

Minutes of the special meeting and executive session of the Winslow City Council held on November 28, 2022 at 5:00 p.m. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

MEMBERS PRESENT:

Mayor Cano, Councilmember Boyd, Councilmember Cake, Councilmember Crisp, Councilmember Jackson, Councilmember MacLean, Councilmember Nelson

MEMBERS ABSENT:

None

STAFF:

David Coolidge City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, Jason Sanks Planning & Zoning Hearing Officer

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

MOTION TO ADJOURN TO EXECUTIVE SESSION

Motion: Moved by Councilmember Cake, seconded by Mayor Cano, to move into executive session. Motion passed unanimously with Mayor Cano and Councilmembers Boyd, Cake, Crisp, Jackson, MacLean and Nelson voting yes.

EXECUTIVE SESSION

- A. Under authority of A.R.S. § 38-431.03(A)(3), A(4) and (A)(7), the City Council may hold an executive session for discussion or consultation for legal advice with the City Attorney and to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property and terms of development agreements that are the subject of negotiations, all related to the potential development of approximately 1200 acres of City-owned real property located west of State Route 87 and south of Airport Road including discussion regarding draft purchase and sale agreement with Atlas Global Development LLC**

Motion: Moved by Councilmember Boyd, seconded by Mayor Cano, to go back into regular session. Motion passed unanimously with Mayor Cano and Councilmembers Boyd, Cake, Crisp, Jackson, MacLean and Nelson voting yes.

DISCUSSION OR POSSIBLE ACTION REGARDING ABOVE EXECUTIVE SESSION ITEM

A. Discussion and/or Action Regarding Approval and Adoption of Ordinance No. 1389 Approving the Purchase and Sale Agreement with Atlas Global Development LLC for Approximately 1200 Acres of City-Owned Real Property Located West of State Route 87 and South of Airport Road

At the request of Mayor Cano, the City Attorney provided the following summary of the Purchase and Sale Agreement:

- Exhibit A showing a list of parcel numbers and acreage size of each parcel located in the industrial development planned area
- The intent for the city to sell the listed parcels to Atlas Global for an industrial development
- A survey that the buyer will obtain will be needed to determine the correct legal description
- The purchase price is \$1200 per acre
- If the agreement is approved by the Council, the agreement will be signed by both parties and an extended escrow period will be entered into with closing scheduled to occur 360 days after the escrow date
- If the transaction does not close by December 1, 2023, the agreement will automatically terminate
- Surveys, investigations and tests of the area will be required so the city understands the impact that the development will have on its infrastructure
- The development agreement will take into account the positives and the negatives of the development and address phasing/scheduling for the project, permitted uses, density/intensity of uses and construction issues
- Requirement for a residential housing component (not necessarily in the 1200 acres) to address housing will be included in the agreement to address expected growth in the community
- Regular reports will be provided to the city by the developer

Mayor Cano referred to the need for growth and industry but reiterated that the Council is looking at the proposed uses for the property to ensure that the community is protected from any potential hazards. Further clarification was provided that the Council will be involved with what type of industry/development will be allowed.

Daniel Lupien of Atlas Global referred to the summary provided by the City Attorney and provided reassurance that the community's concerns, as well as the Council's, will be addressed during the escrow and development agreement process. Mr. Lupien stated that there will be additional community outreach meetings and it is their intent to communicate with the City Manager and the Council on a regular basis. Mr. Lupien also commented about the process that will be followed to finalize the development agreement.

Ann Schmidt referred to Mr. Lupien's comments and stated that she appreciates the acknowledgement of her concerns related to the environmental impact that industrial development could have on the community and its citizens. Ms. Schmidt stated that she is hopeful that the project can move forward with the understanding of the potential impact on the city's water supply. Ms. Schmidt also asked that the Council not overdevelop for the sake of growth.

After referring to the emails and questions that the Council has received, Councilmember Crisp encouraged citizens to continue to participate and provide their feedback. The Zoning Hearing Officer responded to a question from Ms. Schmidt regarding how citizens will be involved with development agreement negotiations.

Councilmember Boyd commented on the fact that reclamation of water is approximately 90% on large development projects currently taking place in Maricopa County.

Julia Sells requested that the city find a better way to notify the public about upcoming meetings relating to this project so that citizens can provide their input.

Directing his comments to Daniel Lupien and Danny Wasson, Councilmember Jackson spoke regarding the concerns that citizens have relating to water and potential growth in the community.

Motion: Moved by Councilmember Boyd, seconded by Councilmember Nelson, to approve and adopt Ordinance No. 1389 approving the Purchase and Sale Agreement with Atlas Global Development LLC as outlined for approximately 1200 acres of city-owned real property. Motion passed unanimously with Mayor Cano and Councilmembers Boyd, Cake, Crisp, Jackson, MacLean and Nelson voting yes.

ADJOURNMENT

Motion: Moved by Councilmember Cake, seconded by Councilmember Boyd, to adjourn at 6:20 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Boyd, Cake, Crisp, Jackson, MacLean and Nelson voting yes.

Mayor

Attest:

City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting and executive session of the Winslow City Council held on November 28, 2022 at 5:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this _____ day of _____, 2022.

City Clerk