

Springerville Town Council  
Minutes  
February 7, 2007

Present: Kay Dyson Mayor, Vice Mayor Mary Nedrow, Pete Hunt and Phelps Wilkins

Staff: Val Cordova Town Clerk, and Tim Shaffery, TBS LAW, Larisa Bogardus Community Dev. and Tom Malone Public Works Director.

Public: Deanna Davis

1. The meeting was called to order at 6:00 p.m. by Mayor Dyson
2. The Pledge of Allegiance was led by Mayor Dyson followed by a moment of silence.
3. Public Participation: None
4. Manager, Council and Chamber reports:

Mayor Dyson reported that our town manager was in Sedona attending a City/County Management Assoc. Conference.  
She and Councilman Hunt attended a faith based initiative meeting

Councilman Phelps reported he attended the chamber of commerce meeting and they are still looking for a director.

Mayor Dyson reported that there will be a TEP hearing in Eagar on February 26<sup>th</sup> regarding separate coal piles for each unit and a significant change with interchange equipment. She was reassured that there would not be a change in our air quality.  
She and Dave Pulsifer attended the Library committee meeting. Four libraries will be built with a new library to be built across the street from the Eagar Police Department on Main Street.

5. Consent Agenda:
  - A. Consider approval of the January 17, 2007 town council meeting.
  - B. Consider approval of the January 11, 2007 joint town councils meeting.Mary Nedrow/Pete Hunt motion to approve consent agenda items 5.A & 5.B

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Pete Hunt
		Phelps Wilkins

6. Storage and Sheds: Discussion and action regarding zoning code changes concerning storage and sheds.

Ms. Bogardus presented the proposed changes to the zoning code with regard to storage regulations being made more stringent as recommended by the council during the last meeting. Wording has been added to address this but she suggested that nonstructural storage would be better addressed through the building code.  
She further suggested requiring building permits for storage sheds at the discretion of the building inspector on a case by case basis. She asked for direction to draft an ordinance amending the building code pertaining to permit requirements and working with the planning and zoning commission to develop guidelines for new construction.

7. Capacity/Impact Fee Study: Discussion and action regarding the authorization of \$39,200 from the contingency fund for infrastructure fee consultation.

Ms. Bogardus explained that Tischler-Bise has quoted a price of \$39,200 and given a 3 –month timeline for a capacity fee study and explained the benefits of implementing capacity fees versus impact fees.

Capacity fees would allow the town a more immediate revenue stream with more flexibility in the usage of the fees. By adopting capacity fees we would not have to go through a hearing process as required for impact fees and could be in place by July.

She advised the council that there was enough money in the contingency to pay for the fee study.

Phelps Wilkins/Mary Nedrow motion to allocate \$39,200 from contingency for the capacity fees study and authorize staff to contract with Tischler-Bise for the study.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Pete Hunt
		Phelps Wilkins

8. Council Member Resignation: Discussion and action regarding the resignation of Councilman Mark Baca from the Town Council.

Mayor Dyson announced that Councilman Baca has resigned his position from the Town Council due to conflicts with his new job as a state employee.

Mary Nedrow/Pete Hunt motion to accept Mark Baca's resignation from the town council.

Vote:	Ayes:	Kay Dyson
		Mary Nedrow
		Pete Hunt
		Phelps Wilkins

9. Council Vacancy: Discussion and action regarding the method of filling the council vacancy due to Councilman Baca's resignation.

Council members asked legal counsel if they could go into executive session for discussion for confidentiality. Mr. Shaffery stated that he would research this and get back to them but advised them he did not think they could.

Different options were suggested but decided that they would at least suggest some names tonight and bring these back next week along with any others that might be interested.

Vice Mayor Nedrow recommended Eric Baca who said he would be honored to fill the position.

Councilman Hunt recommended Arnie Moya. He noted that Mr. Moya has been active in our planning and zoning for many years.

Councilman Wilkins voiced his concern that they appoint someone outside of Coronado Acres but that they maintain the diversity of the board that represents various segments of the population.

Mr. Shaffery reiterated that he would do some research regarding executive session and get back to the council as soon as possible.

10. Temporary Committee Appointments: Discussion and action regarding temporary committee appointments until a new council person has been appointed.

Mayor Dyson explained that they need to appoint Councilman Wilkins to a temporary chamber of commerce position until they have a new council person on board.

Pete Hunt/Mary Nedrow motion to temporarily appoint Phelps Wilkins to the Chamber of Commerce Board.

Vote:	Ayes:	Kay Dyson Mary Nedrow Pete Hunt Phelps Wilkins
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11. Large Scale Retail Development: Discussion and presentation by Larisa Bogardus updating the Town Council regarding large scale retail development.

Ms. Bogardus explained that Springerville and Eagar's planning commissions have formed an ad hoc subcommittee to draft regulations for future large-scale retail development in both communities. There will be representatives from both communities as well as the chamber. They have invited the county to participate in the discussions as these developments could locate outside the town boundaries if all three are not in sync with regulations. The commission feels that within three to five years major corporate retailers are going to start looking at us and we need to have regulations in place.

She emphasized that no large scale big box retailer has contacted either town community but advised the council that regulations need to be put into place now for future developments. She encouraged drafting guidelines and putting caps on the size of the development which would be set by the councils.

She further advised the Council that we cannot stop big box retailers from coming in but they can be controlled by stricter regulations, and guidelines.

Discussion by the council followed with personnel opinions. They thanked Ms. Bogardus for researching big box retailers and stated that this should be moved up on the joint meeting agendas.

12. Tourism Tax Requests: Discussion and action regarding the following tourism tax requests:

- A. \$12,175 for John Wayne Days
- B. \$ 2,800 for Apache County Sheriff's Posse 4<sup>th</sup> of July event.

Ms. Bogardus announced that John Wayne's 100<sup>th</sup> Birthday is May 26<sup>th</sup> 2007 and the Chamber of Commerce will be sponsoring a John Wayne Day event to commemorate his 100<sup>th</sup> Birthday. She explained that they need up front money to invest in this event. Some of the upfront costs will largely be for things such as the John Wayne impersonator and advertising costs, a band and other incidentals which they hope to recoup. They hope to make this an annual event.

After costs and reimbursements to the towns any profits will be split with the John Wayne Cancer Foundation.

Phelps Wilkins/Mary Nedrow motion to approve the recommendation of the Tourism Tax Committee and fund the John Wayne Day Celebration and the Fourth of July Rodeo for \$14,975.00.

Vote:	Ayes:	Kay Dyson Mary Nedrow Pete Hunt Phelps Wilkins
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13. Adjournment:

Pete Hunt/ Mary Nedrow motion to adjourn the meeting at 7:13 p.m.

Vote:

Ayes:

Kay Dyson  
Mary Nedrow  
Pete Hunt  
Phelps Wilkins

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Kay Dyson, Mayor

ATTEST:

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Town Clerk

I hereby certify that the foregoing is a true and correct copy of the minutes of the Springerville Town Council in regular session on Wednesday February 7, 2007. I further certify that the meeting was duly posted and a quorum was present.

Dated this 11<sup>th</sup> day of February 2007

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Town Clerk