

## **TUSAYAN TOWN COUNCIL SPECIAL MEETING**

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

Wednesday, April 16, 2014 at 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 6:08pm and the Pledge of Allegiance was recited.

#### **2. ROLL CALL**

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

Also present were: Melissa M. Drake, Town Clerk

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

None

#### **4. PUBLIC HEARING**

##### **Home Rule Option (Alternative Expenditure Limitation)**

Mayor Bryan opened the Public Hearing and gave a brief overview of the topic.

Former Mayor Pete Shearer spoke in favor of the Home Rule Option.

Mayor Bryan encouraged Mr. Shearer to submit a letter of support for inclusion in the public information pamphlet.

Mayor Bryan closed the public hearing

#### **5. ACTION ITEMS**

##### **A. Consideration, discussion, and possible approval of Resolution No. 2014-03 proposing an extension of the Alternative Expenditure Limitation (Home Rule Option)**

Vice Mayor Montoya made a motion to approve Resolution No. 2014-03. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

**B. Consideration, discussion, and possible approval of Tusayan General Plan 2024 and Resolution No. 2014-04**

Town Clerk Melissa Drake stated that additional documents for the Council were added to the packet today which included a list of the changes which had been made to the plan since the meeting on April 9, 2014 and an updated staff report from Planner Lawrence Tomasello.

Councilmember Sanderson noted the addition to Page 16 which was Manager Will Wright's recommendation to include a request from the Sierra Club. The second goal was changed to "Require developments to have an adequate water supply and seek through partnering efforts with the National Parks Service and other agencies/entities to develop permanent water supply alternatives sensitive to the area's resources." Councilmember Sanderson asked if Council was comfortable with the change.

Mayor Bryan stated that the intent of the change is to encourage the development of water sources but does not preclude any sources. It promotes collaboration on water resources but does not eliminate any options.

Councilmember Rueter stated that there is no legal significance to the word "adequate."

The Council agreed with the change with the above stipulations.

Councilmember Fitzgerald stated that the water section is still vague. He mentioned complaints from other entities about drilling, an adequate plan for future growth, and managing the size of the town so it does not deplete services in the National Park. He stated that no one, including himself, has come up with a plan for water resources. He stated that there should not be much complaint against the Town Council since no other plans have been proposed.

Former Mayor Shearer stated that a map of the school property in the General Plan is incorrect. Page 27, Exhibit G, looks like an old version of the Town Park. The playground is missing, bus parking is in the wrong place, etc. He suggested that Page 27 be corrected by substituting the most recent map which has been approved by both the Council and School Board.

Vice Mayor Montoya made a motion to approve Resolution No. 2014-04 with the map substitution of Page 27. Councilmember Rueter seconded the motion and it passed on unanimous vote.

Mayor Bryan made a statement regarding acquisition of other lands by the Town for housing. He stated that the topic of alternatives to the Stilo Group development had been raised several times recently and he reported that the Town had investigated the Townsite Act. In conversations with former Kaibab National Forest District Ranger, Nic Larson, Mr. Larson had stated that Tusayan would not qualify for the Townsite Act because one of the requirements for eligibility is that there are no private lands available.

Mayor Bryan went on to say that in November 2013, Clarinda Vail approached the Mayor and Town Manager about inholdings (within Kaibab National Forest) owned by a partnership, including herself, that could be purchased by the Town to exchange with the

National Forest Service for land adjacent to Town. Mayor Bryan asked her to determine fair pricing and asked if this offer precluded continuation of the relationship with Stilo. She met with her partners and in December another meeting was held. \* Ms. Vail stated that the price would be \$3,000 - \$4,000 per acre and the partnership stated that a deal with them would only proceed if the Town terminated the partnership with Stilo. Since the Town was already in a legally binding partnership with Stilo, there was no reason to continue discussions with Ms. Vail.

**\* Note – In the April 23, 2014 Council Meeting, Mayor Bryan requested a change to the minutes of 4/16/14. He made a clarification of the above statement. He stated the minutes were correct but he needed to clarify his statement regarding the price per acre. The acreage was not offered for sale at a price of \$3,000-\$4,000 per acre but the price of comparison sales was \$3,000-\$4,000 per acre. He requested that this clarification also be placed as a note in the minutes of this meeting.**

Mayor Bryan also stated that in 2011 or 2012, then Manager, Enrique Ochoa brought a real estate agent to the Council with a possibility of purchasing the Belknap Ranch for a cost of \$600,000 to \$1,000,000. The Forest Service stated that they may be interested in an exchange for that property but it would require an Environmental Impact Study (and several years) for each property. The Town Council determined at the time that the cost was too high and not in the best interest of the Town.

He stated that if the Council would like a discussion on this item on a future agenda, it could be added. It was not requested by the Councilmembers.

#### 6. MOTION TO ADJOURN

Vice Mayor Montoya made a motion to adjourn the meeting at 6:38pm. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

ATTEST:

Melissa M. Drake  
Melissa M. Drake, Town Clerk

Greg Bryan, Mayor

5/7/14  
Date

CERTIFICATION

State of Arizona        )  
                                  ) ss.  
Coconino County        )

I, Melissa M. Drake, do hereby certify that I am the 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 April 16, 2014. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 17<sup>th</sup> day of April, 2014

                                  Melissa M. Drake                                    
Town Clerk