

TUSAYAN TOWN COUNCIL WORKSHOP

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

Wednesday, July 11, 2012 at 5:00 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 5:00 p.m. and the Pledge of Allegiance was recited.

2. ROLL CALL

On roll call, the following were present:

**MAYOR BRYAN
VICE MAYOR MONTOYA**

**COUNCILMEMBER FITZGERALD
COUNCILMEMBER RUETER - Excused
COUNCILMEMBER SANDERSON**

Also present were:

Tami Ryall, Interim Town Manager
Laura Matthews, Interim Town Clerk

3. STUDY ITEMS

A. Housing Study Discussion and Progress Report

Scott Brown and John Young, International Housing Solutions, provided the Council with the results of the recently completed Housing Survey. Mr. Brown wasn't sure exactly how many surveys were mailed out, but as of today they have received 140 returned surveys, which represents a statistically valid sample. They felt that the citizens gave serious and sincere responses to the survey.

The survey shows that 43% of the population rent, 7% own; 47% are living in employer provided housing and 3 % currently don't have housing. It was noted that those living in campers and renting those, may have responded as renting, rather than living in a camper.

Clarinda Vail, citizen, suggested that some of those who responded as renting may be living in employer provided housing. Mayor Bryan asked the consultant to investigate the rental percentage as there are not that many rentals available in Tusayan.

The first choice of those responding would be to live in a single family home. The highest valued amenity in a home is an in-unit washer and dryer. The second is that pets be allowed.

First interpretations suggest a great disparity between those who own and those who rent. Five hundred dollars per month is an average rental in Tusayan, which will be hard to duplicate with a new building. Also, current utilities are high considering the square feet of the units; probably due to poor insulation.

The survey revealed that 24% are looking for a new rental, and 42% are looking for ownership opportunities. This suggests the need for both rental properties and single family homes to purchase.

A discussion regarding income and affordability ensued. With a home-buyer assistance program, the buyer would need 10% down, and the program would put 10 % down.

The opportunities to build at the specific sites of Camper Village, Kotzin, and Ten X Ranch were reviewed by the consultants. The consultants suggested that Council capture 30 acres at the Kotzin site, and 10 acres at the Ten X Ranch location for the future.

Mr. Brown asked the Council to consider keeping manufactured components in their plans, including 8-plex condo units and modulars. It would be difficult to bring enough stick-build crews to Tusayan for that type of housing. They also suggested the Town look for opportunities to in-fill two or three units wherever space is available.

The consultants stated that the Town needs a Housing Authority as soon as possible in order to sort out the process. Once you have a Housing Authority, you can go to the State and Federal government for assistance. The need is great, and it is suggested the Town look for a demonstration site for a small project that can be built soon. The consultants said they could help develop a down payment assistance plan process and with the formation of a 501-C3.

They noted that a Housing Authority should consist of five members; a major employer, a councilmember, a planning and zoning commissioner, a human resources person, and a local employee. The Housing Authority should be established before conducting a needs assessment. Lenders will want to know if there is a demand for certain types of housing, such as manufactured homes, or townhomes, or single family homes. The needs assessment will substantiate the need.

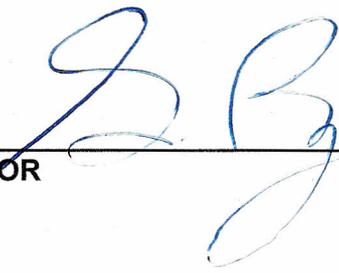
The consultants intend to meet with representatives from Stilo to go over Stilo's plans in Tusayan.

The survey will be finalized soon and they intend to return to the Council in August with a proposal for an extended contract.

Councilmember Sanderson noted that perhaps a representative from Stilo should be on the Housing Authority. This would provide continuity and cooperation between the Town's housing plans for 40 acres, and would be separate from Stilo's private development.

5. MOTION TO ADJOURN

There being no further business to come before the Council, Vice Mayor Montoya moved to adjourn the meeting, seconded by Councilmember Sanderson. The vote was unanimous in favor.



MAYOR

ATTEST:

Laura Matthews
TOWN CLERK

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Laura Matthews, 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 July 11, 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 17th day of August, 2012.

Laura Matthews
TOWN CLERK