

Minutes of the regular meeting of the Winslow City Council held on 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 PRESENT:

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

MEMBERS ABSENT:

None

STAFF:

David Coolidge City Manager, Jon Paladini City Attorney, Suzy Wetzel City Clerk, Daniel Hendrix Finance Director, Ernie Cano Acting Police Chief, Tim Westover Public Works Director, Jack Fitchett Economic Development Director, Jason Sanks Planning & Zoning Hearing Officer

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Pastor Randy Therio from The Multiply Church. Roll call was taken and all members were present.

CALL TO THE PUBLIC

Before opening Call to the Public, Mayor Cano announced that there will be an opportunity later in the meeting for the public to speak regarding the rezoning item that is on the agenda.

Raymond Lucero referred to the cost of an annual pass for Clear Creek and spoke regarding his previous request for an update from GLD Partners.

At the conclusion of Call to the Public, Mayor Cano asked the City Manager to reach out to Mr. Lucero to respond to his questions.

MAYOR AND COUNCILMEMBERS REPORTS

A. Current Events and Announcements

The following events and announcements were made under this item:

Councilmember Crisp

- February 22nd Borderland distribution information

Councilmember Tafoya

- Money in Motion project at the High School

Councilmember MacLean

- Spaghetti meal and concert at the Christian School on February 14th

Councilmember McKee

- Miniature Golf Tournament at the Elks Lodge on February 13th – 15th
- Daycare will be provided at the February 14th Christian School event

Mayor Cano

- Thank you to everyone who came out for the Library Grand Opening

B. Future Agenda Items

Councilmember Crisp requested that recipients of the city's Economic Development Grant be announced at a future meeting.

Mayor Cano noted that an update from GLD Partners has already been scheduled for a future meeting.

SCHEDULED PRESENTATIONS AND PROCLAMATIONS

A. Proclamation – Recognizing February 2025 as Black History Month

After Mayor Cano read the proclamation, it was presented to Winslow residents Clydel Hayes and Wayne Garrett.

B. Proclamation – In Honor of the Clear Creek Cowboys Fourth Annual Pony Express Ride

After Councilmember Tafoya read the proclamation, it was presented to members of the Clear Creek Cowboys Association who were in attendance.

STATUS REPORTS**A. Verbal Status Report on Current City Activities by City Manager Which May Include Project and Legislative Update**

The City Manager announced that an update from GLD Partners is scheduled for the February 25th council meeting. The City Manager also referred to the comment made under Call to the Public and provided information regarding the cost of an annual Clear Creek pass.

The City Manager provided an update regarding Prop 312 that was passed by the voters in November allowing property owners to apply for reimbursement of property taxes if expenses were incurred when addressing nuisances. The City Manager also noted details related to HCR2021 to eliminate the current tax on non-prepared foods including the impact to the city if it is placed on the 2026 ballot and passed by the voters.

In conclusion, the City Manager referred to the CDBG grant and reported that the city will receive an additional \$271,000 for the All Inclusive Playground project.

Mayor Cano stated that there is huge support from rural community mayors to get the message to the legislature regarding HCR2021. The City Manager also responded to a question from Mayor Cano regarding the process for the public to participate in the upcoming legislative hearing.

B. Quarterly Report Police Chief Which May Include Highlight from Divisions within the Police Department, Statistics and Community Engagements

The Acting Police Chief highlighted information from his report, a copy of which was provided to the Council, covering the months of September – December 2024. Highlighted information included the following items:

- Duties and responsibilities of Command Staff that consists of the chief, two lieutenants and the support services manager
- Support Services consisting of Records, Communications, Code Enforcement, Crime Scene & Evidence, Animal Control and Community Services Officers
- Patrol Operations with 18 employees currently assigned (four sergeants, two corporals, eight officers, one cadet and three CSOs)

- Criminal Investigations Unit (CIU) responsible for investigation, review and charging process for incidents that involve felony crimes

The Acting Police Chief also provided various statistical information related to the reporting period and discussed participation in community events. In conclusion, the Acting Police Chief detailed 2025 department goals.

Councilmember McKee thanked the Acting Police Chief for providing a thorough report that included an inside look into the police department. Councilmember McKee also noted that officers are visible in the community. Mayor Cano commented on the detailed information contained in the report regarding staff duties.

CONSENT CALENDAR

Motion: Moved by Councilmember Cake, seconded by Councilmember Tafoya, 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 Regular Meeting of January 28, 2025 and the City Council Executive Session of January 28, 2025**
- C. Discussion and/or Action to Approve City of Winslow Updated Policy and Procedures Related to Unattended Property and Homeless Encampments**

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**

Vice President David Ramos referred to support that they receive from the city and provided information regarding the fourth annual ride that will raise funds for Winslow school district students. Mr. Ramos commented on the tremendous amount of support that they receive from the Winslow community and also discussed local sponsors of their event.

After President Tim Kelley discussed both their upcoming ride and request for assistance, Councilmember MacLean noted that there is a current balance of \$6,500 in the special events account. Councilmember MacLean then made a motion to donate \$2,000 to the Clear Creek Cowboys. The motion was seconded by Councilmember Cake and passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Salazar and Tafoya voting yes.

B. Discussion and/or Action Regarding Preliminary Planned Area Development Plan for Rezoning of Approximately 14.5 Gross Acres Located on Colorado Avenue and East Mahoney Street from Single-Family Resident (R1-7) to Planning 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*

The Planning and Zoning Hearing Officer referenced his staff report, copies of which were included in the packet and made available to members of the public, and provided detailed information regarding the PAD rezoning request to allow 160 residential units in a duplex style residential project on undeveloped property located on Colorado Avenue and East Mahoney Street.

The information provided included an overview of the location, a Zoning Map depicting the area, General Plan conformity information, the PAD site plan, information regarding streets, utilities & drainage, preliminary PAD development standards and PAD objectives.

The Planning and Zoning Hearing Officer advised that the project was reviewed and approval was recommended to the City Council at the August 12, 2024 Zoning Hearing. The Planning and Zoning Hearing Officer also stated that there were individuals who spoke in opposition of the project at the hearing and briefly discussed their concerns.

The Planning and 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 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.

b. ***Applicant Comments: Applicant may present information to the Council regarding the Rezoning Request and answer questions from the Council***

Steve Lesondak, who was attending via Zoom, stated that since the last hearing, he has looked at different areas and this is still the best location for the project. Mr. Lesondak also stated that after the last hearing, he has been inundated by people expressing the need for housing.

After Mr. Lesondak responded to various questions and comments from the Council, including information related to phasing of the project, the Planning and Zoning Hearing Officer clarified the landscape setback on Colorado Avenue.

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**

Mayor Cano opened the public hearing and advised that public comments will be limited to three minutes.

The following individuals spoke in favor of the rezoning request:

Chris Pasterz	Gail Jackson
Steve Henling	

The following individuals spoke against the rezoning request and expressed their concerns regarding the project:

Heather Pruett	Gina Consigleo Williams
Sandra Knight	Sonia Ybarra
Derek Knight	Richard Leonard
Nolan Robertson	Allen Leonard
Carol Reader	Carol Hairell
Ann Schmidt	

ii. **Mayor to Close Public Hearing**

Mayor Cano closed the 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**

After stating that she agrees that there is a need for affordable housing, Councilmember McKee expressed her concerns regarding the project.

Mayor Cano addressed the affordability issue and the supply and demand of rental property in the city. Mayor Cano

discussed the consequences of putting up roadblocks to developers and also commented on the importance of inclusion in the community.

Councilmember Cake agreed with the mayor and stated that there is a need for housing. Councilmember Crisp referred to comments made during the public hearing and addressed the need for housing.

Councilmember MacLean explained that although attempts were made to put a road at the back of the development, it is not possible. In response to a question from Councilmember MacLean, Mr. Lesondak stated that reducing the number of units would make development impossible. Mr. Lesondak also responded to a question from Mayor Cano regarding a possible exchange of city owned property for his project.

At the request of Councilmembers Crisp and MacLean, the City Attorney provided clarification that this is considered a conditional rezoning and the final PAD plan that includes the final project details, such as parking, would come back to the Council for approval within two years. The City Attorney also discussed the option of tabling this item.

There was further discussion regarding the proposed number of parking spaces per unit and the Planning and Zoning Hearing Officer advised that the Council could add a condition that each unit would include two parking spaces. The City Attorney stated that there are mechanisms throughout the final PAD process to address these types of concerns.

Mr. Lesondak confirmed that the project includes both a recreation center and a park. Mayor Cano thanked citizens for being engaged and coming out to express their concerns. Councilmember Crisp also commented on the concern raised regarding potential flooding of the project area.

Motion: Moved by Mayor Cano, seconded by Councilmember Cake, to approve Resolution No. 1966. Motion passed with Mayor Cano and Councilmembers Cake, Crisp, MacLean, Salazar and Tafoya voting yes and Councilmember McKee voting no.

Prior to adjourning, Councilmember McKee stated that she is grateful that the Council can move forward for the betterment of Winslow even when they don't always agree.

ADJOURNMENT

Motion: Moved by Councilmember Cake, seconded by Councilmember Crisp, to adjourn at 8:57 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 February 11, 2025 at 6:30 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this 25th day of *February*, 2025.

Suzy Wetzel
City Clerk