

Minutes of the regular meeting of the Winslow City Council held on May 23, 2023 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 Tafoya

MEMBERS ABSENT:

Councilmember Nelson

STAFF:

David Coolidge City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, Margaret Dyer Finance Director, Tim Westover Public Works Director, James Hernandez Fire Chief, Brandee Leary Librarian (via Zoom), Kelley Pugh Human Resources Manager, Una Wirkebau Economic Development Director (via Zoom), Sandra Knight Recreation Manager, Jason Sanks Zoning Hearing Officer (via Zoom), Trevor Eltsosie IT Specialist

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Mayor Cano. Roll call was taken and Councilmember Nelson was absent. Motion: Moved by Mayor Cano, seconded by Councilmember McKee, to excuse the absent member. Motion passed with Mayor Cano and Councilmembers Crisp, MacLean, McKee and Tafoya voting yes and Councilmember Cake voting no.

CALL TO THE PUBLIC

Dan Lutzick thanked the city for paving Warren Avenue between First & Third Street and commended McCauley Construction for working safely around the downtown buildings with their heavy equipment. After speaking regarding the need to clean up at-risk abandoned and dilapidated buildings in the Route 66 Corridor, Mr. Lutzick reported that there are two lights that have been out for several years in the alley between Second & Third Street and Kinsley & Warren Avenue.

MAYOR AND COUNCILMEMBERS REPORTS

A. Current Events and Announcements

After announcing that the grand opening of the Rodeo Grounds will take place on May 26th, Councilmember Crisp provided information related to the following items:

- Annual Community Pride Fest events on June 24th
- Rotary/St. Mary's food distribution event on May 25th
- Rotary Carnival on June 1st – 3rd at the Bashas' parking lot
- Farmers Market update

Councilmember McKee referred to the Splash Pad and stated that it is already being utilized based on the attendance she has observed over the last two days.

Councilmember Tafoya provided details for the High School graduation ceremony that will take place on Wednesday, May 24th. Councilmember Tafoya also briefly commented on the Rotary food distribution event scheduled for May 25th.

Councilmember MacLean reminded citizens that the June Summer Nights are scheduled for Saturday evenings and encouraged the public to attend.

Mayor Cano extended congratulations to the Class of 2023.

B. Future Agenda Items

Mayor Cano referred to last minute efforts that occur every year to raise enough money for the fireworks show and discussed options for the city to assist with accepting donations on a year-round basis including giving citizens the option to round up their water bill.

SCHEDULED PRESENTATIONS AND PROCLAMATIONS

A. Proclamation – Recognizing the Month of May as Motorcycle Safety & Awareness Month

After Councilmember McKee read the proclamation, it was presented to Paula Beall, Vice President of American Brotherhood Aimed Toward Education (ABATE) of Arizona.

B. Proclamation – Proclaiming May 7 – 13, 2023 as National Correctional Officers & Employee Week

After the proclamation was read by Mayor Cano, it was presented to members of the Department of Corrections Winslow Complex staff that were in attendance.

C. Proclamation – Proclaiming May 8 – 14, 2023 as National Nurses Week

After the proclamation was read by Councilmember Crisp, a copy was presented to both Little Colorado Medical Center staff and Winslow Indian Health Care Center staff that were in attendance.

D. Proclamation – Proclaiming May 21 – 27, 2023 as Emergency Medical Services Week

After the proclamation was read by Councilmember MacLean, it was presented to Action Medical Services staff that were in attendance.

E. Presentation from Orchestra Partners Regarding Downtown Redevelopment Vision Plan

After referring to his presentation provided to the City Council at their March 14th work session, John Boone, Founding Principal of Orchestra Partners, provided an updated PowerPoint Presentation regarding their proposal related to Winslow. A copy of the presentation was provided to the Council.

Mr. Boone explained that Orchestra Partners are real estate developers but they go to individual cities to raise a Seed Fund instead of taking a big capital fund around the country. This process allows Orchestra Partners to work with cities and towns with local investors taking the risk on pre-development and property acquisition. Mr. Boone further explained that the Seed Fund concept was created to be a transformative, incremental and sustainable source of real estate development.

Orchestra's turn-key approach to economic development includes the following three phases that lead to implementation:

Phase 1: Vision Planning

Orchestra's downtown redevelopment plan creates a series of viable phases based on summary analysis of highest/best uses, allied control and capital required.

Phase 2: Seed Fund Formation

Orchestra forms a local redevelopment seed fund that will sponsor Phase 1 through Pre-Development to one or more bank-ready projects.

Phase 3: Pre-Development

Optional municipal-sponsored Pre-Development provides the Fund with an entitled, planned, budgeted and incentivized project.

With regard to implementation, Mr. Boone explained that Orchestra guides the Fund through acquisitions, deal structure optimization, permitting, construction management, leasing and exit.

Mr. Boone discussed the diagram regarding how Orchestra's process works that was included in the presentation. The diagram detailed steps involved for both public and private projects. Mr. Boone also discussed the Planning & Pre-Development Timeline.

In anticipation of possible questions, Mr. Boone explained that the Council is being asked to approve the Redevelopment Vision Planning & Fund Formation at a cost of \$70,200 with an anticipated start date of August 2023 and a February 2024 plan completion date. Mr. Boone further explained that the fee is for creating the Development Plan & Seed Fund. Mr. Boone stated that the fee is not a deposit into the Seed Fund and clarified that the Fund is raised privately with the city simply creating it.

Additional information included what a Seed Fund is, how it is formed and what it does, as well as how property owners can participate in the redevelopment process. This program requires that the city sponsor the Planning and Fund Formation, support the Fund with critical approvals/entitlements and maintain and/or establish control of key properties in the Plan.

At the conclusion of the presentation, Mr. Boone responded to various questions and comments from the Council and members of the audience. A member of the audience addressed the Council and stated that citizen input and involvement should be included as part of this program. Mr. Boone replied by explaining the public input process.

In response to Councilmember MacLean's request for references from other cities similar to the size of Winslow that have utilized Orchestra Partner's services, Mr. Boone stated that he would prefer to provide that information in an email.

The City Manager clarified that there are only a few city-owned properties located in the mapped out area that was included in the presentation. In response to a question from a member of the audience regarding the proposed project boundaries and how they relate to the General Plan rewrite, the Zoning Hearing Officer assured the Council and members of the public that he is working with staff and coordinating the rewrite with all secondary and additional plans which would include this project.

At the request of Mayor Cano, the City Manager confirmed that funds to pay the \$70,200 fee are included in the Economic Development budget. Mayor Cano stated that she is in agreement with Councilmember MacLean and would like to see references from other Orchestra Partners clients before a final decision is made. Prior to proceeding with the next agenda item, copies of the presentation were provided to members of the audience.

STATUS REPORTS

A. Verbal Status Report on Current City Activities by City Manager Which May Include Infrastructure Upgrades and Upcoming Events

After confirming that the \$20 million appropriation for the Winslow Levee was included in the State budget that was recently signed by the Governor, the City Manager provided an update on the timeline for the design phase of the project.

The City Manager then commented on the following items:

- Repaving project on Warren Avenue between First & Third Street
- Sod placement at Route 66 Plaza; new picnic tables for the Plaza purchased by the Chamber
- Summary of events planned for the month of June

In closing, the City Manager announced the retirement of Fire Chief James Hernandez after 34 years of service to the community.

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 referred to her report that was included in the packet and discussed the cash balance in the combined checking account and investment balances for all funds for the month of April. The Finance Director explained that some of the city's accounts are being transitioned into a Sweep Money Market Program that will allow the city to earn return on its un-invested cash balances.

The Finance Director also discussed citywide revenues and expenditures and explained that the operating expenses shown in the Wastewater Fund are due to WIFA loan project payments which have been reimbursed and posted back to the account.

C. Quarterly Report by Recreation Manager Which May Include Information Regarding Past Events/Programs and Announcements for Upcoming Events/Programs

The Recreation Manager referred to comments made by Councilmember McKee regarding the Splash Pad and explained that it opened a week early at the request of the School District so that students could utilize it for their field trips. The Recreation Manager thanked the Parks Department for their assistance with getting both the Splash Pad and the Outdoor Pool ready to open.

The Recreation Manager also highlighted upcoming events from her written report including June Evening Jams, the Electric Dance Party, July 1st Family Fun Day, DJ Swim Night and the return of SlamU Wrestling.

In closing, the Recreation Manager recognized Recreation Supervisor Jessica Lewis for her assistance with creating the event flyers to advertise their events. At the request of Mayor Cano, the Recreation Manager provided information regarding water aerobics that are being offered at the outdoor pool.

CONSENT CALENDAR

Motion: Moved by Councilmember Crisp, seconded by Councilmember Tafoya, to approve the Consent Calendar as presented. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee 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 April 25, 2023, Executive Session of April 25, 2023, Work Session of May 9, 2023, Regular Meeting of May 9, 2023 & Executive Session of May 9, 2023**
- C. Discussion and/or Action to Approve Resolution No. 1918 Authorizing a Grant Application to the Land and Water Conservation Fund for Park Improvements**
- D. Discussion and/or Action to Approve Special Events Liquor License Application for the Too Broke for Sturgis Event on July 27th – July 30th, 2023**

COUNCIL CONSIDERATION AND POSSIBLE ACTION

A. Discussion and/or Action to Approve Resolution No. 1917 Setting Forth the Tentative Budget and Establishing the Expenditure Limitation for the City of Winslow for Fiscal Year 2023-2024

The City Manager referred to the Budget Work Session held on May 9th and briefly discussed the Capital Improvement Project rankings that were received from the Council following the work session. The City Manager stated that the amount shown in the resolution and State budget forms includes the expenditure of \$1.7 million in the capital budget and explained that the Council does not have to pick specific projects to approve the tentative budget.

The City Manager also explained that there were no changes made to the budget after the May 9th Work Session. With regard to the capital projects, the City Manager stated that it is his intent to further discuss the projects at the next meeting so that a decision can be made regarding allocation of capital funds.

In response to a question from Councilmember Crisp, the City Manager confirmed that this resolution sets the maximum amount that can be spent by the city. The City Manager clarified that the expenditure level can be reduced after adoption of the tentative budget but it cannot be increased.

Motion: Moved by Councilmember MacLean, seconded by Councilmember Cake, to approve Resolution No. 1917 setting forth the tentative budget and establishing the expenditure limitation for the City of Winslow for fiscal year 2023-2024. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Tafoya voting yes.

The City Manager thanked the Mayor & Council for approving the tentative budget and also thanked city staff for their assistance throughout the budget process.

B. Discussion and/or Action Regarding Downtown Redevelopment Vision Plan

After clarification was provided that this item is related to the earlier presentation by Orchestra Partners, the City Manager referred to questions and discussion that took place throughout the presentation and stated that this item can be tabled until further information can be provided. There were no objections to tabling this item.

ADJOURNMENT

Motion: Moved by Councilmember Cake, seconded by Mayor Cano, to adjourn at 8:15 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee 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 May 23, 2023 at 6:30 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this _____ day of _____, 2023.

City Clerk