

TUSAYAN TOWN COUNCIL REGULAR MEETING
PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Wednesday, April 19, 2017 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 Sanderson called the meeting to order at 6:03pm and the Pledge of Allegiance was recited.

2. MOMENT OF SILENCE

Mayor Sanderson asked for a moment of silence.

3. ROLL CALL

**MAYOR CRAIG SANDERSON
VICE MAYOR BECKY WIRTH
COUNCILOR DAVID CHAVEZ
COUNCILOR AL MONTOYA
COUNCILOR JOHN SCHOPPMANN**

Also present were:

Eric Duthie, Town Manager
Lawrence Tomasello, Town Planner
Melissa M. Drake, Town Clerk

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

None

5. CEREMONIAL AND/OR INFORMATIONAL MATTERS

None

6. CONSENT AGENDA

A. Accounts Payable Billings

B. Minutes of the Town Council Meeting on 4/5/17

C. Fiscal Year 2017, Q1 financial report

D. Fiscal Year 2017, Q2 financial report

Councilor Montoya made a motion to approve the Consent Agenda. Councilor Schoppmann seconded the motion and it passed on unanimous vote.

7. ACTION ITEMS

A. Consideration, discussion, and possible approval of agreement to construct baseball/softball field, soccer field, rubberized track, bleachers, lighting, fencing, roadway realignment, and other necessary infrastructure for completion of the Sports Complex

Manager Duthie gave an overview of this long-term project. He noted that Hellas Construction is a sole-source provider and have been vetted by a cooperative buying consortium which allows us to sign a contract without going to bid. He covered highlights of the purchase agreement.

Manager Duthie introduced James Towsley from Hellas Construction who covered some specifics of the project and answered questions from the Council.

Kevin Hartigan, representing the Grand Canyon School District, thanked the Council and stated that the project may be moving ahead too quickly and the School Board and its attorney will need to approve final plans.

Clarinda Vail stated that she is in support of the project and discussed a few points of consideration with the Council and Mr. Towsley.

The Council directed staff to get additional information about possible cost savings, to involve the School Board, to get information on dirt materials from the Airport, and to get 3 versions of the project from which to choose.

Tusayan Fire District (TFD) Chief Greg Brush stated that Assistant Chief Lora Pittsinger recently resigned and he thanked her for her service and participation in forming TFD. He then introduced new Assistant Chief Ray D'Albany who comes to the position with many years' experience.

B. Consideration, discussion, and possible approval for Town Manager to award contract for Trail Master Plan, Design, and Construction upon completion of bid process

Manager Duthie stated that the Town requested 4 companies to quote this project and the deadline was April 18, 2017. Only 2 have responded and he has not yet had time to review the quotes. He requested that the Council approve his authority to award a contract to begin this project.

Vice Mayor Wirth made a motion to approval for Town Manager to award contract for Trail Master Plan, Design, and Construction upon completion of bid process. Councilor Chavez seconded the motion and it passed on a vote of 4 to 1 with Councilor Schoppmann voting "Nay."

C. Consideration, discussion, and possible approval of Ordinance 2017-01, to amend Ordinance 2012-04, to include a revision of allowable structural height limits in all zones within Town limits

Manager Duthie reviewed the issue and noted that this was discussed with the Council at the retreat. The Town agreed to have the discussion in negotiations with Stilo Development. There were no agreements to make a change, only to place the item on the agenda for the Planning and Zoning Commission (P&Z)

and the Town Council. The P&Z met last night and held a Public Hearing. On a 3 to 1 vote, the P&Z made a recommendation to Council to approve a height increase to 65 feet in Multifamily Zones, 2 of the 3 Commercial Zones, and the Planned Community Zone. He stated that Council has all options: they may accept the P&Z recommendation, may deny all changes, may change all Zones, or pick and choose any heights for any Zones. He also stated that any project which is proposed will still have to fulfill all requirements regarding water, light, acreage, parking, etc., no matter what the height limit is determined to be.

Lawrence Tomasello, Town Planner, discussed this item with the Council.

Manager Duthie stated that Grand Canyon National Park and Attorney Carolyn Oberholtzer submitted letters for the Public Hearing at the P&Z.

Don Curnutt, from Grand Canyon National Park stated that the Park has concerns over this issue regarding light pollution.

Clarinda Vail presented the Council with another letter from Carolyn Oberholtzer representing Red Feather Properties and the Thurston Trust. She noted many issues in opposition to the increase in the height limit. She asked that the Council table this issue for now. She also asked the Council to study an FAA "crash map" before making a decision on this issue. Ms. Vail stated her opinion that this item is a "hard sale" from Willdan (Mr. Tomasello's employer).

Mr. Tomasello stated that his direction from the Town was to present a blanket change across all Zones but he did not agree on a blanket change. He stated that he is in full agreement with the end product from the P&Z. He stated that he has nothing to gain or lose from approval of this ordinance. He discussed the ordinance with the Council.

Manager Duthie stated that there was much discussion at the Council retreat regarding a verbal agreement to put the possible height change on the P&Z and Council agenda with no commitment to make a change.

Mayor Sanderson stated that he and former Councilor Reuter discussed this possible change with Stilo representatives during negotiations regarding the 2nd Amendment to the PADA.

Manager Duthie stated that the Stilo representatives were Fedi and Vitorio from Italy and Tom DePaolo.

Mayor Sanderson stated that he believes this is the right thing to do is to allow people to visit the Grand Canyon and stay here instead of going to a hotel many miles away.

Councilor Chavez stated that allowing property owners more flexibility in the use of their properties only increases property values. He also stated that Ponderosa Pines in the area are 200 feet tall so this 65 feet limit does not approach that.

Councilor Montoya stated that he previously opposed a height change but now believes that growing up may be the only alternative to growing outward.

Alicyn Gitlin, representing the Grand Canyon Chapter of the Sierra Club, spoke in opposition to a height change outlining many concerns including buildings and lights possibly being visible from within Grand Canyon National Park, water usage, and traffic issues. She requested that the Council make this decision slowly.

The Council continued to discuss this item with Planner Tomasello and Manager Duthie.

Pete Shearer stated that there is still acreage available in Town that can be developed. He also requested that the Council consider the aesthetics of the light pollution and the safety of citizens due to increased obstacles in flight paths.

Councilor Montoya made a motion to approve Ordinance 2017-01, to amend Ordinance 2012-04. Councilor Chavez seconded the motion and it passed on unanimous vote.

D. Consideration, discussion, and possible acceptance of Town of Tusayan FY 2016 audited financial statements, FY 2016 Annual Expenditure Limitation Report, Proposed Adjusting Journal Entries, and Findings and Recommendations Letter

Manager Duthie covered the annual audit reports which were in the agenda packet.

Vice Mayor Wirth made a motion to accept the Town of Tusayan FY 2016 audited financial statements, FY 2016 Annual Expenditure Limitation Report, Proposed Adjusting Journal Entries, and Findings and Recommendations Letter. Councilor Montoya seconded the motion and it passed on unanimous vote.

8. DISCUSSION ITEMS

A. Discussion of Council Meeting length and frequency

Councilor Schoppmann stated that he would like to see 2 shorter meetings per month or 1 longer meeting per month. Councilor Montoya suggested the possibility of having a daytime meeting. The Council discussed this topic and Mayor Sanderson asked for ideas to shorten meetings. They suggested limiting public comments to 3-5 minutes.

Manager Duthie stated that the current schedule of having meetings twice per month is problematic in getting packet information out in a timely manner.

Vice Mayor Wirth suggested that Manager Duthie propose a new position if needed to reduce workloads of current staff.

B. Discussion of Community Wellness meeting issues

Manager Duthie stated that a meeting was held today and it was well attended. Issues which were discussed included:

- Computer lab for school tutoring at Town Hall
- Rotary Interact club at the High School is active and discussing creation of a youth council

- Rotary Club is working on having movies in the Sports Complex in the summer months
- VA services are being handled by the Chamber
- Marti Neff, the COO for the North Country Clinic, attended and noted that a new doctor will be onboard in June and a new pharmacy tech is being recruited

C. Discussion of broadband and fiber development

Manager Duthie stated that the project is in process but he has not received a report from Team Fishel. He also reviewed the E-rate application.

D. Discussion of Ten X affordable housing project

Manager Duthie stated that Westland Resources should attend the next meeting with an update.

9. REPORTS

A. Town Manager

i. Update on the Planning and Zoning Commission

There will be a meeting on May 16th.

ii. Update of Administrative actions and issues

Manager Duthie stated that he provided a written report to the Council but noted that he has had a discussion with (and retained services from) a Washington DC attorney regarding the Town issues with the National Forest Service.

B. Council Members

Councilor Schoppmann thanked Manager Duthie and Clerk Drake for all they do and noted the good audit report.

Councilor Chavez stated that there will be a meeting with Representative O'Halloran. He also noted problems with potholes on the highways and suggested we send a letter to ADOT requesting repairs.

C. Mayor

None

10. FUTURE AGENDA ITEMS

- Possibility of adding a position
- Improve accountability as noted in the audit
- Monitor progress of revisions to the Zoning Code (the P&Z will starting meeting every month to do this)
- Action Item for frequency and length of meetings

