

## **TUSAYAN TOWN COUNCIL SPECIAL MEETING**

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

Thursday, January 29, 2015 at 8:00am

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 8:04am and the Pledge of Allegiance was recited.

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

Upon roll call, the following were present:

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

Also present were:

Will Wright, Town Manager  
Melissa Malone, Town Clerk

#### **3. DISCUSSION AND CONSIDERATION OF POSSIBLE NOTICE TO STILO DEVELOPMENT GROUP REGARDING THE DEADLINE TO SUBMIT A PRELIMINARY CAMPER VILLAGE LIMITED COMMERCIAL DEVELOPMENT SITE PLAN.**

**The Town Council may decide to go into executive session pursuant to A.R.S. § 38-431.03(A)(3) and (4) for consultation with and to give direction to the Town attorney regarding the terms of the First Amendment to Pre-annexation and Development Agreement by and between the Town and Stilo Development Group, dated as of January 22, 2014, and the deadline for submitting a preliminary Camp Village Limited Commercial Development Site Plan.**

**Following the Executive Session, Council may wish to take action in open session regarding a possible notice of non-performance..**

Manager Wright stated that, according to the First Amendment to the PADA (Pre-annexation Development Agreement) with Stilo, Stilo was required to submit a preliminary plan for limited commercial development at Camper Village within 365 days of January 22, 2014. To date, they have not submitted it.

Clarinda Vail spoke against giving Stilo any extension on this deadline.

Councilmember Montoya requested information as to why Stilo did not meet the deadline. Mayor Bryan stated that they were seeing 410 days as the deadline instead of 365 days. Stilo has requested the additional period of time to submit their

plans and has recognized the error. If the Town does nothing, the limited capacity for Stilo to develop commercially at Camper Village goes away. Mayor Bryan stated that advantages for the Town include increased sales tax.

Vice Mayor Sanderson stated that he believes this could be an honest mistake based on the language of the Amendment however this should be the last extension.

Councilmember Fitzgerald stated that this is a non-emergency meeting which was called on very short notice and he objects to even holding the meeting for Stilo. He stated that the topic could be handled at the next regular meeting.

Mayor Bryan stated that this meeting was called because he heard from a third party that Stilo was meeting with their designers and the deadline had passed.

Vice Mayor Sanderson stated his desire to settle the issue today rather than give Stilo another week.

The Council discussed their options and the ramifications of each.

Councilmember Montoya made a motion to provide a 30 day notice of non-performance to Stilo Development for limited commercial development. Vice Mayor Sanderson seconded the motion stating that Stilo should understand that this is the only extension that will be granted on this item. The motion passed on a vote of 3 to 1 with Councilmember Fitzgerald voting "No."

**4. MOTION TO ADJOURN**

Councilmember Montoya made a motion to adjourn the meeting at 8:34am. Vice Mayor Sanderson seconded the motion and it passed on unanimous vote.

ATTEST:

Melissa M. Drake  
Melissa M. Drake, Town Clerk

Greg Bryan, Mayor 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 January 29, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 29<sup>th</sup> day of January, 2015

Melissa M. Drake  
TOWN CLERK