

TUSAYAN TOWN COUNCIL REGULAR MEETING

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

Wednesday, February 6, 2013 @ 6:00pm

TUSAYAN TOWN HALL BUILDING

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 6:01pm and the Pledge of Allegiance was recited.

2. ROLL CALL

**MAYOR GREG BRYAN
VICE MAYOR AL MONTOYA
COUNCILMEMBER BILL FITZGERALD
COUNCILMEMBER JOHN RUETER
COUNCILMEMBER CRAIG SANDERSON**

Also present were:

Tami Ryall, Interim Town Manager
Melissa Malone, Town Clerk

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

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

A. Presentation by Grand Canyon Chamber of Commerce & Visitor's Bureau on the holiday lights

Manager Ryall introduced a letter from the Chamber of Commerce & Visitor's Bureau which contained minutes stating their desire to turn the holiday lights over to the Town. Councilmember Fitzgerald was asked by Josie Bustillos and the Chamber to speak for them at this meeting. He conveyed their request that the Town take back the lights to handle storage and installation/de-installation.

The Council directed Manager Ryall to take the lights back from the Chamber and use the trailer Councilmember Rueter modified to store them. The Council thanked Councilmember Rueter for his work on the trailer project. He recognized Bob Petzholdt for letting him use equipment at the Sanitary District to make the modifications and agreeing to store the trailer at the Sanitary District when not in use.

The Council moved to Item C.

Presentation by Coconino County Supervisor Art Babbott on his experiences with the Flagstaff Housing Authority

Supervisor Babbott stated that after reviewing the status of the Housing Authority project in Tusayan, he believes the Council is on the right track. Mayor Bryan asked if the Flagstaff Housing Authority limits appreciation on properties. He stated that they did. He said they used a process of "first come, first served" when the need exceeded the availability. They do not use a lottery system.

Councilmember Sanderson asked about building homes which would be sold on land which would not be sold with the houses. Supervisor Babbott stated that the land was leased for 99 years to the homeowners. Supervisor Babbott will be at Canyon Plaza from noon to 1pm tomorrow (2/7/13) for lunch with the community. Everyone is welcome to join him. He will have a lunch like this quarterly in Tusayan.

At 6:38pm Vice Mayor Montoya made a motion to move into Executive Session to discuss Item 13 on the Agenda. Councilmember Sanderson seconded the motion and it passed on unanimous vote. Councilmember Rueter recused himself from the discussion due to his employment at Camper Village. The Council, without Councilmember Rueter, entered Executive Session to discuss Item 13 with the Town Attorney.

STATUS OF DEVELOPMENT AGREEMENT FOR CAMPER VILLAGE, KOTZIN RANCH, AND TEN X RANCH

The Council reconvened into the Regular Session at 5:53pm.

4. B. Update on the Stilo Project

Tom DePaolo from the Stilo Development Group gave a presentation on the status of the project. He discussed:

- There has been very little interest in double-wide manufactured homes
- Challenges to implementing the plan:
 - Floodway issues
 - Easements
 - APS & Weather delays
- Current status:
 - 7 sites/homes have been leased or purchased
 - 2 double-wide homes are currently for sale
 - Grand Canyon Unified School District is planning to lease 1 site
 - Stilo would like to discuss the possibility of building duplexes
- Stilo will be submitting a formal outline of requests for modification of the Pre-annexation Development Agreement (PADA).
- Stilo submitted a proposal on 1/4/13 to the National Forest Service (NFS) for access and they responded in a timely and comprehensive manner.
- Next steps include:
 - A team meeting with involved entities
 - Community open house to gather input
 - Continue work with the Tusayan Fire District regarding service area expansion
 - Meeting with the South Grand Canyon Sanitary District regarding service area boundary/capacities
 - Revised proposal submission

- Utility and Water Options
- Possible Rights of Way

5. CONSENT AGENDA

A. Minutes of Town Council Meeting of 1/23/13

B. Accounts Payable Billings

Vice Mayor Montoya made a motion to approve the Consent Agenda. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

6. COMMITTEE REPORTS

None

7. ACTION ITEMS

A. Consideration, discussion, and possible appointment of Council Liaison to Community Park Steering Committee

The Council appointed Councilmember Rueter as a liaison to the Community Park Steering Committee.

8. DISCUSSION ITEMS

A. Discussion of Tusayan Fire Department's Budgetary Needs

Tusayan Fire District (TFD) Board Member John Vail and Chief Robbie Evans presented information and photos on a ladder fire truck which will be up for bid by the Summit Fire District. They believe the truck will be sold for approximately \$35,000. The truck comes with a 75 foot ladder apparatus and TFD already has the required hoses. They expect maintenance costs would be about \$1,000 per year. This truck would allow firefighters access to the roof of a 3-story building. Once purchased, the truck will be ready for pickup within a month. If TFD purchases the truck, fire insurance rates in Tusayan may be reduced.

The Council directed Manager Ryall to work with Chief Evans to develop an IGA for the Council to consider the funding of the purchase of the truck.

Board Member Vail also presented information on billing and other possible revenue sources.

B. Overview of report from International Housing Solutions (Phase II, Task 3)

Manager Ryall gave an overview of the Phase II, Task 3, International Housing Solutions (IHS) report.

Next steps will be to get more information from the Housing Authority in Flagstaff and she will also get some clarification on some of the information from IHS.

9. TOWN MANAGER'S REPORT

- On the ACMA internship program, Tusayan and 5 other cities are vying for the intern. The internship would be over the summer and most of the work would be online research.
- Coconino Community College has requested a spot on a future Council agenda.

10. FUTURE AGENDA ITEMS

No new items were added.

11. COUNCIL MEMBERS' REPORTS

Vice Mayor Montoya offered to help take down the holiday lights. Mayor Bryan also volunteered to help.

Councilmember Sanderson is looking forward to serving on the General Plan Technical Review Committee. The process yesterday in the Municipal Code Workshop on Building Codes went well.

Councilmember Fitzgerald echoed Councilmember Sanderson's comments on the Workshop.

12. MAYOR'S REPORT

- The Mayor met with the National Park service regarding Stilo Development's proposal for access. An Environmental Impact Study (EIS) will be conducted for any access (which is still to be determined).
- The Mayor met with DW Towers again regarding expansion of internet access.
- The 7 member General Plan Technical Review Committee consists of: Councilmember Craig Sanderson, Planning and Zoning Commission Chair Robert Gossard, Attorney Carolyn Oberholtzer, Attorney Manjula Vaz, Former Mayor Pete Shearer, Andrew Aldaz from the Grand Canyon School District, and Airport Manager Mike Halpin

At 8:30pm Vice Mayor Montoya made a motion to take a 5-minute break and then move the Council into Executive Session to discuss Item 13 on the Agenda again. Councilmember Sanderson seconded the motion and it passed on unanimous vote. Councilmember Rueter recused himself from the discussion due to his employment at Camper Village. The Council, without Councilmember Rueter, entered Executive Session at 8:35pm to further discuss with the Town Attorney Item 13.

STATUS OF DEVELOPMENT AGREEMENT FOR CAMPER VILLAGE, KOTZIN RANCH, AND TEN X RANCH

The Council adjourned the Executive Session at 9:44pm and reconvened in the Regular Session.

