations, daycare facilities, telecommunications, etc. Councilman Reuter requested information on telecommunications assistance.
    - c) Affordable Rentals – rental assistance for low income renters. Funds are limited nationally for community- or municipality-funded housing.
  - 2) Tom De Paolo,
    - a) Discussion of short-term, temporary program of home ownership

**5. CONSENT AGENDA**

**A. Approval of Minutes of Town Council Workshop and Regular Meeting of 7/3/12; Regular Meetings of 7/11/12 and 7/18/12; and Workshop and Regular Meeting of 8/1/12**

**B. Consideration and Possible Approval of Accounts Payable Billings.** - Mayor Greg Bryan reported that we have checks for \$12,964.00.

Motion was made to approve the Consent Agenda, minus minutes of July 3rd Vice Mayor Al Montoya moved to approve the consent agenda, seconded by Council Member John Reuter. The motion passed on unanimous vote.

Mr. De Paolo requested his letter of clarification be added to the minutes. Mayor Bryan moved to approve July 3<sup>rd</sup> minutes with letter, seconded by Councilman Sanderson. The motion passed on unanimous vote.

**6. ACTION ITEMS**

- A. Consideration, discussion, and possible approval of Resolution No. 2012-07, A Resolution of Intent to join Northern Arizona Council of Governments (NACOG) by the Town of Tusayan.**
  - a. The Clerk read the resolution, Councilmember Montoya made a motion to approve, it was seconded by Councilmember Reuter, and the motion passed on unanimous vote.
  - b. Mayor Bryan requested outline of the NACOG committees & structure

- B. Consideration, discussion, and possible approval of two resolutions adopting participation in Arizona State Retirement System (ASRS).**
- a. The reading of resolutions 2012-08 & 2012-09 was waived
  - b. Mayor Bryan moved to approve, it was seconded by Councilmember Fitzgerald, and the motion passed on unanimous vote.
- C. Consideration, discussion, and possible approval of two Rental Agreements with the Arizona Department of Transportation (ADOT) for the Tusayan Employee Housing Project**
- a. The rental agreements are for 10 years but rental fees are waived until occupied. There is no cap on rental fees but increases are tied to CPI. Utilities will be paid by the Town.
  - b. Councilmember Reuter made a motion to approve both agreements. It was seconded by Councilmember Fitzgerald, and the motion passed on unanimous vote.
- D. Consideration, discussion, and possible approval of engaging the League of AZ Cities & Towns to conduct a search for permanent Town Manager for \$2,500 and out-of-pocket expenses not expected to exceed \$1,000**
- a. Councilmember Reuter made a motion to approve and it was seconded by Councilmember Sanderson.
  - b. There was a discussion of out-of pocket expenses.
  - c. The motion passed with a unanimous vote.

## **9. DISCUSSION ITEMS**

None.

## **10. TOWN MANAGER'S REPORT**

- A. A representative of the School District would like to present to council regarding the Community Park
- B. We need a Special Meeting to canvass the vote on Monday, 9/10/12. Council agreed to meet at 8am
- C. Housing schedule on target

## **11. FUTURE AGENDA ITEMS**

- September 19<sup>th</sup>
  - o Contract extension with International Housing Solutions
  - o Town Prosecutor
  - o Discussion of roundabout safety
  - o Update on overlay maps from Manager
  - o Update from Brown & Young on surveys

- September 25<sup>th</sup>
  - o Public Hearing on Zoning Code
  - o CUP Consideration and design overlay for patio addition at Grand Canyon Dinner Theater
- October 2<sup>nd</sup>
  - o workshop on the municipal code
- October 3<sup>rd</sup>
  - o Discussion of capital improvement plan
- October 17<sup>th</sup>
  - o Outline of development of Public Housing Authority

**12. COUNCILMEMBERS' REPORTS**

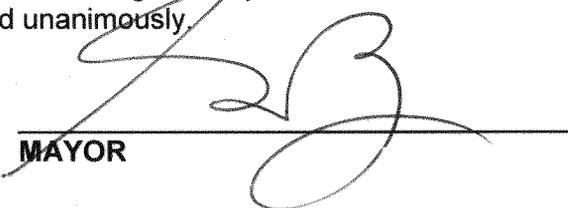
- Councilmember Reuter – no report
- Councilmember Fitzgerald discussed visiting Virginia
- Councilmember Sanderson attended League conference, very informative, water planning, water usage of Colorado River exceeds volume & growth must be restricted. Web site recommendations.
- Montoya – no report

**12. MAYOR'S REPORT**

- The League meeting was great. League site has list of presenters & presentations, recommend Urban Land Institute presentation, Board of Adjustments conference, Dec 7, 2012 in Phoenix, House Bill 2026, consolidation of elections, League wants it repealed.

**13. MOTION TO ADJOURN**

Council Member Reuter moved to adjourn the meeting at 7:46pm. The motion was seconded by Council Member Fitzgerald and it passed unanimously.

  
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 MAYOR

**ATTEST:**

  
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 TOWN CLERK

**CERTIFICATION**

State of Arizona        )  
                                   ) ss.  
 Coconino County        )

I, Melissa Malone, do hereby certify that I am the Interim Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on August 15, 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this <sup>17<sup>th</sup></sup> 11<sup>th</sup> day of October, 2012.

  
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TOWN CLERK