

Minutes of the regular meeting of the Winslow City Council held on June 25, 2024 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 Nelson, Councilmember Tafoya

MEMBERS ABSENT:

None

STAFF:

David Coolidge City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, Margaret Dyer Finance Director, Franklin Caldwell Police Chief, Michael Duran Fire Chief, Jack Fitchett Economic Development Director, Kelley Ward Human Resources Manager, Brandee Leary Librarian, Jason Sanks Zoning Hearing Officer, Trevor Eltsosie IT Specialist

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Pastor Fred Harris of the First Baptist Church. Roll call was taken and all members were present.

PRESENTATION BY CITY ATTORNEY REGARDING CALL TO THE PUBLIC AND COUNCIL MEETING PROCEDURES

The City Attorney provided a PowerPoint Presentation highlighting information regarding the Open Meeting Law and how it relates to Call to the Public. The presentation outlined specific information regarding the statute language and explained the purpose and intent of including Call to the Public on the agenda.

CALL TO THE PUBLIC

Ann Schmidt referred to recent meetings with GLD Partners and Bernalillo County representatives and provided reasons why she is against the city signing onto the I-40 Tradeport Corridor Agreement. Ms. Schmidt also expressed concerns regarding the use of hydrogen.

Barbara Lucero spoke regarding a feasibility study done in Salt Lake City by GLD Partners and requested that the Council table the agreement with GLD Partners until further research is done.

Garrett Snow spoke regarding the Planned Area Development (PAD) submitted by Atlas Global that references the use of harmful chemicals.

Mary Grayeske spoke regarding the success of the Community Garden and thanked the faithful volunteers who work to make it a successful asset.

Annette Baca, who owns property in Coopertown, spoke regarding a letter that she received to rezone her property. Mayor Cano reminded Ms. Baca that the Council cannot answer questions under Call to the Public but stated that staff will set up a meeting to answer her questions.

David Alexander stated that he also received a rezone letter and advised citizens to consult an attorney before speaking to the city regarding their property. Mr. Alexander also spoke regarding conditions at the animal shelter due to overcrowding and a water line running through private property in Southside.

Chezaray Sells provided information regarding the history of water issues among the Navajos and Hopis and urged the Council to consider the impact that the I-40 corridor project, as well as the use of hydrogen, would have on the water.

Larry Barner reminded citizens to remember who they are voting for in November.

Daniel Lupien of Atlas Global announced information regarding their upcoming community outreach meetings on July 15th – 17th. Mr. Lupien also provided information related to their PAD.

MAYOR AND COUNCILMEMBERS REPORTS

A. Current Events and Announcements

Councilmember Crisp announced details regarding the following items:

- Winslow Garden Tour on August 18th
- Transplant of flowers by Community Garden members at 9-11 Remembrance Garden that took place on June 12th
- Friday night farmers market on July 5th
- Borderland Produce distribution information for July & August
- Bread of Life Open House/Ribbon Cutting for new women's facility in Holbrook on June 29th
- High School soccer practice schedule

Councilmember Crisp also stated that the last Saturday farmers market is June 29th and requested assistance setting up since the Farmers Market Manager is on vacation.

After Councilmember McKee provided information regarding the farmers market nutrition program, Councilmember Crisp clarified how the coupons for the program will work.

Councilmember Tafoya announced that the next Rotary/St. Mary's food distribution will take place on June 27th.

Mayor Cano provided information regarding the following events:

- Standing Horse Pow Wow on June 29th & 30th
- DJ night swim on June 28th
- Meteor Crater Asteroid Day on June 30th
- Recent meeting with Secretary of Interior Deb Haaland

Councilmember MacLean thanked both the Recreation Department and the Library for sponsoring various summer events and encouraged citizens to take advantage of the opportunities by attending the events. Councilmember MacLean also commented on the Taste of Winslow that took place on June 21st.

B. Future Agenda Items

Councilmember Cake commented on the June Jams event and requested that discussion regarding traffic control on Second Street be included on a future agenda. Mayor Cano agreed that the issue needs to be addressed before a tragedy occurs. The City Attorney reminded the Council that this is not on the agenda for discussion but stated that a work session can be scheduled to further discuss the issue.

Councilmember Nelson requested that the fields and stadium be cleaned and ready for the upcoming Little League Tournament.

SCHEDULED PRESENTATIONS AND PROCLAMATIONS

A. Presentation of Employee Service Awards

The Human Resources Manager announced the employees who were receiving awards and presented them to those who were in attendance.

B. Proclamation – Proclaiming June 30, 2024 as International Asteroid Day

After Councilmember Tafoya read the proclamation, Mayor Cano stated that it will be delivered to Meteor Crater staff at their June 30th event.

C. Quarterly Hospital Report Which May Include Update Regarding Little Colorado Medical Center (LCMC) Activities

Travis Udall, LCMC's new CEO, highlighted information from his written report, a copy of which was provided to the Council. The report contained various statistics including total emergency department visits for 2018 – 2023, total surgeries performed from 2019 – 2023 and clinic visits for 2019 – 2023.

Mr. Udall discussed new providers and programs that will soon be available at LCMC and stated that they have applied for congressional funding for an MRI machine and a pharmacy. In conclusion, Mr. Udall announced that he will be working to improve partnerships with other agencies. After thanking the city for their support of the hospital, Mr. Udall responded to questions and comments from the Council.

STATUS REPORTS

A. Verbal Status Report on Current City Activities by City Manager Which May Include Residential Solid Waste Services and Grants & Capital Projects Update

With regard to residential solid waste services, the City Manager reported that the current schedule of once a week solid waste pickup and once a week recycle pickup will remain the same through August. The City Manager stated that it appears Waste Management will be ready to convert to twice a week solid waste pickup in September.

The City Manager also discussed details of the Parks LRSP Grant, the USDA Rural Business Development Grant and a grant associated with the Community Tree Management Program.

The City Manager then provided updates on the following capital projects:

Winslow Public Library
Splash Pad Parking

New City Hall
Pickleball Courts

After the City Manager briefly commented on capital projects for FY 25 projects, including ADA accessibility to Tom Harris Field, Councilmember Crisp thanked the city's grant writer and the Economic Development Director for their hard work. Councilmember Nelson

also thanked the City Manager for acknowledging the need for ADA accessibility at Tom Harris Field.

B. Monthly Financial Report by Finance Director Which May Include Balances, Expenditures and Revenues in All Funds and Various Sales Tax Comparisons by Category

The Finance Director highlighted information from her written report for the month of May including cash and investment balances and revenues and expenditures for all city funds. After stating that 100% of State Shared Revenues have been received, the Finance Director provided an update regarding the NACOG Utility Assistance Program.

CONSENT CALENDAR

Motion: Moved by Councilmember Cake, seconded by Councilmember Nelson, to approve the Consent Calendar as presented. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson 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 Special Meeting of May 28, 2024, City Council Special Meeting of June 11, 2024 and the City Council Regular Meeting of June 11, 2024**
- C. Discussion and/or Action to Approve Payment for Installation of Water Line Insertion Valves**
- D. Discussion and/or Action to Approve Resolution No. 1943 Adopting the City's Annual Pension Funding Policy**
- E. Discussion and/or Action to Approve Ordinance No. 1413 Approving the Lease Agreement Between the City and the Northern Arizona Council of Governments dba Winslow Head Start Program**
- F. Discussion and/or Action to Approve the Hubbell Building Lease and Tourism Promotion Agreement Between the City and the Winslow Chamber of Commerce, Inc. and Ordinance No. 1415 Approving Lease of a Portion of the Hubbell Building and the Eagle Pavilion**

COUNCIL CONSIDERATION AND POSSIBLE ACTION**A. Public Hearing on Proposed Increase to Water and Wastewater User Charges**

Dan Jackson, Vice President of Willdan Financial Services, who has been the city's water and wastewater rate consultant for at least the past decade, commented on the 2021 Analysis and Long Term Financial Plan for utility rates and discussed the reasons why an updated plan and rate proposal are needed. Mr. Jackson provided a PowerPoint presentation containing information that he discussed in detail, included the following:

- An outline of current water and wastewater current rate structures
- Actual and forecast water consumption for 2024 – 2033
- FY 2024 capital improvements that are necessary to fund water and wastewater operations
- Water and wastewater utilities 10 year cost of service forecast
- Proposed long-term water and wastewater rate plan for August 2024 – January 2029 and impact on average rate payer

Mr. Jackson then discussed the following reasons that a rate plan is beneficial to the city and why he is strongly recommending that it be approved by the Council:

- Will allow utility to fund its increasing cost of service
- Will enable the city to continue to operate its utility on a stand-alone basis
- Will enable the investment of \$4.7 million in improving the quality of service

Mr. Jackson responded to a question from Councilmember McKee regarding the recommended increase for July 2024 and the increase that will take place six months later in January 2025. The City Manager clarified that the first increase will take effect on August 1st.

Mayor Cano opened the public hearing.

There were no public comments regarding the proposed increase to water and wastewater user charges.

Mayor Cano closed the public hearing.

B. Approve and Adopt Ordinance No. 1414 Approving a Rate Increase for Water and Wastewater User Charges and Setting an Effective Date

Motion: Moved by Councilmember Cake, seconded by Councilmember Nelson, to approve and adopt Ordinance No. 1414. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

C. Public Hearing Regarding a Request from a Property Owner to Rezone Approximately 35.5 acres of Real Property Generally Located on the East Side of North Park Drive, 1000' north of North Road, from Commercial and Agricultural Residential Zoning Districts to a Planned Area Development (PAD) District in Accordance with Chapter 17.50 of the Winslow City Code, and to Approve a Preliminary PAD Plan of Development for the Property

The Zoning Hearing Officer provided a PowerPoint Presentation that contained information including the definition and intent of a Planned Area Development (PAD), which is a zoning district in itself that is often based on other zoning districts. The presentation included information regarding the two step process required for PAD zoning – the preliminary plan and the final plan that must be submitted within two years of Council adoption of the preliminary unless otherwise specified by Council. The Zoning Hearing Officer also discussed proposed site development requirements.

The Zoning Hearing Officer then provided detailed information specifically related to this Preliminary PAD rezoning request to allow a RV park, duplexes and commercial services on the property located on North Park Drive and north of North Road. The information provided included an overview of the location, a Zoning Map depicting the area, a phased development plan, General Plan conformity information, preliminary PAD development standards and PAD objectives.

The Zoning Hearing Officer moved forward with his recommendation to approve 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 May 13, 2024 public hearing.
2. The commercial development located on North Park Drive shall conform with the Commercial (C) development standard and permitted use

requirements as set forth in Section 17.40.030 of the Winslow Zoning Ordinance.

3. A minimum 10' landscape setback shall be provided on the rear of the commercial building, allowing more maneuvering space for the abutting RV park drive aisle.
4. RV park development shall conform with the development standard requirements set forth in Section 17.76.020 of the Winslow Zoning Ordinance.
5. Duplex residential development shall conform with the Two-Family Residence (R-2) district development standard requirements set forth in Section 17.32.030 of the Winslow Zoning Ordinance.
6. The forthcoming Development Review application shall ensure that all landscape setbacks along North Park Drive have been provided.
7. 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.
8. The applicant shall provide evidence to the Fire Marshall during Development Review that all circulation and drive aisles meet turning radii and access requirements for emergency service vehicles throughout the project.
9. The applicant shall construct all community amenities in their respective phases, per the phasing plan provided by the applicant, prior to receiving a Certificate of Occupancy for said phase.
10. The applicant shall improve North Park Drive with paving and curb, gutter, and sidewalk on their respective half-street frontage. Other rights-of-way in the project shall be dedicated and improved for their respective half street right-of-way frontages, as approved by the City Engineer, which may include full width paving as deemed necessary.

The City Manager clarified that the paving on North Park Drive referenced in condition number 10 is not required due to the fact that North Park Drive is already paved. The City Attorney also provided clarification on the public hearing process, as well as the process to approve the Preliminary PAD that includes adoption of a resolution that is included on the agenda.

Mayor Cano opened the public hearing.

There was discussion amongst the Council regarding phase 1 of the development plan that includes a trailer park/RV spaces in the proposed commercial zone to the east of North Park Drive. The Zoning Hearing Officer also responded to questions and comments from the Council.

The Zoning Hearing Officer responded to a question from Larry Barner regarding the process for notifying adjacent property owners of the proposed rezoning.

Applicant Steve Pyles provided additional information regarding the layout of the development plan, specifically phase 1, that will include a commercial building and main office building for the RV park.

Mayor Cano closed the public hearing.

D. Discussion and/or Action Regarding Approval of Resolution No. 1946 Approving a Preliminary PAD Plan for Approximately 35.5 acres of Real Property Generally Located on the East Side of North Park Drive, 1000' north of North Road, from Commercial and Agricultural Residential Zoning Districts to a Planned Area Development (PAD) District, and Requiring a Final PAD Plan be Submitted Within Two Years to Allow for Rezoning by Ordinance

Motion: Moved by Councilmember Cake, seconded by Councilmember Nelson, to approve Resolution No. 1946. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

E. Public Hearing and Citizen Input on Final Budget for Fiscal Year 2025

Mayor Cano opened the public hearing.

The City Attorney referred to previous meetings related to the budget and stated that this is the last public hearing to provide input.

There were no public comments regarding the final budget for fiscal year 2025.

Mayor Cano closed the public hearing

F. Public Hearing and Citizen Input on Estimated Tax Levy

Mayor Cano opened the public hearing.

The City Manager and City Attorney provided information regarding the tax levy that will be approved by the City Council by ordinance at the July 23rd meeting.

There were no public comments regarding the estimated tax levy.

Mayor Cano closed the public hearing.

G. Discussion and/or Action to Approve the Corridor Development Agreement by and among TradePort Development LLC, Bernalillo County, New Mexico, Sandoval County, New Mexico, the Village of Los Lunas, New Mexico, the City of Winslow, Arizona and the City of Kingman, Arizona

The City Attorney provided background information related to the agreement that has been discussed at previous council meetings and public meetings with GLD Partners. The City Attorney stated that the agreement would create a mechanism on how the different groups will work together to apply for federal funding and is an important step if the Council wants to proceed with creating a coalition to receive the funding to develop the I-40 Trade Port Corridor.

The City Attorney discussed various aspects of the agreement including development of a five-year strategic plan and creation of a Hub Development Agreement that will provide detailed descriptions of the development strategy for each Hub.

In response to a question from Councilmember McKee, the City Attorney confirmed that this agreement is the beginning of a public partnership that commits the city to being a member of the coalition to create a strategic plan. The City Attorney provided information regarding development of the Hub Agreement and reiterated that this agreement can be cancelled if the Council changes their mind.

Motion: Moved by Mayor Cano, seconded by Councilmember Crisp, to approve the Corridor Development Agreement. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

H. Discussion and/or Action to Approve the Agreement between the County of Bernalillo and the City of Winslow Related to Federal Lobbyist Services for the I-40 Trade Port Corridor

The Economic Development Director responded to questions from Councilmember Nelson regarding how RIA grant funds in the amount of \$974,000 have been used to date and how they will be used in the

future. The City Manager and City Attorney responded to additional questions regarding the amount that other agencies/cities are paying for lobbying services. The City Manager confirmed that the amount of \$75,000 for lobbying services is available in the city's budget.

There was discussion regarding the fact that this agreement is with Bernalillo County and no payment has been made to GLD Partners by the city. After further discussion regarding whether there is a deadline for approval of this agreement, Councilmember Crisp made a motion to approve the agreement between the County of Bernalillo and the City of Winslow related to Federal lobbyist services for the I-40 Trade Port Corridor. The motion was seconded by Mayor Cano and passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

I. Discussion and/or Action to Approve Amendment to the Purchase and Sale Agreement Between the City of Winslow and Atlas Development Group LLC for the Purchase of 1200 Acres of City Owned Property for Industrial Development Purposes

The City Attorney referred to the Purchase and Sale Agreement with Atlas Global and provided information regarding negotiations related to the development agreement that have taken place to date. The City Attorney also referred to the first amendment approved by the Council to extend the deadline and stated that additional time is still needed to hammer out the terms of the development agreement.

The City Attorney discussed the efforts that Atlas Global has made, including submittal of a Planned Area Development, and stated that staff is recommending approval of the second amendment extending the closing escrow date to October 31, 2024.

The City Attorney responded to a question from Councilmember Crisp regarding whether it can be written into the amendment that this will be the final extension. There was a brief discussion regarding possible future amendments wherein the Economic Development Director reiterated that there has been significant progress made on the development agreement.

Motion: Moved by Mayor Cano, seconded by Councilmember Nelson, to approve the amendment to the Purchase and Sale Agreement between the City of Winslow and Atlas Global Development Group, LLC. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

J. Discussion and/or Action Regarding Cancellation of August 27, 2024 City Council Meeting

After the City Manager stated that four members of the Council will be attending the League Conference the week of August 26th, the following motion was made:

Motion: Moved by Mayor Cano, seconded by Councilmember Nelson, to cancel the August 27, 2024 City Council meeting. Motion passed with Mayor Cano and Councilmembers Crisp, MacLean, McKee, Nelson and Tafoya voting yes and Councilmember Cake voting no.

ADJOURNMENT

Motion: Moved by Councilmember Cake, seconded by Councilmember Nelson, to adjourn at 9:33 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson 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 June 25, 2024 at 6:30 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this 9th day of **July**, 2024.

Suzy Wetzel
City Clerk