



MEMBERS OF THE PUBLIC MAY ATTEND VIA ZOOM BY CLICKING ON THE FOLLOWING LINK:

<https://us06web.zoom.us/j/82810881815?pwd=8WybnFaRNqjG4SR82XWVa6VxZxu7YV.1>

OR BY CALLING 1-669-900-6833 (OR 1-346-248-7799) AND ENTERING MEETING ID NUMBER 828 1088 1815 FOLLOWED BY PASSCODE 072363.

MEMBERS OF THE PUBLIC CAN ALSO LISTEN TO THE MEETING BY LOGGING ONTO THE CITY'S WEBSITE USING THIS LINK: http://www.winslowaz.gov/government/agendas_and_minutes/index.php

**AGENDA
NOTICE OF REGULAR MEETING
OF THE WINSLOW CITY COUNCIL**

FEBRUARY 11, 2025 – 6:30 P.M. ~ DOORS OPEN AT 6:00 P.M.

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the City Council of the City of Winslow, Arizona and to the general public that the Winslow City Council will hold a regular meeting on Tuesday, February 11, 2025 at 6:30 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona. Members of the City Council will attend either in person or via Zoom. The public may be asked to temporarily relocate if an executive session occurs and will be invited back in when the City Council returns from executive session.

- 1. PLEDGE OF ALLEGIANCE**
- 2. INVOCATION/MOMENT OF SILENCE** *The Invocation may be offered by a person of any religion, faith, belief or non-belief, as well as by councilmembers or staff. Interested persons should contact the Clerk for further information.*
- 3. ROLL CALL - EXCUSE ABSENT MEMBERS**
- 4. CALL TO THE PUBLIC (see description and limitations section below)**
Those wishing to address the City Council need not request permission in advance. Public comments are limited to matters within the legal authority and jurisdiction of the City. Speakers shall state their name before speaking, and comments shall be limited to three minutes. Citizens are expected to address the Council with civility rather than personal attacks upon the Mayor & Council, staff, personnel or other persons in attendance or absent. The City Council may not address or discuss the comment other than to 1) direct the matter to staff for follow up; 2) place the matter on a future agenda for discussion; or 3) respond to criticism at the end of Call to the Public.
- 5. MAYOR AND COUNCILMEMBERS REPORTS**
 - A. Current Events and Announcements
 - B. Future Agenda Items

6. SCHEDULED PRESENTATIONS AND PROCLAMATIONS

- A. Proclamation – Recognizing February 2025 as Black History Month
- B. Proclamation – in Honor of the Clear Creek Cowboys Fourth Annual Pony Express Ride

7. STATUS REPORTS

- A. Verbal Status Report on Current City Activities by City Manager Which May Include Project and Legislative Update
- B. Quarterly Report by Police Chief Which May Include Highlights from Divisions within the Police Department, Statistics and Community Engagements

8. CONSENT CALENDAR – The following items on the Consent Calendar will be acted on by one vote unless members of the Council, staff request the item to be discussed and/or removed from the Consent Calendar for separate action.

- A. Discussion and/or Action to Approve the Check Register (Daniel Hendrix)
- B. Discussion and/or Action to Approve Minutes of the City Council Regular Meeting of January 28, 2025 and the City Council Executive Session of January 28, 2025 (Suzy Wetzel)
- C. Discussion and/or Action to Approve City of Winslow Updated Policy and Procedures Related to Unattended Property and Homeless Encampments (David Coolidge)

9. COUNCIL CONSIDERATION AND POSSIBLE ACTION

- A. Discussion and/or Action Regarding Request for Assistance for the Clear Creek Cowboys Fourth Annual Pony Express Ride and Update Regarding Activities and Upcoming Events
- B. Discussion and/or Action Regarding a Preliminary Planned Area Development Plan for Rezoning of Approximately 14.5 Gross Acres Located on Colorado Avenue and East Mahoney Street from Single-Family Residence (R1-7) to Planned Area Development (PAD) Zoning District

1. Discussion Regarding Rezoning Application

- a. *Staff Presentation Regarding Rezoning Request:* Preliminary Planned Area Development (PAD) Rezoning Request to Allow 160-Unit Duplex Style Residential Community Located on Colorado Avenue and East Mahoney Street (Jason Sanks)
- b. *Applicant Comments:* Applicant may present information to the Council regarding the Rezoning Request and answer questions from the Council
- c. *Public Hearing Regarding Rezoning Request and Preliminary PAD:* All members of the public are invited to comment.
 - i. Mayor to Open Public Hearing and take Comments
 - ii. Mayor to Close Public Hearing

2. Council Action Regarding Zoning Application

- a. Possible Action Regarding Resolution No. 1966 Approving the Preliminary Planned Area Development Plan for Rezoning of Approximately 14.5 Gross Acres Located on Colorado Avenue and East Mahoney Street from Single-Family Residence (R1-7) to Planned Area Development (PAD) Zoning District, and Requiring that a Final PAD Plan be Submitted Within Two Years to Allow for Rezoning by Ordinance (Jason Sanks)

10. **ADJOURNMENT**

The City Council reserves the right to move into executive session for legal advice under authority of A.R.S. 38-431.03(A)(3) on any of the above agenda items. A copy of the agenda background materials already made available to the City Council is available at City Hall, 102 East Third Street, Winslow, Arizona between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday and at the Winslow Public Library, 420 West Gilmore, Winslow, Arizona during regular library hours.

Pursuant to the Americans with Disabilities Act (ADA) the City Council endeavors to ensure the accessibility of its meetings to all persons with disabilities. Assistive listening devices are available for the public's use for meetings. Reasonable accommodations will be made upon request for persons with disabilities or for those who speak English other than very well. If you need an accommodation for a meeting, please call the City Clerk's Office at 928-289-1416 TDD # 928-289-4784 at least 48 hours prior to the meeting so that an accommodation can be arranged.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

—Office of the Mayor—



Proclamation

A PROCLAMATION OF THE MAYOR AND COUNCIL OF THE CITY OF WINSLOW, ARIZONA IN HONOR OF BLACK HISTORY MONTH 2025

WHEREAS, February is recognized as Black History Month, a time to honor the rich history, culture, and contributions of Black Americans, who have shaped our nation through their resilience, achievements, and enduring spirit; and

WHEREAS, the observance of Black History began in 1926, when scholar Carter G. Woodson introduced "Negro History Week" to bring attention to the significant role of Black Americans in U.S. history; and

WHEREAS, during the 1960s, this week-long recognition expanded into Black History Month, intentionally aligning with the February birthdays of Frederick Douglass and Abraham Lincoln to highlight their impact on the fight for freedom and equality; and

WHEREAS, in 1986, Congress passed Public Law 99-244, officially designating February as "National Black (Afro-American) History Month" and encouraging all Americans to honor this vital aspect of our nation's heritage; and

WHEREAS, Black History Month celebrates the contributions of Black Americans throughout all periods of U.S. history, from those enslaved in the early 17th century to the leaders, innovators, and community builders of today; and

WHEREAS, countries around the world have joined the United States in commemorating the influence of Black people on global history, culture, and progress; and

WHEREAS, observing Black History Month provides a vital opportunity to deepen our understanding of history, reflect on the ongoing struggle for equality and justice, and celebrate the achievements of those who paved the way for a more inclusive society; and

WHEREAS, we must honor the men and women whose sacrifices and unwavering dedication to civil rights, freedom, and equality continue to inspire generations and enrich American culture.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Winslow do hereby proclaim the month of February 2025 as Black History Month and urge citizens to celebrate and draw inspiration from this rich legacy as we strive together toward equality, liberty and opportunity for all.

DATED this 11th day of February, 2025.

Mayor

ITEM 6A

—Office of the Mayor—



Proclamation

**A PROCLAMATION OF THE MAYOR AND COUNCIL
OF THE CITY OF WINSLOW, ARIZONA
IN HONOR OF THE CLEAR CREEK COWBOYS
FOURTH ANNUAL PONY EXPRESS RIDE**

WHEREAS, the Clear Creek Cowboys Association Pony Express Riders are dedicated to preserving and celebrating the memory of the days of the pioneers who carved our history and our Western heritage; and

WHEREAS, Winslow's Clear Creek Cowboys Association Riders will offer a unique opportunity to experience the rich history of the Pony Express Ride on March 8, 2025, as part of the Western Heritage Days celebration; and

WHEREAS, Winslow's citizens are united in honoring and acknowledging the historic significance of the Pony Express, all past, current and future riders, including all supporters of this historic ride.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Winslow express support and congratulations to the Clear Creek Cowboys Association on their fourth annual Pony Express Ride on March 8, 2025.

DATED this 11th day of February, 2025.

Mayor

CITY OF WINSLOW
Check Register
All Bank Accounts - 01/26/2025 to 02/08/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
AETNA LIFE INSURANCE COMPAN	EFT	280525	01/30/2025	01/30/2025	1,041.90	AETNA Accident	0107073 - Payroll - Elective Benefits	
AETNA LIFE INSURANCE COMPAN	EFT	280525	01/30/2025	01/30/2025	1,322.10	AETNA Critical illness	0107073 - Payroll - Elective Benefits	
AETNA LIFE INSURANCE COMPAN	EFT	280525	01/30/2025	01/30/2025	1,474.81	AETNA Hospital	0107073 - Payroll - Elective Benefits	
					<u>\$3,838.81</u>			
					\$3,838.81			
AFLAC	109540	910308	02/06/2025	02/06/2025	1,065.68	HR/EMP DED 01/26/25	0107073 - Payroll - Elective Benefits	
					<u>\$1,065.68</u>			
ARIZONA CENTER FOR FIRE SER	109513	01-22-2025	01/30/2025	01/30/2025	125.00	NATIONAL FIRE ACADEMY TRAINING - CERTIFIC	01860.001.25.2159 - training & seminar	
					<u>\$125.00</u>			
ARIZONA STATE RETIREMENT SY	ACH	PR012625-221	01/30/2025	01/30/2025	561.52	Arizona State Retirement LTD	0107065 - Payroll - AZ State Retirement	
ARIZONA STATE RETIREMENT SY	ACH	PR012625-221	01/30/2025	01/30/2025	2,554.40	Arizona State Retirement OT	0107065 - Payroll - AZ State Retirement	
ARIZONA STATE RETIREMENT SY	ACH	PR012625-221	01/30/2025	01/30/2025	42,804.74	Arizona State Retirement	0107065 - Payroll - AZ State Retirement	
					<u>\$45,920.66</u>			
					\$45,920.66			
AT&T MOBILITY	109514	DNZ122024	01/30/2025	01/30/2025	805.41	CITY OF WINSLOW- FNE1 ACCOUNT	01888.044.21.2060 - Phone/Internet	
					<u>\$805.41</u>			
AZ DEPARTMENT OF REVENUE	ACH	PR012625-5765	01/30/2025	01/30/2025	7,099.59	State Income Tax	0107061 - Payroll - State Withholding	
					<u>\$7,099.59</u>			
AZ DEPT. OF ECONOMIC SECURI	ACH	PR012625-21	01/30/2025	01/30/2025	531.15	Child Support AZ1	0107025 - Payable - ChildSupport/Garn	
					<u>\$531.15</u>			
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	168.08	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	04921.001.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	387.85	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	21835.401.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	395.54	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	02900.001.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	434.52	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	08818.001.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	2,087.78	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	12940.065.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	3,302.32	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	07871.055.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	15,745.25	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	01888.001.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	18,014.80	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	03922.001.21.2050 - utilities	
AZ PUBLIC SERVICE	ACH	8313390000-01.1	01/29/2025	01/29/2025	19,373.27	CITY WIDE/ELECTRICITY 12/13/24 - 01/14/25	05929.001.21.2050 - utilities	
					<u>\$59,909.41</u>			
					\$59,909.41			
AZ STATE PRISON-WINSLOW	109541	W015623250131	02/06/2025	02/06/2025	85.50	ASPC-WINSLOW INMATE LABOR 01/11/25 - 01/24	01825.001.20.2040 - non-professional	
					<u>\$85.50</u>			
BORING, BELINDA	109515	01	01/30/2025	01/30/2025	125.00	SOUP FOR LOCAL FIRST LUNCHEON	21836.001.20.2039 - other professional	
					<u>\$125.00</u>			
CALDWELL, FRANKLIN	109542	012725	02/06/2025	02/06/2025	260.00	PSPRS PREMIUM INSURANCE STIPEND REIMB	0107040 - Deposits	
					<u>\$260.00</u>			
CALIFORNIA STATE	ACH	PR012625-5766	01/30/2025	01/30/2025	659.21	Child Support CA1	0107025 - Payable - ChildSupport/Garn	
					<u>\$659.21</u>			
CENTURYLINK	109543	01222025	02/06/2025	02/06/2025	99.41	T1 MPLS CIRCUIT 01/22/25 - 02/21/25	01850.034.20.2039 - other prof.service	
					<u>\$99.41</u>			
CINTAS	109544	4218383273	02/06/2025	02/06/2025	25.86	UNIFORMS - 01/20/25	04921.001.50.3084 - uniforms & related	

CITY OF WINSLOW
Check Register
All Bank Accounts - 01/26/2025 to 02/08/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CINTAS	109544	4218383273	02/06/2025	02/06/2025	56.02	UNIFORMS - 01/20/25	12940.065.50.3084 - uniforms/related it	
CINTAS	109544	4218383273	02/06/2025	02/06/2025	98.47	UNIFORMS - 01/20/25	03922.001.50.3084 - uniforms & related	
CINTAS	109544	4218383273	02/06/2025	02/06/2025	164.49	UNIFORMS - 01/20/25	05929.001.50.3084 - uniforms & related	
CINTAS	109544	4218383320	02/06/2025	02/06/2025	32.07	UNIFORMS - 01/20/25	07871.018.50.3084 - uniforms/related it	
CINTAS	109544	4218383320	02/06/2025	02/06/2025	47.21	UNIFORMS - 01/20/25	01830.022.50.3084 - uniforms & related	
CINTAS	109544	4218383320	02/06/2025	02/06/2025	99.15	UNIFORMS - 01/20/25	01825.001.50.3084 - uniforms & related	
CINTAS	109544	4218383320	02/06/2025	02/06/2025	110.95	UNIFORMS - 01/20/25	07871.055.50.3084 - uniforms/related it	
CINTAS	109544	4219276730	02/06/2025	02/06/2025	17.73	UNIFORMS - 01/28/25	05929.001.50.3084 - uniforms & related	
CINTAS	109544	4219276730	02/06/2025	02/06/2025	23.86	UNIFORMS - 01/28/25	04921.001.50.3084 - uniforms & related	
CINTAS	109544	4219276730	02/06/2025	02/06/2025	54.02	UNIFORMS - 01/28/25	12940.065.50.3084 - uniforms/related it	
CINTAS	109544	4219276730	02/06/2025	02/06/2025	92.48	UNIFORMS - 01/28/25	03922.001.50.3084 - uniforms & related	
CINTAS	109544	4219276811	02/06/2025	02/06/2025	32.07	UNIFORMS - 01/28/25	07871.018.50.3084 - uniforms/related it	
CINTAS	109544	4219276811	02/06/2025	02/06/2025	46.31	UNIFORMS - 01/28/25	01830.022.50.3084 - uniforms & related	
CINTAS	109544	4219276811	02/06/2025	02/06/2025	90.55	UNIFORMS - 01/28/25	01825.001.50.3084 - uniforms & related	
CINTAS	109544	4219276811	02/06/2025	02/06/2025	108.84	UNIFORMS - 01/28/25	07871.055.50.3084 - uniforms/related it	
					\$1,100.08			
					\$1,100.08			
COLONIAL	ACH	PR011225-53	01/16/2025	01/28/2025	17.33	Colonial Post Tax	0107073 - Payroll - Elective Benefits	
COLONIAL	ACH	PR122924-53	01/02/2025	01/28/2025	17.33	Colonial Post Tax	0107073 - Payroll - Elective Benefits	
					\$34.66			
					\$34.66			
DECKER CHIROPRACTIC, P.C.	109516	CW2502	01/30/2025	01/30/2025	120.00	DOT MEDICAL EXAM 01/22/25	01811.001.20.2006 - medical services	
DECKER CHIROPRACTIC, P.C.	109516	CW2503	01/30/2025	01/30/2025	30.00	UA RANDOM 01/24/25	01811.001.20.2006 - medical services	
					\$150.00			
					\$150.00			
DELL MARKETING L.P.	109545	10794206319 TA	02/06/2025	02/06/2025	30.52	SALE TAX FOR INV# 10794206319	01835.060.50.3100 - Small Tools/Minor	
					\$30.52			
FIREMEN'S RELIEF & PENSION	109517	11525	01/30/2025	01/30/2025	100.19	HR/FD ON CALL 12/29/24	0107069 - Payroll - On Call Fire Pensio	
					\$100.19			
FORTICALL	109546	54333	02/06/2025	02/06/2025	685.83	VOICE SERVICES - 02/01/25 - 02/28/25	01888.044.21.2060 - Phone/Internet	
					\$685.83			
HAKES, WILFRED	109518	651	01/30/2025	01/30/2025	8.37	COURT RESTITUTION 01.24.25	0107011 - Court Fees and Fines Payab	
					\$8.37			
HENLING TECH CONSULTING	109519	102 01/24/25	01/30/2025	01/30/2025	430.00	UBIQUITI UISP SUBSCRIPTION TRIPOD MOUNT I	01888.044.50.3299 - other supplies	
					\$430.00			
HIGH COUNTRY MICROGREENS	109520	2496	01/30/2025	01/30/2025	200.00	MICROGREENS DEMO	21836.001.20.2039 - other professional	
					\$200.00			
INTERNAL REVENUE SERVICE	ACH	PR012625-5764	01/30/2025	01/30/2025	9,145.46	Medicare Tax	0107063 - Payroll - FICA	
INTERNAL REVENUE SERVICE	ACH	PR012625-5764	01/30/2025	01/30/2025	21,120.67	Federal Income Tax	0107060 - Payroll - Federal Withholding	
INTERNAL REVENUE SERVICE	ACH	PR012625-5764	01/30/2025	01/30/2025	34,722.94	Social Security Tax	0107063 - Payroll - FICA	
					\$64,989.07			
					\$64,989.07			
JAMES, PATRICIA	109521	012825	01/30/2025	01/30/2025	50.00	GSH DEPOSIT REFUND 01/23/25	0107040 - Deposits	
					\$50.00			

CITY OF WINSLOW
Check Register
All Bank Accounts - 01/26/2025 to 02/08/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
JENSEN, DAVINA & CARLOS	109522	Refund: 6112000	01/27/2025	01/30/2025	130.00	Refund: 6112000 - JENSEN, DAVINA & CARLOS	0306043 - Accounts Receivable	
					\$130.00			
JIMMIE, CAITLIN	109523	012825	01/30/2025	01/30/2025	50.00	GSH DEPOSIT REFUND 01/28/25	0107040 - Deposits	
					\$50.00			
JOHN GRAVES PROPANE OF ARIZ	109524	270765	01/30/2025	01/30/2025	672.03	FACILITY PROPANE 01/22/25	03922.001.21.2050 - utilities	
JOHN GRAVES PROPANE OF ARIZ	109524	270765	01/30/2025	01/30/2025	672.03	FACILITY PROPANE 01/22/25	05929.001.21.2050 - utilities	
JOHN GRAVES PROPANE OF ARIZ	109524	270765	01/30/2025	01/30/2025	672.04	FACILITY PROPANE 01/22/25	12940.065.21.2050 - utilities	
					\$2,016.10			
JOHN GRAVES PROPANE OF ARIZ	109547	272223	02/06/2025	02/06/2025	551.21	FACILITY PROPANE 02/01/25	05929.001.21.2050 - utilities	
JOHN GRAVES PROPANE OF ARIZ	109547	272223	02/06/2025	02/06/2025	551.21	FACILITY PROPANE 02/01/25	12940.065.21.2050 - utilities	
JOHN GRAVES PROPANE OF ARIZ	109547	272223	02/06/2025	02/06/2025	551.22	FACILITY PROPANE 02/01/25	03922.001.21.2050 - utilities	
					\$1,653.64			
					\$3,669.74			
JPMORGAN CHASE BANK NA	EFT	01242025	01/27/2025	01/27/2025	1.09	Charge back	0309110 - Water Sales	
JPMORGAN CHASE BANK NA	EFT	012425	01/27/2025	01/27/2025	1.10	Charge back	0309110 - Water Sales	
JPMORGAN CHASE BANK NA	EFT	012925	01/29/2025	01/29/2025	70.21	Payment Tech Fees	03922.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	01312025	01/29/2025	01/29/2025	48.84	XPress Monthly Support	04921.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	01312025	01/29/2025	01/29/2025	48.84	XPress Monthly Support	05929.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	01312025	01/29/2025	01/29/2025	48.85	XPress Monthly Support	03922.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	1.24.25	01/27/2025	01/27/2025	2.19	Charge back	0309110 - Water Sales	
JPMORGAN CHASE BANK NA	EFT	1.29.25	01/29/2025	01/29/2025	526.80	XPress Monthly Support	04921.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	1.29.25	01/29/2025	01/29/2025	526.80	XPress Monthly Support	05929.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	1.29.25	01/29/2025	01/29/2025	526.81	XPress Monthly Support	03922.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	1.30.25	01/31/2025	01/31/2025	179.20	Payment Tech Fees	04921.001.20.2039 - other prof service	
JPMORGAN CHASE BANK NA	EFT	1.31.25	01/31/2025	01/31/2025	24.40	Payment Tech Fees	01825.001.20.2039 - other prof. service	
JPMORGAN CHASE BANK NA	EFT	1242025	01/27/2025	01/27/2025	2.18	Charge back	0309110 - Water Sales	
JPMORGAN CHASE BANK NA	EFT	12425	01/27/2025	01/27/2025	2.20	Charge back	0309110 - Water Sales	
JPMORGAN CHASE BANK NA	EFT	Jan 24 2025	01/27/2025	01/27/2025	1.09	Charge back	0309110 - Water Sales	
					\$2,010.60			
					\$2,010.60			
KEITH POLIVEMA, BELINDA TALAY	109525	Refund: 5569502	01/29/2025	01/30/2025	57.99	Refund: 5569502 - KEITH POLIVEMA, BELINDA TA	0306043 - Accounts Receivable	
					\$57.99			
LASHOMB, LAURIE	109526	4014	01/30/2025	01/30/2025	8.00	REIMBURSEMENT FOR PRODUCE FOR MARKET	21836.002.50.3299 - Operating Supplie	
LASHOMB, LAURIE	109526	7140	01/30/2025	01/30/2025	190.35	REIMBURSEMENT FOR PRODUCE FOR MARKET	21836.002.50.3299 - Operating Supplie	
					\$198.35			
					\$198.35			
LEGAL SHIELD	109527	11525	01/30/2025	01/30/2025	1,060.85	LEGALSHIELD 01152025	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	ACH	PR110324-6114	11/07/2024	01/28/2025	520.79	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	ACH	PR111724-6114	11/21/2024	01/28/2025	530.57	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	ACH	PR120124-6114	12/05/2024	01/28/2025	520.79	Legalshield	0107073 - Payroll - Elective Benefits	
LEGAL SHIELD	ACH	PR121524-6114	12/19/2024	01/28/2025	530.57	Legalshield	0107073 - Payroll - Elective Benefits	
					\$2,102.72			
					\$3,163.57			
LOMAYAKTEWA, RONELLE	109528	011425	01/16/2025	01/30/2025	55.00	YOUTH BASKETBALL REG FEE REFUND	01820.305.50.3299 - other supplies	
					\$55.00			

CITY OF WINSLOW
Check Register
All Bank Accounts - 01/26/2025 to 02/08/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
MADISON NATIONAL	109548	2125	02/06/2025	02/06/2025	1,866.94	EMPLOYEE DEDUCTION-02/01/25	0107073 - Payroll - Elective Benefits	
					<u>\$1,866.94</u>			
MILLER'S WATERWORKS	109549	12261	02/06/2025	02/06/2025	1,424.25	KITCHEN FAUCETS	21855.001.80.4100 - Capital - buildings	
					<u>\$1,424.25</u>			
MORRIS, CRYSTAL	109550	02042025	02/06/2025	02/06/2025	130.00	GSH DEPOSIT REFUND & RETNAL FEE	0107040 - Deposits	
					<u>\$130.00</u>			
MTM RECOGNITION	109551	6228137	02/06/2025	02/06/2025	262.63	SILVER POLICE BADGES X 3	01850.034.50.3084 - Uniforms & Relate	
					<u>\$262.63</u>			
MUELLER CO., LLC	109552	66164742	02/06/2025	02/06/2025	422.71	ANNUAL HOSTING MAINTENANCE RENEWAL 02/	03922.001.23.2082 - Annual Support/W	
MUELLER CO., LLC	109552	66164743	02/06/2025	02/06/2025	3,262.20	ANNUAL RADIO MAINTENANCE RENEWAL 02/26/	03922.001.23.2082 - Annual Support/W	
					<u>\$3,684.91</u>			
					<u>\$3,684.91</u>			
NATIONWIDE ASRS 457	ACH	PR012625-6120	01/30/2025	01/30/2025	1,125.00	Nationwide ASRS 457	0107090 - Payroll - Deferred Comp	
					<u>\$1,125.00</u>			
NATIONWIDE ASRS ROTH	ACH	PR012625-6122	01/30/2025	01/30/2025	340.00	Nationwide ASRS Roth	0107090 - Payroll - Deferred Comp	
					<u>\$340.00</u>			
NATIONWIDE RETIREMENT SOLU	ACH	PR012625-6126	01/30/2025	01/30/2025	1,112.60	PSPRS FD T2 DCH	0107068 - Payroll - PSPRS Fire	
NATIONWIDE RETIREMENT SOLU	ACH	PR012625-6126	01/30/2025	01/30/2025	1,134.18	PSPRS FD T3 DCH	0107068 - Payroll - PSPRS Fire	
					<u>\$2,246.78</u>			
NATIONWIDE WINSLOW 457	ACH	PR012625-6121	01/30/2025	01/30/2025	1,644.00	Nationwide Winslow 457	0107090 - Payroll - Deferred Comp	
					<u>\$1,644.00</u>			
NATIONWIDE WINSLOW ROTH	ACH	PR012625-6123	01/30/2025	01/30/2025	195.00	Nationwide Winslow Roth	0107090 - Payroll - Deferred Comp	
					<u>\$195.00</u>			
NET TRANSCRIPTS	109553	NT15312	02/06/2025	02/06/2025	104.90	PD/TRANSCRIPTION SERVICE 04/15/23	01850.034.20.2039 - other prof.service	
NET TRANSCRIPTS	109553	NT19060	02/06/2025	02/06/2025	126.25	PD/TRANSCRIPTION SERVICE 05/15/24	01850.034.20.2039 - other prof.service	
NET TRANSCRIPTS	109553	NT20037	02/06/2025	02/06/2025	99.75	PD/TRANSCRIPTION SERVICE 09/15/24	01850.034.20.2039 - other prof.service	
NET TRANSCRIPTS	109553	NT20426	02/06/2025	02/06/2025	224.25	PD/TRANSCRIPTION SERVICE 10/31/24	01850.034.20.2039 - other prof.service	
					<u>\$555.15</u>			
					<u>\$555.15</u>			
NEXXUS CONSULTING, LLC	109554	322161	02/06/2025	02/06/2025	7,770.76	CONSULTANT SERVICES-JAN 2025	13001.001.20.2039 - Levee Legal/Lobb	
					<u>\$7,770.76</u>			
OFFICE DEPOT	109529	409041637-001	01/30/2025	01/30/2025	385.79	PAPER LABEL PROTECTORS FASTENERS	01803.001.50.3299 - other supplies	
OFFICE DEPOT	109529	409051813-001	01/30/2025	01/30/2025	81.38	LABEL REFILL PACK	01803.001.50.3299 - other supplies	
					<u>\$467.17</u>			
					<u>\$467.17</u>			
PUBLIC SAFETY RETIREMENT	ACH	PR012625-6113	01/30/2025	01/30/2025	295.74	PSPRS FD ACR	0107068 - Payroll - PSPRS Fire	
PUBLIC SAFETY RETIREMENT	ACH	PR012625-6113	01/30/2025	01/30/2025	1,418.52	PSPRS FD T2 DB	0107068 - Payroll - PSPRS Fire	
PUBLIC SAFETY RETIREMENT	ACH	PR012625-6113	01/30/2025	01/30/2025	3,360.94	PSPRS FD T3 DB	0107068 - Payroll - PSPRS Fire	
PUBLIC SAFETY RETIREMENT	ACH	PR012625-6113	01/30/2025	01/30/2025	6,527.36	PSPRS PD T2 DB	0107067 - Payroll - PSPRS Police	
PUBLIC SAFETY RETIREMENT	ACH	PR012625-6113	01/30/2025	01/30/2025	12,154.70	PSPRS PD T1 DB	0107067 - Payroll - PSPRS Police	
PUBLIC SAFETY RETIREMENT	ACH	PR012625-6113	01/30/2025	01/30/2025	18,782.30	PRPRS PD T3 DB	0107067 - Payroll - PSPRS Police	
					<u>\$42,539.56</u>			

CITY OF WINSLOW
Check Register
All Bank Accounts - 01/26/2025 to 02/08/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
PUBLIC SAFETY RETIREMENT	EFT	PPE 1.26.25	01/30/2025	01/30/2025	-480.88	FD Credit	01860.001.02.1103 - public safety retire	
					\$42,058.68			
Red Wing Business Advantage Acco	109530	574-1-50606	01/30/2025	01/30/2025	150.00	SAFETY BOOTS - D. McDANIEL	01830.022.50.3084 - uniforms & related	
					\$150.00			
SJJ LAND AND CATTLE COMPANY	109531	1026	01/30/2025	01/30/2025	2,000.00	BUILDING RENTAL 01/21/25	01830.022.26.2209 - Building Lease	
					\$2,000.00			
STALDER, THOMAS	109532	Refund: 1001669	01/27/2025	01/30/2025	21.72	Refund: 1001669 - STALDER, THOMAS	0306043 - Accounts Receivable	
					\$21.72			
THE BANK OF NEW YORK MELLO	EFT	2.6.25	02/06/2025	02/06/2025	15,920.84	WWTR Bond Obligation	05929.001.26.2201 - WWTP BOND IN	
THE BANK OF NEW YORK MELLO	EFT	2.6.25	02/06/2025	02/06/2025	19,583.34	WWTR Bond Obligation	05929.001.26.2200 - WWT BOND PRI	
					\$35,504.18			
					\$35,504.18			
THE KRUSE GROUP	109555	125	02/06/2025	02/06/2025	5,000.00	CONSULTANT SERVICES JANUARY 2025	13001.001.20.2039 - Levee Legal/Lobb	
					\$5,000.00			
THOMPSON REUTERS	109556	851437566	02/06/2025	02/06/2025	292.55	SOFTWARE SUBSCRIPTION CHARGES 02/01/25	01850.034.23.2082 - Annual Support/W	
					\$292.55			
TOM, CODY	109557	652	02/06/2025	02/06/2025	250.00	COURT RESTITUTION 01/30/25	0107011 - Court Fees and Fines Payab	
					\$250.00			
UNIFIRST	109533	3380077868	01/30/2025	01/30/2025	27.15	PARKS & FACILITIES FLOOR MATS 01/20/25	01825.001.20.2039 - other prof. service	
UNIFIRST	109533	3380077870	01/30/2025	01/30/2025	27.15	PARKS & FACILITIES FLOOR MATS 01/20/25	01830.022.20.2039 - other prof.service	
UNIFIRST	109533	3380077871	01/30/2025	01/30/2025	27.15	PARKS & FACILITIES FLOOR MATS 01/20/25	01830.022.20.2039 - other prof.service	
UNIFIRST	109533	338007872	01/30/2025	01/30/2025	28.24	PARKS & FACILITIES FLOOR MATS 01/20/25	01830.022.20.2039 - other prof.service	
					\$109.69			
UNIFIRST	109558	3380078575	02/06/2025	02/06/2025	27.15	PARKS & FACILITIES FLOOR MATS 01/27/25	01825.001.20.2039 - other prof. service	
UNIFIRST	109558	3380078577	02/06/2025	02/06/2025	27.15	PARKS & FACILITIES FLOOR MATS 01/27/25	01830.022.20.2039 - other prof.service	
UNIFIRST	109558	3380078578	02/06/2025	02/06/2025	27.15	PARKS & FACILITIES FLOOR MATS 01/27/25	01830.022.20.2039 - other prof.service	
UNIFIRST	109558	3380078579	02/06/2025	02/06/2025	28.84	PARKS & FACILITIES FLOOR MATS 01/27/25	01830.022.20.2039 - other prof.service	
					\$110.29			
					\$219.98			
WASHINGTON NATIONAL INS CO	109534	W2502059	01/30/2025	01/30/2025	1,175.97	HR/EMP DED 01/15/25	0107073 - Payroll - Elective Benefits	
					\$1,175.97			
WASTE MANAGEMENT	ACH	0112710-0566-9	01/31/2025	01/31/2025	66,937.95	CITY OF WINSLOW MASTER RESID 01/01/25 - 01	04921.001.22.2065 - Residential SW &	
					\$66,937.95			
WESTERN TECHNOLOGIES INC.	109559	25850007	02/06/2025	02/06/2025	3,500.00	APN: 406-19-008	13001.001.80.4104 - Capital - General	
WESTERN TECHNOLOGIES INC.	109559	25850008	02/06/2025	02/06/2025	3,500.00	APN: 406-19-013	13001.001.80.4104 - Capital - General	
					\$7,000.00			
					\$7,000.00			
WHITE MOUNTAIN ECONOMIC DE	109535	1025	01/30/2025	01/30/2025	25,000.00	USDA BUSINESS INCUBATION STUDY	21836.001.20.2039 - other professional	
					\$25,000.00			
WILLDAN	109560	002-33380	02/06/2025	02/06/2025	73.75	LOVES TRAVEL CENTER 2ND REVIEW	01835.060.20.2039 - other prof.service	

CITY OF WINSLOW
Check Register
All Bank Accounts - 01/26/2025 to 02/08/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
WILLDAN	109560	002-33383	02/06/2025	02/06/2025	167.50	LOVES TRAVEL CENTER 3RD REVIEW	01835.060.20.2039 - other prof.service	
					\$241.25			
					\$241.25			
WINSLOW ASSOCIATION OF FIRE	109536	11525	01/30/2025	01/30/2025	52.50	FD/FIREFIGHTERS ASSOC. DUES 01/15/2025	0107077 - Payroll - Firefighter's Assoc	
					\$52.50			
WINSLOW CHAMBER OF COMME	109537	2689	01/30/2025	01/30/2025	60.00	MEMBERSHIP DUES 2025	01804.001.25.2152 - memberships/due	
					\$60.00			
WINSLOW UNIFIED SCHOOL DIST	109561	020325	02/06/2025	02/06/2025	122.10	WASTEWATER PRINT, LAMINATION AND 10 BIND	05929.001.50.3299 - other supplies	
					\$122.10			
WOODSON ENGINEERING	109538	14378	01/30/2025	01/30/2025	1,386.96	WINSLOW DEVELOPMENT REVIEW 06/01/24 - 06	01804.001.20.2039 - other prof.service	
WOODSON ENGINEERING	109538	15328	01/30/2025	01/30/2025	171.36	PROFESSIONAL SERVICES - NOVEMBER 2024	01835.060.20.2039 - other prof.service	
WOODSON ENGINEERING	109538	15328	01/30/2025	01/30/2025	1,196.88	PROFESSIONAL SERVICES - NOVEMBER 2024	01804.001.20.2039 - other prof.service	
WOODSON ENGINEERING	109538	15328	01/30/2025	01/30/2025	1,749.76	PROFESSIONAL SERVICES - NOVEMBER 2024	03922.001.20.2039 - other prof service	
WOODSON ENGINEERING	109538	15328	01/30/2025	01/30/2025	1,749.77	PROFESSIONAL SERVICES - NOVEMBER 2024	05929.001.20.2039 - other prof service	
WOODSON ENGINEERING	109538	15328	01/30/2025	01/30/2025	6,228.02	PROFESSIONAL SERVICES - NOVEMBER 2024	07871.055.20.2039 - other prof.service	
WOODSON ENGINEERING	109538	15328	01/30/2025	01/30/2025	7,050.00	PROFESSIONAL SERVICES - NOVEMBER 2024	01825.032.20.2039 - Other Prof. Service	
WOODSON ENGINEERING	109538	15329	01/30/2025	01/30/2025	2,824.77	WINSLOW DEVELOPMENT REVIEW 11/01/24 - 11/	01804.001.20.2039 - other prof.service	
					\$22,357.52			
					\$22,357.52			
YBARRA, KENDAL	109539	012825	01/30/2025	01/30/2025	50.00	GSH DEPOSIT REFUND 01/26/25	0107040 - Deposits	
					\$50.00			
					\$427,845.79			

Minutes of the regular meeting of the Winslow City Council held on January 28, 2025 at 6:30 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

MEMBERS PRESENT:

Mayor Cano, Councilmember Cake, Councilmember Crisp, Councilmember MacLean, Councilmember McKee, Councilmember Salazar, Councilmember Tafoya

MEMBERS ABSENT:

None

STAFF:

David Coolidge City Manager, Michelle Stinson City Attorney, Suzy Wetzel City Clerk, Daniel Hendrix Finance Director, Michael Duran Fire Chief, Ernie Cano Acting Police Chief, Tim Westover Public Works Director, Brandee Leary Librarian

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Councilmember MacLean. Roll call was taken and all members were present.

CALL TO THE PUBLIC

None.

MAYOR AND COUNCILMEMBERS REPORTS

A. Current Events and Announcements

The following events and announcements were made under this item:

Councilmember Crisp

- February 8th Farmers Market followed by the Library Grand Opening
- Upcoming Psychic Fair on March 21st & 22nd
- Men's basketball registration information
- Borderland product distribution on February 22nd

Councilmember McKee

- Recognized the Street Department for their efforts to keep the downtown area clean and ready for visitors

B. Future Agenda Items

None.

SCHEDULED PRESENTATIONS AND PROCLAMATIONS**A. Proclamation – Proclaiming the Month of February as Teen Dating Violence Awareness & Prevention Month in the City of Winslow**

After Councilmember Tafoya read the proclamation, it was presented to Greg Hackler and Theresa Warren on behalf of Alice's Place. Mr. Hackler thanked the Council for their support.

B. Proclamation – Recognizing the Winslow High School Dance Line for Back-to-Back State Championships

*** This item took place prior to Mayor and Councilmembers Reports***

After Councilmember Crisp read the proclamation, it was presented to members of the Dance Line Team and their coaches who were in attendance.

C. Quarterly Report from Navajo County Supervisor Fern Benally

Navajo County District I Supervisor Fern Benally provided an update regarding the broadband project stating that the project is on schedule to be completed in 2025. Supervisor Benally recognized the City Manager as an active participant on the project taskforce.

Supervisor Benally also provided a progress report regarding the technical design phase for the Winslow Levee project and discussed the Industry Day event for the project that was held in November.

Supervisor Benally discussed several economic development projects that included how the projects will be funded. In closing, Supervisor Benally thanked the city for allowing her to provide her quarterly update.

D. Quarterly Chamber Report Which May Include Visitor Center Statistics, Bed Tax Financial Information and Past/Future Event Update

Bob Hall, Executive Director of the Chamber of Commerce, provided his report for the period October - December 2024 that included the number of visitors (local, in-state, out of state and foreign) for the period, the number of travel and relocation packs distributed, the number of brochures printed and distributed, website hits totaling 25,560 and tourism related emails received.

After detailing meetings and events that were held in the meeting room, Mr. Hall briefly discussed the advertising and promotion budget. Mr. Hall then provided information regarding the following activities from October - December:

- Halloween Parade in the Park
- Early voting assistance provided to Navajo County
- Business Expo Job Fair
- Community Christmas Tree lighting
- Annual Christmas Parade & Festival of Trees event
- First meeting of the Route 66 Centennial Committee meeting
- Upcoming Good Morning Winslow event on February 5th that will be hosted by the Fire Department
- Annual Chamber Dinner on March 14th

In conclusion, Mr. Hall responded to questions from the Council and discussed ROADTUNES that will bring a tune to life on a Winslow roadway.

STATUS REPORTS

A. Verbal Status Report on Current City Activities by City Manager Which May Include BEAD and Other Project Updates

The City Manager referred to Supervisor Benally's update regarding the BEAD project and provided additional information related to the sub-grantee application process. The City Manager reported that the old library closed on January 24th and announced that the Grand Opening and Ribbon Cutting Ceremony for the new library will take place on February 8th at 1:30 p.m.

The City Manager also provided updates on the progress of the 9/11 Memorial renovation, the Coopertown Park upgrades, the Triangle Park/Henderson Park project and the Hayden Walton Ramada project.

The City Manager then referred to the current legislative session and provided detailed information regarding the following bills that are

being closely monitored by city staff and the League of Arizona Cities & Towns:

- HB2221: defunding police department budgets
- HB2371: planning and home design restrictions
- HB2317: residential building material requirements
- HB2319: private property design regulations
- HB2118: transaction privilege tax rules on retail sales

Mayor Cano thanked the City Manager for detailing the proposed bills and the impact that they would have on municipalities. Mayor Cano also noted that she, along with other regional mayors, will be making a trip to Phoenix to meet with legislators regarding HCR2021 related to the proposed elimination of the current food tax.

B. Monthly Financial Report by Finance Director Which May Include Balances, Expenditures and Revenues in All Funds

After stating that the first half of the fiscal year has passed, the Finance Director provided information regarding city wide revenues and expenditures.

The Finance Director also expressed concern regarding the Wastewater Fund and stated that he is hopeful that the upcoming rate increase will increase revenues. The Finance Director and City Manager responded to a question from Mayor Cano regarding both the revenues and expenditures in the Wastewater Fund.

B. Quarterly Report from Librarian Which May Include Information Regarding Statistical Information, Past Events and Announcements for Upcoming Events

The Librarian announced that the library is closed in preparation for the new library's Grand Opening, however all off-site programs will continue as scheduled. The Librarian also provided information regarding the Grand Opening on February 8th.

The Librarian referred to the calendar of events that is located on the city website and reminded citizens to check the location of various programs since some of them have changed due to the opening of the new library facility.

The Librarian briefly discussed upcoming events and, in response to a comment from Mayor Cano, encouraged participation in the Out of the Doghouse Program.

CONSENT CALENDAR

Motion: Moved by Councilmember Cake, seconded by Councilmember McKee, to approve the Consent Calendar as presented. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

- A. Discussion and/or Action to Approve the Check Register**
- B. Discussion and/or Action to Approve Minutes of the City Council Work Session of January 14, 2025 and the City Council Regular Meeting of January 14, 2025**
- C. Discussion and/or Action to Reappoint Member to the Municipal Property Corporation**
- D. Discussion and/or Action to Approve Job Order Contract Services with McCauley Construction and Trucking LLC for Ramada Installation at Hayden Walton Sports Complex**
- E. Discussion and/or Action to Approve Resolution No. 1965 Declaring a Housing Emergency for the City of Winslow, Prioritizing Affordable Housing Within City Operations and Urging the State Legislature to Address the Impacts of Short-Term Rentals on the Supply of Housing for Arizona Residents**

COUNCIL CONSIDERATION AND POSSIBLE ACTION

- A. Discussion and/or Direction Regarding Proposed Amendment to Section 17.40.050 of the Municipal Code Related to Recreational Marijuana**

The City Attorney referred to previous direction from the Council to revise the code related to recreational marijuana by removing the dual licensing requirement and explained that this will loosen restrictions for dispensaries. The City Attorney clarified that the Department of Health will still oversee licensing of a dispensary.

The City Attorney noted that since the requirements are included in the city's zoning code, any amendments will need to go before the Planning & Zoning Hearing Officer prior to final action being taken by the Council.

At the request of Councilmember MacLean, the City Attorney explained that the current requirement for dual licensing requires that a dispensary must be a medical and a recreational marijuana facility.

After discussing the fact that this proposed amendment to the code could open up business opportunities, Mayor Cano made a motion to proceed with amending the code regarding recreational marijuana. The motion was seconded by Councilmember Cake, however the City Manager stated that a motion is not needed for this item. Staff was directed to proceed with amending the code to remove the dual licensing requirement.

B. Discussion and/or Direction Regarding Sale of City Owned Properties

The City Manager discussed the list of city-owned property that was included in the packet and displayed several of the parcels on the screen. The City Manager stated that he is asking for direction from the Council regarding whether they would like to have the property put on the market and listed for sale/lease or have staff issue RFIs/RFPs with guidelines that would allow the city to specify the type of development that the city would like to see on the property. The City Manager further stated that there are parcels on the list that he would like to hold onto for possible development.

Throughout the discussion regarding the various parcels on the list, the City Manager responded to questions and comments from the Council.

Staff was directed to list the following parcels for sale:

- 103-15-224 (Berton & Second Street)
- 103-16-044C (Fleming & Douglas)
- 103-16-342 (across from Hubbell)
- 103-36-044 (Jefferson & Bauerbach)
- 103-36-116 (Madison Street)

Staff was further directed to issue RFPs for the following parcels:

- 103-14-229A (North Wilson Avenue)
- 103-14-236B (North Wilson Avenue)
- 103-69-007 (Santa Fe Subdivision)

C. Discussion and/or Action Regarding Cancellation of March 11, 2025 City Council Meeting

The City Manager stated that staff is asking the Council to cancel the March 11th meeting due to Spring Break and the NLC Conference with the understanding that a special meeting could be called if necessary.

Motion: Moved by Councilmember MacLean, seconded by Mayor Cano, to cancel the March 11, 2025 City Council meeting. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

MOTION TO ADJOURN TO EXECUTIVE SESSION

Motion: Moved by Councilmember Cake, seconded by Councilmember Tafoya, to adjourn into executive session under authority of A.R.S. § 38-431.03(A)(1) and A(4) for discussion or consideration regarding employment of the City Manager including consideration of annual performance evaluation and contract review. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

EXECUTIVE SESSION

- A. Under authority of A.R.S. § 38-431.03(A)(1) and A(4), the City Council may hold an executive session for discussion or consideration regarding the employment of the City Manager, including consideration of annual performance evaluation and contract review

Motion: Moved by Mayor Cano, seconded by Councilmember Cake, to move back into regular session. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

ADJOURNMENT

Motion: Moved by Councilmember Cake, seconded by Mayor Cano, to adjourn at 8:40 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

Mayor

Attest:

City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Winslow City Council held on January 28, 2025 at 6:30 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this *11th* day of *February*, 2025.

Suzy Wetzel
City Clerk

Mayor
Roberta W. Cano

(928) 289-2422



Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melcor Salazar
Daniel T. Tafoya

Discover Winslow-A City in Motion

AGENDA DATE: February 11, 2025

TO: Honorable Mayor and City Council

FROM: Trish Stuhan, City Attorney

SUBJECT: Updated Homelessness Policy and Procedures

DISCUSSION

The purpose of this staff report is to recommend the adoption of an updated Homelessness Policy and Procedure in light of the passage of Proposition 312 and the U.S. Supreme Court's recent decision in *City of Grants Pass v. Johnson*. These developments require all municipalities to have a clear policy to ensure enforceability, mitigate legal risks, and respond to public concerns regarding nuisances related to homelessness.

On November 5, 2024, Arizona voters passed Proposition 312, which allows property owners to apply for reimbursement of municipal property taxes if they incurred expenses addressing nuisances linked to homelessness. The reimbursement applies in cases where a municipality lacks or fails to enforce policies related to illegal camping, obstructing public thoroughfares, loitering, panhandling, public urination or defecation, public consumption of alcohol, and illegal substance use.

While Proposition 312 may be subject to legal challenges, to mitigate any potential liability, we recommend the City move to adopt a policy that addresses these issues, establishes clear enforcement mechanisms, and demonstrates a record of municipal response. Additionally, the *Grants Pass* decision clarified that enforcing generally applicable laws regulating public camping does not violate the Eighth Amendment's prohibition on cruel and unusual punishment. This decision provides further legal backing for municipalities to regulate urban camping and related activities.

Key Provisions of the Updated Homelessness Policy

- **No policy or practice of declining to enforce nuisance laws:** The City shall have no policy or practice of declining to enforce its nuisance laws.
- **Strategies for Addressing Nuisances:** Clear strategies for addressing nuisance issues, such as partnering with other governments, nonprofits, and others to offer social services; prioritizing removing encampments and cleaning/clearing public spaces to ensure public health; enforcing the urban camping ordinance; and regularly reviewing policies.

- **Procedures for Handling Unattended Property:** Clear procedures for handling unattended personal property left on public property. It requires determining whether the property is hazardous, trash, or personal belongings that must be stored. For personal property, individuals must be given notice before disposal.
- **Prosecution Guidelines:** Requirement that the City prosecutor develop guidelines for documenting justification for any denial to prosecute nuisance activities, as also required under Prop 312.

Staff recommends that the Council adopt the updated Homelessness Policy and Procedure to ensure compliance with Proposition 312, reinforce municipal authority under *Grants Pass*, and establish a clear and legally defensible approach to addressing homelessness-related nuisances.

Respectfully submitted,

Trish Stuhan

Trish Stuhan
City Attorney

Reviewed by:

City Manager



Finance Director



CITY POLICY AND PROCEDURES

Subject: Unattended Property, Homeless Encampments & Nuisance Activities

Origination Date: ____

PURPOSE

This policy is adopted in accordance with A.R.S. § 42-17451 to establish City policy regarding the enforcement of laws prohibiting illegal camping, obstructing public thoroughfares, loitering, panhandling, public urination or defecation, public consumption of alcoholic beverages, or possession or use of illegal substances (collectively, “nuisance activities”).

Strategies for combatting nuisance activities are provided to assist City employees. The policy addresses both unattended property and homeless encampments located on publicly owned property in the City, including but not limited to, a publicly owned park, street, alley, lane, right-of-way, or parking lot whether improved or unimproved (collectively, “public property”) and private property where the property owner requests law enforcement service to address nuisance activities on their property.

The policy is intended to ensure the safety and well-being of City employees and residents; to facilitate the efficient and effective use of City resources; to promote a continuum of care for the unsheltered; to ensure bias-free policing; and to protect public and private property through the enforcement of duly enacted laws in accordance with the constitutional rights of individuals. Nothing in this policy is intended to interfere with the lawful exercise of law enforcement or prosecutorial discretion in commencing or prosecuting an action against an individual accused of a violation of law.

POLICY

The City shall adopt no policy or practice declining to enforce laws or ordinances aimed at addressing nuisance activities. The City is committed to the enforcement of law and adheres to a bias-free policing and enforcement policy. No individual shall be subject to enforcement actions based on economic status or condition.

The City endeavors to aid vulnerable populations, individuals experiencing homelessness (whether sheltered or unsheltered), and the chronically homeless in need of social services and support. The City’s goal is to work with individuals experiencing homelessness to identify resources and provide housing. If individuals refuse to engage in services or reside in encampments that contribute to unsanitary conditions, blight, and public safety concerns, the City will work to remove the individuals in accordance with law, taking appropriate actions to address the nuisance activities while upholding the dignity and the rights of the unsheltered.

A. Homelessness Strategies.

1. Social Services. The City will partner with the county, state, and federal government, local nonprofits, community stakeholders, and other individuals and entities providing a continuum of care to the unsheltered to make contact and offer support services including but not limited to the provision of food, shelter, alcohol and drug rehabilitation, and mental health counseling and support services, as available.

2. Public Health and Sanitation Services. The City enforces laws protecting public health and safety and prioritizes removal of encampments from areas which are inherently dangerous to occupy, keeping sidewalks clear of encampments to allow for wheelchair and limited mobility access, and the provision of sanitation services to address hazardous conditions. Public health protocols may be adjusted to address weather conditions, taking into account high heat conditions, monsoon weather patterns, flooding, or other risks to public safety (both for the unsheltered and first responders who may be placed in danger in response to calls for service).

3. Unattended Property on Public Property. The City will engage department heads and train staff on how to handle unattended property left on public property in accordance with this policy to allow for notice, storage, and retrieval options for personal property reasonably assumed to be owned by individuals experiencing homelessness and disposal of hazardous materials, trash, debris, or garbage left on public property.

4. Urban Camping Ordinances. The City enforces laws pertaining to urban camping, sitting, sleeping, and lying on public property, and may provide notices of violations, abatement, and/or citations to individuals violating such camping laws or otherwise causing nuisances.

5. Review of Policies. The City Manager will review this policy periodically and may update procedures to provide clarity, improve operations, or adjust practices to account for changes in the law or court orders.

B. Unattended Property Procedures.

1. Assessment of Unattended Property. The City shall assess unattended property left on public property to determine disposal or storage options pursuant to this policy.

i. Hazardous materials. Hazardous materials shall be promptly disposed of in accordance with law. Hazardous materials include used hypodermic needles, used drug paraphernalia, items soiled with bodily fluids or waste such as blood, feces, or urine, items containing mold or bacteria, items infested with insects or other vermin, leaking or damaged propane tanks, fuel tanks, combustion engines, or other items containing toxic or flammable substances, corroded or leaking batteries, and items unsafe to segregate due to cross-contamination with one or more of the above.

ii. Trash, Debris, and Garbage. Trash, debris, or garbage shall be disposed of according to regular City sanitation schedules or scheduled cleanings pursuant to subsection C below. Trash, debris, or garbage includes waste or refuse such as wrappers, packaging, plant litter and debris, used paper and personal hygiene products, construction debris, and accumulations of filth or nuisance conditions as defined by law.

iii. Personal Property. Any item that is not considered hazardous materials, trash, debris, or garbage, as described above, shall be assessed for ownership by an individual experiencing homelessness. Personal property may reasonably be assumed to be owned by individuals experiencing homelessness when the property is found near the presence of tents, sleeping bags, bedding, cooking supplies, organized or stored property or other indications of human occupation. If an individual experiencing homelessness takes action consistent with ownership such as grabbing or holding the item or stating that they are holding or watching the item for another, it may also reasonably be assumed to be owned by individuals experiencing homelessness. In contrast, mere accumulations of trash, debris, and garbage, or hazardous materials, are not deemed personal property that may be owned by individuals experiencing homelessness. Examples of personal property include tents, forms of identification and vital records, tools, bicycles, electronic devices in working order, precious metals or gems, functioning machinery, fine art, unsoiled furniture, purses and wallets, backpacks, suitcases, and medications prescribed by a doctor pursuant to law.

2. Removal of Unattended Property. For Personal Property described in Section B(iii) above, the City shall undertake to locate the owner of the property if possible and advise them of the need to remove the items from public property. If the owner is not readily identifiable, the City may tag the items, post a sign near the property, or otherwise provide notice reasonably targeted to reach the owner that the property has been deemed unattended and may be removed by the City. The notice of removal shall provide, at minimum:

- i. The earliest date and time for removal of the property to occur.
- ii. That hazardous materials, trash, debris, or garbage, and items that pose an immediate risk to health or safety, will be disposed of and contraband or evidence of a crime may be seized.
- iii. That unattended property may be collected and stored for up to thirty (30) days [except that identification cards, driver's licenses, and medical insurance cards will be stored for at least one (1) year before disposal].
- iv. Information regarding how to reclaim property stored by the City.

v. That unclaimed property will be disposed of after the specified storage period.

vi. That all items stored are at the owner's risk. The City Attorney may prepare disclaimer language advising that the City disclaims all liability for lost, stolen, damaged, or destroyed goods. No landlord/tenant or bailor/bailee relationship is established through the storage of goods. The City shall endeavor to maintain storage facilities in a clean and sanitary condition and institute a process to allow for retrieval of personal property stored but nothing in this policy creates an affirmative duty not otherwise existing by law. The City is not an insurer or guarantor of private property left unattended on public property.

3. Storage of Personal Property. After providing notice, the City may remove unattended property that has not been removed to a storage facility in accordance with Section (B)(2) above if it is determined to be storable.

4. Disposal of Property. Any unattended property not claimed within the specified storage periods shall be subject to disposal by the City.

C. Cleanup Procedures for Homeless Encampments.

1. Public Outreach. The City will endeavor to contact homeless populations prior to cleaning activities and offer resources including shelter space, if available. If individuals accept services and leave the designated cleanup area, the City will instruct individuals to take all property they want to keep with them.

2. Notice of Cleanup. If individuals do not voluntarily leave the designated cleanup area, the City will issue a notice of cleanup with a date and approximate time for the cleanup. The City will ensure a reasonable time before cleanup to allow individuals to voluntarily leave. "Reasonable time" may vary based on the circumstances. City staff and partnering agencies offering services may be consulted to determine the amount of time needed for cleanup activities based on the number of homeless individuals, size of the encampment, potential volume of personal belongings to be moved and/or stored, and other facts at issue.

4. Inspection after Notice of Cleanup. The City will inspect the area after the issuance of a notice of cleanup to confirm if violations have been corrected (i.e., tents or unsafe structures have been removed from public property). If the violations have not been corrected, the City may coordinate an encampment cleanup.

5. Encampment Cleanups/Abatement. During a cleanup, the City must allow individuals to leave with their personal belongings if not otherwise subject to seizure by law. If an individual is unable or refuses to remove their personal belongings during a cleanup, the City will store items left behind for at least thirty (30) days before disposal as

provided in Section (B)(2) through (4) above. The City will record the date, time, and location the items were stored with a short description and/or picture of the items. Any property not timely retrieved may be disposed of by the City, unless otherwise provided for in this policy.

6. Documentation. The City will endeavor to photograph and document cleanup and disposal activities in accordance with City policies.

7. Monitoring. The City may continue to monitor the area after the abatement and conduct ongoing cleanup efforts to protect public health and safety.

8. Emergency Public Health Hazards. Emergency public health hazards may require immediate abatement from time to time which shall be coordinated with City Law Enforcement, Code Enforcement, community services groups, and public health authorities, as applicable, to protect public health and safety.

D. Displacement. In conjunction with or separate from the abatement provided for in Section (C) above, the City may provide a Notice to Vacate which will require people to vacate, relocate, or otherwise leave public property ("Displacement") not less than twenty-four (24) hours in advance of the Displacement. Notwithstanding the foregoing, where an immediate risk to health or safety necessitates Displacement sooner than twenty-four (24) hours from its discovery, the City shall endeavor to provide as much notice of Displacement as possible and to connect unhoused individuals with services and appropriate available shelter prior to Displacement.

E. Private Property. The City will collaborate with property owners to enforce no-trespassing and other laws protecting private property and identify options to improve security, including posting no-trespassing signs or taking other actions to secure private property where appropriate. Law enforcement personnel shall be used as reasonably necessary, and in their normal capacity as law enforcement agents, to effectuate this policy and work with other departments including public works, sanitation, and other non-sworn employees and contractors to address unattended property and encampment cleanups pursuant to this policy.

NOTICE: THE CITY TAKES ALL CALLS FOR SERVICE SERIOUSLY AND RESPONDS TO CALLS IN ACCORDANCE WITH ADOPTED LAW ENFORCEMENT POLICIES, PROCEDURES, AND DISPATCHING GUIDELINES. CALLS FOR SERVICE MAY BE PRIORITIZED BASED UPON THE NATURE OF THE CALL AND THE AVAILABILITY OF STAFFING. NO DELAY IN RESPONSE SHALL BE PRESUMED TO BE A POLICY OR PRACTICE OF DECLINING ENFORCEMENT OF LAWS.

F. Development of Specific Abatement Plans. It is important for City employees to listen to and work with residents experiencing ongoing nuisance activities in order to

develop a solution-oriented response. The City recognizes that some acts, such as public urination, pose difficulties for law enforcement and prosecution to pursue as the illegal act may be completed by the time the call is received and dispatched for service. To address these types of issues, the City may monitor areas experiencing higher call volumes or otherwise experiencing ongoing nuisance activities and assist in prioritizing areas for action, whether through adoption of a more specific abatement plan, allocation of additional resources, and/or collaboration with nonprofit and community partners to connect individuals with services or prosecute individuals as appropriate and in conformance with laws of the jurisdiction, State of Arizona, and the constitutional rights of the individual.

G. Prosecution Guidance. The City Prosecutor shall develop guidelines, procedures, and/or protocols to assist in the enforcement of this policy in accordance with law. Such guidance shall require the prosecutor to document the justification for any denial to prosecute nuisance activities and to publish such information not less than monthly in the office of the City Prosecutor. Prosecution declination reports under this policy shall be maintained as a public record by the City and retained in accordance with Arizona's public records law.

NOTICE TO VACATE: NO TRESPASSING

CLEANUP LOCATION: _____

CLEANUP DATE: _____

DATE NOTICE POSTED: _____

The City of Winslow is planning a cleanup of the area designated in this notice. Please leave this location and take all your personal belongings with you.

During cleanup, you will be able to leave with any belongings that remain in the area. If you ask for your property to be disposed of, the City may also throw these items away for you. **Any property left unattended will be stored by the City for thirty (30) days. Property that is not retrieved in this period will be destroyed.**

To claim stored property, you must call _____ between __:__ a.m. and __:__ p.m.

Do not leave valuables unattended. Personal property may be damaged, lost, or stolen if left on public property. The City will use every effort to protect personal belongings, but it will not be responsible for any loss or damage. Anything that presents an immediate threat to public health or safety, such as hazardous materials, will be immediately destroyed. Evidence of a crime or contraband may also be seized by law enforcement. Storage of property is at the owner's risk.

NOTE: THIS IS A NO-CAMPING AREA. AN INDIVIDUALS CAMPING IN THE AREA WILL BE ASKED TO LEAVE DURING THE CLEANUP AND MAY BE TRESPASSED IF REMAINING. SHELTER WILL BE OFFERED PRIOR TO ENFORCEMENT OF CAMPING BANS.

If you need housing, shelter, or other services, please call _____.

Spanish Version

NOTICE OF CLEANUP: REMOVE PERSONAL BELONGINGS

CLEANUP LOCATION: _____

CLEANUP DATE: _____

DATE NOTICE POSTED: _____

The City of Winslow will conduct a cleanup of the location designated in this notice to remove accumulations of garbage, trash, and debris. The City will not destroy personal property left unattended. However, to avoid confusion, please move your personal property away from any garbage piles in the area.

During cleanup, you will be able to leave with your belongings. If you ask for your property to be disposed of, the City may also throw these items away for you. **Any property left unattended will be stored by the City for thirty (30) days. Property that is not retrieved in this storage period will be destroyed.**

To claim stored property, you must call _____ between __:__ a.m. and __:__ p.m.

Do not leave valuables unattended. Personal property may be damaged, lost, or stolen if left on public property. The City will use every effort to protect personal belongings, but it will not be responsible for any loss or damage. Anything that presents an immediate threat to public health or safety, such as hazardous materials, will be immediately destroyed. Evidence of a crime or contraband may also be seized by law enforcement. Storage of property is at the owner's risk.

If you need housing, shelter, or other services, please call _____.

Spanish Version

PROPERTY STORAGE NOTICE

CLEANUP LOCATION: _____

DATE NOTICE POSTED: _____

NOTE: Property was left unattended on public property. The City of Winslow removed this property during a cleanup and is storing the property. If you are the owner of this property, you may claim it. To claim this property, please call _____ between __:__ a.m. and __:__ p.m., within 30 days of this Notice.

If you call within thirty (30) days, the City will return your property to you. If you do not call within thirty (30) days, the City will dispose of the property.

If you need housing, shelter, or other services, please call _____.

Spanish Version



Jan. 14, 2025

To: Winslow City Council

From: Clear Creek Cowboys Association

Subject: Request to be placed on the agenda; request for sponsorship funds

To Whom It May Concern,

I am the chairman of the Clear Creek Cowboys Association and on behalf of our organization, I request placement on the February 11, 2025 agenda. We would like to update the council on the activities and upcoming events for our organization.

We would also like to request funds, in the amount of \$2,000, to assist with our fourth annual charitable pony express ride, which will be held on March 8th, 2025. This year we are raising funds for Winslow school district students.

Thank you for your time,

Tim Kelley
Chairman, Clear Creek Cowboys Association
Clearcreekcowboys@gmail.com
(928) 241-2438

Mayor
Roberta W. Cano

(928) 289-2422



Discover Winslow-A City in Motion

Council Members
Peter Cake
Samantha Crisp
Jim MacLean
Darcey McKee
Melissa Nelson
Daniel T. Tafoya

AGENDA DATE: February 11, 2025

TO: David Coolidge, City Manager

FROM: Jason Sanks, Zoning Hearing Officer

SUBJECT: Preliminary Planned Area Development (PAD) Rezoning Request to Allow 160-unit duplex style residential community Located on Colorado Avenue and E. Mahoney Street

OVERVIEW

The proposed development is located on an approximately 14.5 gross acre parcel, comprised of Navajo County parcel number 103-25-001D see Figure 1 – Aerial Image, below:

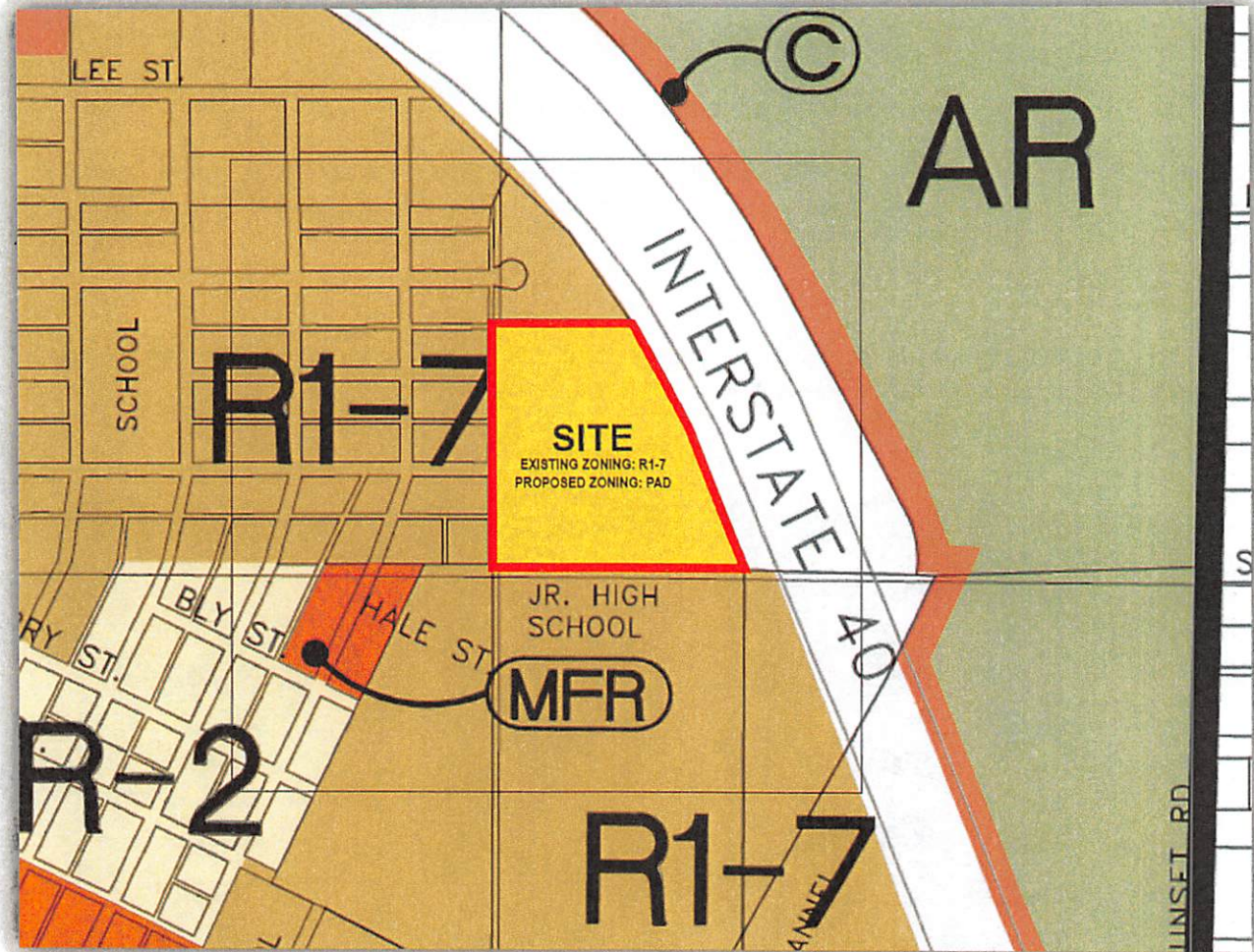
Figure 1 - Aerial Image



Per the Winslow Zoning Map, the property is currently zoned Single Family Residential ("R1-7") and includes the following surrounding zoning districts and land uses:

Direction	Zoning	Land Use
North	R1-7	Single Family Residential
East	Agricultural	Undeveloped, drainage
South	R1-7	Winslow Junior High School
West	R1-7	Single Family Residential

The Zoning Map depicts the area as follows:



GENERAL PLAN CONFORMITY

The property is designated as Medium Density Residential (MDR) in the 2024 General Plan, which allows up to 12 dwelling units per acre. The category provides for smaller single-family detached and/or attached dwelling units and cluster development which could include larger open spaces with potential recreational opportunities. This category occurs near commercial uses and major streets or highways. It is important to note the Junior High School property bordering the parcel to the south zoned residential.

The General Plan contemplates instances where pockets of supportive land uses can be allowed in reasonable instances when part of a PAD as this accomplishes a wide range of goals throughout the plan. This development proposes a density of 10.7 dwelling units per acre which aligns with the land use and density goals of the MDR designation.

City Hall ~ 21 Williamson Avenue ~ Winslow, Arizona 86047 ~ (928) 289-2422

www.winslowaz.gov

The property was originally platted as a 42-lot single-family subdivision. The applicant now seeks to keep the subdivision as platted, but rather than build 42 single-family homes under its current zoning, they are proposing 160 residential units in a duplex style residential project through PAD zoning.

The PAD Plan (site plan) layout is illustrated below and includes an embedded development standards table which is recreated in this staff report for ease of reference after the plan.

PROJECT NARRATIVE
 DUPLEX HOMES
 HANCOCK BEDFORDS
 WINTHROP, AZ

THIS PROJECT PROPOSES A DUPLEX HOUSING DEVELOPMENT ON A 14.86 ACRE PARCEL. PORTION OF HANCOCK BEDFORDS IN WINTHROP, AZ. DUPLEX HOMES DUPLEX RESIDENTIAL STRUCTURES ARE PROPOSED FOR A TOTAL OF 180 INDIVIDUALLY ZONING UNITS. EACH PROPERTY SHALL BE BUILT INDIVIDUALLY WITH THE A SINGLE FAMILY ZONING UNITS.

THESE DUPLEX RESIDENCES WILL BE PERMITTED AND CONSTRUCTED IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE. SETBACKS SHALL BE NOTED AND OPENED PROTECTIVE REQUIREMENTS FOR BUILDINGS ON THE SAME PROPERTY SHALL BE PROVIDED REQUIRED FOR R-8 OCCUPANCY UNDER THE 2018 INTERNATIONAL BUILDING CODE.

INTERSTATE 40

COLORADO AVENUE

GILMORE STREET

Mahoney Street

OCTOBER RD

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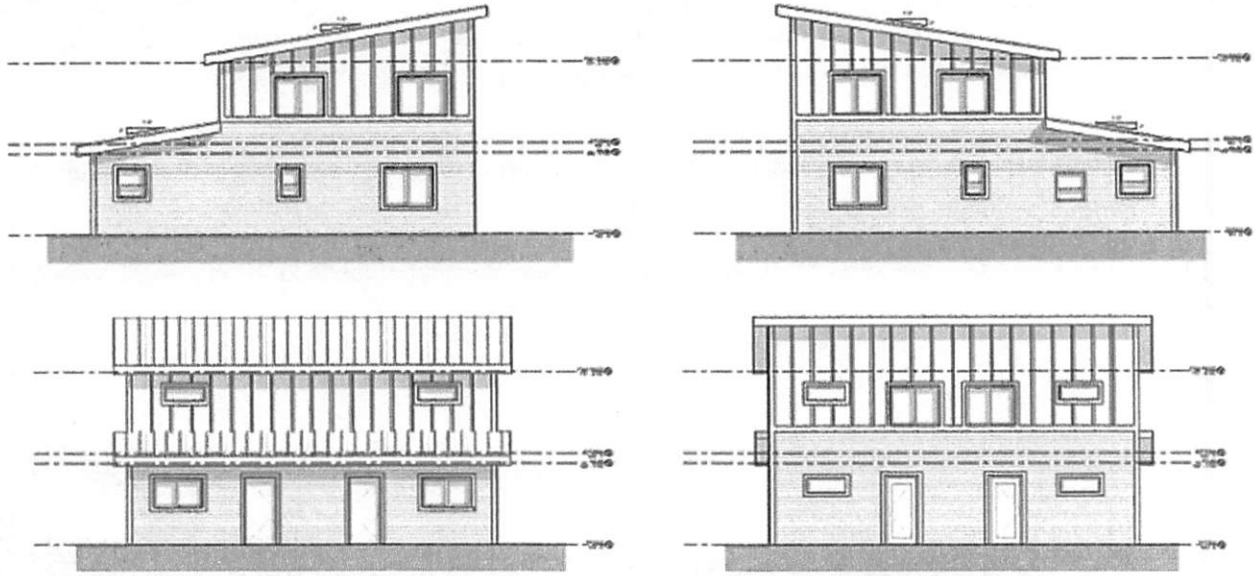
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The developer has provided conceptual building elevations and floor plans for reference. These show the proposed architecture and layout of the duplex units.

Duplex Building Elevations (Upper: Side, Lower: Front & Rear)



Duplex Floor Plans (Left: 1st Level, Right: 2nd Level)



STREETS, UTILITIES, AND DRAINAGE

The City Engineer has reviewed this project and finds that water and wastewater facilities are sufficient for this project. A few area residents have expressed concerns that there are sewer smells at times which may be a result of insufficient system flows to carry the wastewater away. The City Engineer has stated that this project will actually increase flow velocity in the system and likely will reduce the nuisance smells experienced by the neighborhood.

The area street network will also support the duplex development without additional improvements outside of those already proposed for this project. Mahoney and Gilmore both have the capacity to handle the project's traffic trips.

The City is aware of the vacant lot's current drainage issues, as is the developer. Construction of the project will require these drainage issues to be resolved and no runoff from the property will be allowed to flood into the adjacent neighborhood. The project's grading and drainage plans and reports have been reviewed and are acceptable to the City Engineer.

PRELIMINARY PAD DEVELOPMENT STANDARDS

The PAD zoning district requires that the project establish a unique set of permitted uses and development standards. The following uses and development standards have been identified as what is needed for the project and are also placed on the Development Plan sheet for the project:

Permitted Uses	
Single-Family Residence	
Duplex Residence (two units per building)	
Two Duplex Residences per Lot (two units each building)	
Accessory Storage (Lots 23 & 24)	
Permitted Accessory Uses	
Fences and Walls (4' max height front yard, 6' max height rear yard, or as shown on site plan)	
Development Standards	
Front Yard Setback (min)	15'
Side Yard (min)	5' (eave to eave)
Street Side Yard (min) – Colorado Avenue	10'
Rear Yard (min)	15'
Distance Between Buildings (on lot)	10' (eave to eave)
Maximum Height	30'
Maximum Lot Coverage	60%
Parking Spaces per Unit @ 1.8/Unit + 1 Guest Parking Space per 8 units	308 (309 provided in shared access and use configuration across lot lines)
Minimum Parking Space Size	9' wide x 18' deep

Other general development standards will also defer to standard ordinance requirements as the project builds out.

PAD OBJECTIVES

The Zoning Ordinance states that PADs shall meet the following objectives:

- A. To allow and promote, or to require, variation in building design, lot arrangements and land uses for a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities;

The proposed duplex project provides a variety of building, amenity, and space arrangements with appropriate building orientation and density.

- B. To provide for a coordinated, visually and functionally linked, and compatibly arranged variety of land uses through innovative site planning;

The duplex is consistent with the residential needs of the community and serves as a viable option for the needed "middle housing" component that sits between lower density typical single-family homes and higher density apartments.

- C. To include circulation that incorporates complete streets within the final PAD plan, interconnection of uses by non-motorized vehicles or transit, and safe interconnection of the PAD with surrounding land uses and transportation systems;

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The proposed site plan includes approximately 2.5 acres of right-of way that will provide both east-west and north-south street corridors within the project. The City Engineer has reviewed and approved all respective right-of-way improvements that are the responsibility of the applicant. Accessways within the site plan have been reviewed for acceptable turning radii and accessibility.

- D. To establish and maintain useable open space that is accessible by all residents and users in the PAD;

The project has open space and landscaping dispersed throughout the project between all of the units and along Colorado Avenue.

- E. To minimize adverse environmental impacts on surrounding areas; and

The site is adjacent to the I-40 freeway to the east, residential to the north, Colorado Avenue and housing to the west, and the junior high school to the south which buffers it from having a significant impact on sensitive land uses. Zoning in the area is a blend of single family and multi-family districts. The proposed PAD fits within this area context.

- F. To fulfill the goals, objectives, and policies of the City of Winslow General Plan and amendments thereto.

The duplex housing type fulfills the General Plan's goal for diverse housing options for Winslow. The proposal seeks to make the highest and best use of the land that may otherwise be undevelopable due to site constraints and proximity to the freeway.

The proposed duplexes are located fully within an area defined by residential and public facility (school) uses and will provide a new housing option in an area intended for residential development. Area infrastructure is sufficient to accommodate the project, as reviewed by the City Engineer. The proposed density is in conformance with the City's recently adopted 2024 General Plan.

The site plan illustrates how the site has created an effective and logical duplex layout utilizing the platted lots and maintaining logical access from Colorado Avenue. Sufficient parking has been provided for future residents and guests.

PUBLIC PARTICIPATION

The project was reviewed by the Zoning Hearing Officer at the August 12, 2024, public hearing. In advance of the hearing, a few emails of opposition were received citing concerns of density, traffic, and drainage. At the public hearing, approximately 17 neighbors attended and generally spoke in opposition citing the same concerns. One neighbor added that they were concerned that the nearby schools did not have capacity for additional students based on a sign they saw at the school. Since that hearing, the City was able to verify that the schools do have capacity for additional students.

Generally, the residents on Gilmore and Mahoney are most concerned that their quiet streets will become overly congested and therefore deteriorate their quality of life. Since the hearing, the city has also received a few emails in support of the proposal, citing the city's need for new housing. The Tribune newspaper featured an article on the project which highlighted the interaction from the ZHO hearing.

SUMMARY

The ZHO concluded that the General Plan of the City broadly supports this project. The proposal provides critically needed housing on property that is ideally located adjacent to a junior high school, the Interstate, and has all of the necessary infrastructure to service it. The neighbors are concerned that the number of new homes will stress the area from a livability perspective. While the type of housing and the general layout is logical from a land use perspective, if members of the Council were to find the project objectionable, it could ask the developer if reducing the number of units to mitigate perceived impacts on the adjacent neighborhood is an option.

RECOMMENDED MOTION

The Zoning Hearing Officer recommends approval of the Preliminary PAD zoning request to the City Council, subject to the following conditions:

1. The Planned Area Development shall maintain general conformance with the exhibits provided by the applicant, as presented to the Zoning Hearing Officer at the August 12, 2024, public hearing.
2. The forthcoming Development Review application shall ensure that all landscape setbacks along Colorado Avenue have been provided.
3. The applicant shall submit a Final PAD application in conjunction with each phase of Development Review of the project in order to vest their property zoning.
4. The applicant shall construct all community amenities and landscaping prior to receiving a Certificate of Occupancy for the final constructed unit of the project.
5. The applicant shall improve Colorado Avenue with paving, curb, gutter, sidewalk and streetlights on their respective half-street frontage. Other rights-of-way in the project shall be dedicated and improved, as approved by the City Engineer.

RESOLUTION NO. 1966

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF WINSLOW, ARIZONA, APPROVING THE PRELIMINARY PLANNED AREA DEVELOPMENT PLAN FOR REZONING OF APPROXIMATELY 14.5 GROSS ACRES LOCATED ON COLORADO AVENUE AND EAST MAHONEY STREET FROM SINGLE-FAMILY RESIDENCE (R1-7) TO PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT.

WHEREAS, acceptance of the Preliminary PAD Plan for rezoning of the subject property will enhance the health, safety, and welfare of the community, and will not depreciate surrounding property values, and at the same time is in harmony with the purposes and intent of the Winslow Municipal Code and the Winslow General plan; and

WHEREAS, the applicant or property owner shall submit to the City of Winslow the Final PAD Plan for review by the Development Review Board, Planning and Zoning Hearing Officer, and City Council within two years of the date of this Resolution accepting the Preliminary PAD Plan for rezoning ; and

WHEREAS, the Preliminary PAD Plan for rezoning has been reviewed by the Development Review Board, and the Planning and Zoning Hearing Officer has recommended approval of the Preliminary PAD Plan at a public meeting held on August 12, 2024; and

WHEREAS, due notice has been given by the City Clerk as required by law that the City Council would meet on February 11, 2025, in the main hall of the Winslow Visitor's Center for the purposes of (i) hearing surrounding property owner comments or concerns on the proposed Preliminary PAD Plan for rezoning, and (ii) adopting the Preliminary PAD Plan for rezoning as final; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WINSLOW as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The legal description and Preliminary PAD Plan for rezoning attached hereto as Exhibits A and B and incorporated herein by reference, are hereby formally accepted as the Preliminary PAD Plan for rezoning.

SECTION 3. All present and future owners of the property described in Exhibit A shall develop the property in accordance with the requirements of the Preliminary PAD Plan for rezoning, shown as Exhibit B attached hereto.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the legal description and Preliminary PAD Plan incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Winslow, Arizona, this 11th day of February, 2025.

Roberta W. Cano, Mayor

ATTEST:

Suzy Wetzel, City Clerk

APPROVED AS TO FORM:

Trish Stuhan, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1966

LEGAL DESCRIPTION

DESCRIBING A PORTION OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 16
EAST OF THE GILA & SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA,
MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SECTION 19, A 1" BAR;
THENCE NORTH $89^{\circ}21'31''$ WEST, A DISTANCE OF 1737.19' TO THE POINT OF
BEGINNING;
THENCE NORTH $89^{\circ}23'35''$ WEST, A DISTANCE OF 931.30' TO THE CENTER OF
SECTION A 3" PIPE;
THENCE NORTH $00^{\circ}03'13''$ EAST, A DISTANCE OF 871.84';
THENCE SOUTH $89^{\circ}54'46''$ EAST, A DISTANCE OF 530.48' TO THE POINT OF
CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST,
HAVING A RADIUS OF 3224.04' & A CENTRAL ANGLE OF $06^{\circ}41'37''$, & A
CHORD OF 376.43' BEARING SOUTH $27^{\circ}25'45''$ EAST;
THENCE ALONG SAID CURVE, A DISTANCE OF 376.64';
THENCE SOUTH $22^{\circ}49'34''$ EAST, A DISTANCE OF 296.97';
THENCE SOUTH $22^{\circ}10'56''$ EAST, A DISTANCE OF 294.90 TO THE POINT OF
BEGINNING

**EXHIBIT B
TO
RESOLUTION NO. 1966**

[Preliminary Planned Area Development Plan]

See following page.

EXHIBIT B - PLANNED AREA DEVELOPMENT PLAN

SETBACK LEGEND

- SB SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT
- BS BUILDING SEPERATION
- BSB BUILDING SETBACK

LOT SITE LAYOUT LEGEND

- TYPE A LAYOUT: LOTS 1-13 & 25-35
- TYPE B LAYOUT: LOTS 16-20
- TYPE C LAYOUT: LOTS 37-42
- STORAGE
- TBD
- DRIVEWAY / ALLY
- * LESS THAN 20' CLEAR BETWEEN BUILDINGS



1 DIAGRAMMATIC SITE PLAN



PROJECT NARRATIVE

DUPLEX HOUSING
HANCOCK ESTATES
WINSLOW, AZ

THIS PROJECT PROPOSES A DUPLEX HOUSING DEVELOPMENT ON A 14.85 ACRE PARCEL KNOWN AS HANCOCK ESTATES IN WINSLOW, AZ. EIGHTY (80) DUPLEX RESIDENTIAL STRUCTURES ARE PROPOSED FOR A TOTAL OF 160 SINGLE-FAMILY DWELLING UNITS. EACH PROPERTY WILL BE SOLD INDIVIDUALLY WITH THE 4 SINGLE-FAMILY RENTAL UNITS. THESE DUPLEX RESIDENCES WILL BE PERMITTED AND CONSTRUCTED IN COMPLIANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. EXTERIOR WALL FIRE RATING AND OPENING PROTECTIVE REQUIREMENTS FOR BUILDINGS ON THE SAME PROPERTY WILL BE PROVIDED AS REQUIRED FOR R-3 OCCUPANCY UNDER THE 2015 INTERNATIONAL BUILDING CODE.

PAD ZONING - PERMITTED USES AND DEVELOPMENT STANDARDS

TYPE TWO LOTS	
SINGLE-FAMILY RESIDENCE	
TWO DUPLEX RESIDENCES (TWO UNITS PER BUILDING)	
TWO DUPLEX RESIDENCES PER LOT (TWO UNITS EACH BUILDING)	
PROPOSED LOT ASSIGNMENTS	
FENCES AND WALLS OF MAX HEIGHT FRONT YARD: 6' MAX HEIGHT REAR YARD: OR AS SHOWN ON SITE PLAN	
ACCESSORY STORAGE (EXCLUDED)	
DEVELOPMENT STANDARDS	
FRONT YARD SETBACK (MIN)	15'
SIDE YARD (MIN)	5' (LEAVE TO FILL)
STREET SIDE YARD (MIN) - COLORADO AVENUE	15'
REAR YARD (MIN)	15'
DISTANCE BETWEEN BUILDINGS (ON LOT)	10' (LEAVE TO DRIVE)
MAXIMUM HEIGHT	30'
MAXIMUM LOT COVERAGE	80%
PARKING SPACES PER UNIT @ 1 BEUNT + 1 GUEST PARKING SPACE PER 4 UNITS	(NOT REQUIRED S/D PROVIDED)
MINIMUM PARKING SPACE SIZE	9' WIDE X 18' DEEP
MINIMUM LOCAL STREET STANDARD	50' ROW, 32' PAVING VERTICAL CURB FACE TO FACE

VICINITY MAP



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DUPLEX HOUSING
STEVE LESONDAK
HANCOCK ESTATES
WINSLOW, ARIZONA
SITE PLAN EXHIBIT

REVISIONS	DATE
1. SITE PLAN SUBMITTAL	08/03/24

SHEET
A10.2