

Minutes of the regular meeting of the Winslow City Council held on January 23, 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

**MEMBERS ABSENT:**

Councilmember Tafoya

**STAFF:**

David Coolidge City Manager, Trish Stuhan City Attorney, Suzy Wetzel City Clerk, Margaret Dyer Finance Director, Tim Westover Public Works Director, Michael Duran Fire Chief, Brandee Leary Librarian, Kelley Pugh-Ward Human Resources Manager, Zach Pollard Finance Analyst, Trevor Eltsosie IT Specialist

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Councilmember MacLean. Roll call was taken and Councilmember Tafoya was absent. Motion: Moved by Councilmember Crisp, seconded by Councilmember Cake, to excuse Councilmember Tafoya. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

**CALL TO THE PUBLIC**

Heather Pruet, who serves on the Board of Adjustment, requested that consideration be given to make allowances to the code related to non-conforming buildings, structures and uses. Ms. Pruet also spoke regarding the need to protect utility lines.

Deb Lopez referred to references to the multi-purpose field in the General Plan and requested that the update, as well as other areas where the field is mentioned, reflect the name change of the Valentine Lopez Jr. Sport Complex that took place in 2018 in honor of her father.

Garrett Snow spoke regarding the fees that were established for McHood Park and the negative impact that they have had on local residents.

Jose Luis Aguilera Jr. spoke regarding the Winslow community and the public engagement that has taken place during the last two meetings. Mr. Aguilera also thanked the Council for what they do.

## **MAYOR AND COUNCILMEMBERS REPORTS**

### **A. Current Events and Announcements**

Councilmember Crisp announced details regarding the following events:

- Two remaining classes hosted by Growing on 66
- Public input session on February 7<sup>th</sup> related to the Public Transit Program
- Third Annual Arts Festival on April 27<sup>th</sup>
- Rotary/St. Mary's food distribution on January 25<sup>th</sup>
- Soroptimist Dress Giveaway on March 28<sup>th</sup> and need for donations of dresses and men's shirts and suits
- Ribbon Cutting Ceremony at The Winslow hotel on January 30<sup>th</sup>
- NPC food distribution on January 24<sup>th</sup>

Councilmember McKee provided information regarding Navajo County's Arizona Rescue Rehabilitation Program and announced that pet donations are being accepted for the program.

### **B. Future Agenda Items**

Councilmember Nelson requested that new signage be installed at the Valentine Lopez Jr. Sports Complex. The City Attorney clarified that this is an item that staff can look into and report back to the Council.

## **SCHEDULED PRESENTATIONS**

### **A. Recognition of Steve Lopez for 40 Years of Service to the City**

*\*\*This item took place prior to Call to the Public\*\**

Steve Lopez was presented with a certificate recognizing his 40 years of service to the city.

### **B. Quarterly Report from Navajo County Supervisor Fern Benally**

After introducing herself, Navajo County District I Supervisor Fern Benally provided an update on the broadband project to provide affordable broadband for all unserved and underserved locations in Navajo County. Supervisor Benally also provided an update on the Winslow Levee project including options related to the river flow under the BNSF bridge and information regarding State funding allocations.

In closing, Supervisor Benally stated that she was involved with serving meals to the Winslow High School Dance Line and their coaches in honor of their State Championship.

**C. Presentation from Arizona Complete Health Regarding an Overview of Their Crisis System**

Anthony Mancini, Community Relations Representative for Arizona Complete Health, spoke briefly about their organization and introduced Crisis System Responder Liaison Allison Hephner.

Ms. Hephner provided a PowerPoint Presentation regarding their Crisis System that included information regarding their approach to provide crisis service throughout Northern Arizona, their mission and purpose and their goals for early intervention and assistance. Ms. Hephner also discussed the difference between their Crisis Line and their Crisis Mobile Team and stressed that everyone is eligible for crisis services regardless of their insurance status.

In closing, Mr. Mancini commented on services provided in the southern part of the state and stated that it is important that their organization work with elected officials and organizations to make their program successful. Mayor Cano suggested that Mr. Mancini reach out to the Residential Hall to make them aware of their program.

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

Mayor Cano stated that the Chamber Report will be rescheduled since the Chamber Director could not be in attendance.

**E. Update from Arts Council Which May Include Activities/Events and Status of Murals**

Arts Council Chair Monique Chavez discussed details of the Arts Festival scheduled for April 27<sup>th</sup> at the Route 66 Plaza. After providing information regarding the mural designed by Lambert Dixson that will be painted on the racquetball court wall in Southside and the reveal event scheduled for March 23<sup>rd</sup>, Ms. Chavez announced the following upcoming Arts Council events:

- Photos at the Easter Egg Hunt on March 20<sup>th</sup>
- Two art projects involving a tractor and a plane
- Valentines Raffle and Dessert Auction on February 11<sup>th</sup>

Ms. Chavez also responded to questions from the Council.

## **STATUS REPORTS**

### **A. Verbal Status Report on Current City Activities by City Manager Which May Include Diamondback Field Use and Notification Regarding Future Agenda Items**

In response to a question that was asked at the last council meeting, the City Manager discussed the reason that the Tom Harris Field was not utilized last year and stated that, thanks to the hard work of the Parks staff and the Public Works Director, the field will be ready for use this year.

The City Manager also announced that discussion regarding the Planning & Zoning Commission will be included on the February 13<sup>th</sup> agenda. Along with this announcement, the discussion will also be advertised on Facebook, the city website live fee and a push notification on the app. A General Plan Open House is also scheduled for February 13<sup>th</sup>.

Lastly, the City Manager reported that the intersection of Williamson and Cherry will become a four-way stop on January 29<sup>th</sup> with additional signage being posted to remind drivers that a traffic control change has occurred.

### **B. Monthly Financial Reports by Finance Director Which May Include Balances, Expenditures and Revenues in All Funds and Various Sales Tax Comparisons by Category and Quarterly Investment Update**

The Finance Director highlighted information from her written report for the month of December including cash and investment balances and revenues and expenditures for the General Fund, the HURF Fund and the Enterprise Funds.

The Finance Director stated that due to the decrease in citywide revenues, staff has been asked to temporarily limit their non-essential purchases. The Finance Director also reported that there was a 17% increase in sales tax revenues for the month of December.

At the conclusion of the report, Councilmember Crisp requested that she be provided with a breakdown of transfer station costs.

The Finance Analyst then provided detailed information regarding the city's various investment accounts.

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

The Librarian provided information regarding the Annual Friends of the Library Book Sale that was held in October and reported that a total of \$1,688 was raised from book sales, donations and memberships. The Librarian also discussed events that have taken place during the month of January as well as upcoming events scheduled for February.

The Librarian then provided information regarding two grants that were awarded to the library and discussed how the grants funds will be utilized. After commenting on the upcoming Summer Reading Program, the Librarian encouraged citizens to contact the library regarding community events so that they can be included on the website calendar.

In closing, the Library referred to the new library building and asked citizens to reach out to the city with questions instead of believing the rumors that are being spread.

**CONSENT CALENDAR**

Motion: Moved by Councilmember Cake, seconded by Councilmember Nelson, to approve the Consent Calendar. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson 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 9, 2024**
- C. Discussion and/or Action Regarding Reappointment of Member to the Public Safety Personnel Retirement Boards**
- D. Discussion and/or Action to Approve Notice of Intent for Proposed New and Increased Rates, Fees and Charges**
- E. Discussion and/or Action Regarding Resolution No. 1928 Designating Election Date and Purpose of Election; Causing the Publication of the Call and Notice of the Primary and General Elections; Designating the Deadline for Voter Registration Establishing Polling Place; Designating the Place and Dates for Candidates to File Nomination Papers; the Process for Dispensing**

**with the Primary Election (if Necessary); Expenditures for Election; and Authorizing the Mayor, City Manager, City Clerk and City Attorney to Carry Out the Purpose and Intent of This Resolution**

**COUNCIL CONSIDERATION AND POSSIBLE ACTION**

**A. Public Hearing Regarding Use of Community Development Block Grant (CDBG) Funds**

Mayor Cano opened the public hearing.

The City Manager referred to the first public hearing held on December 12, 2023 where the following projects were presented by city staff:

- Winslow Neighborhood Walks – curbs, gutters, sidewalks and pavement west of North Alfred between Aspinwall Street and Oak Street
- Southside Walkway Improvements – curbs, gutters and sidewalks along Jefferson Street between James Avenue and Robert Avenue
- Coopertown Sidewalk – curbs, gutters and sidewalks south of Central Street in the Coopertown neighborhood
- Hayden Walton Sports Complex All-Inclusive Playground – surfacing and equipment well designed inclusive playground to enable children of all abilities to develop physically, cognitively, socially and emotionally

The City Manager asked that the Council rank the projects so if the highest ranking project is not a viable project, staff can move to the second project. The City Manager also responded to questions from a member of the audience regarding the process for the use of CDBG funds. While members of the audience reviewed the list of proposed projects, the City Attorney provided information regarding the public hearing process.

Theresa Del Mar stated that she is in favor of the All-Inclusive Playground Project. Jose Luis Aguilera Jr., who resides in the area of the Winslow Neighborhood Walks project, spoke regarding the need for curbs, gutters and sidewalks in the area.

Mayor Cano closed the public hearing.

**B. Discussion and/or Action to Approve Resolution No. 1929 Authorizing Submission of Application for FY 2024 State CDBG Funds, Certifying that Said Application Meets the Community's**

**Previously Identified Housing and Community Development Needs and the Requirements of the State CDBG Program and Authorizing all Actions Necessary to Implement and Complete the Activities Outlined in Said Application**

Councilmember Crisp referred to the fact that she has not received any public comments regarding the proposed projects and thanked Ms. Del Mar and Mr. Aguilera for their input. At the request of Mayor Cano, the City Manager confirmed that it is necessary to rank the projects to avoid having to go through the public hearing process again.

Kevin Goss, CDBG Program Manager for NACOG, also responded to questions from the Council regarding the use of CDBG funds. Theresa Del Mar commented on the project area for the Southside Walkway Improvements.

There was discussion regarding the proposed projects and Mr. Goss confirmed that the City of Winslow as a whole meets the 51% low to moderate income threshold required for CDBG. Ms. Goss also explained that an income survey will be required for any of the sidewalk projects. The Public Works Director provided information regarding how much sidewalk improvements can be done with the amount of funding that is available.

After further discussion regarding the number of houses located within the Winslow Neighborhood Walks project area, each of the councilmembers provided their ranking of the projects. Councilmember Crisp then made a motion that the Winslow Neighborhood Walks be choice one; the All-Inclusive Playground be choice two; the Southside Walkway Improvements be choice three; and the Coopertown Sidewalks be choice four. The motion was seconded by Councilmember Nelson and passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

Motion: Moved by Councilmember Cake, seconded by Councilmember MacLean, to approve Resolution No. 1929. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

**C. Discussion and/or Action to Approve Resolution No. 1930 Committing Local Funds as Leverage for a FY 2024 CDBG Grant Application**

After receiving confirmation from Mr. Goss that approval of the resolution can be done without knowing the exact amount of local

funds being leveraged, Councilmember MacLean made a motion to approve Resolution No. 1930. The motion was seconded by Councilmember Nelson and passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

**D. Discussion and/or Action Regarding Adoption of Affordable and Workforce Housing Incentive Program**

The City Attorney referred to previous discussions regarding affordable and workforce housing and stated that the Incentive Program that she developed will incentivize developments that commit to permanently affordable housing units. The City Attorney explained that the document provided in the packet describes the incentives offered to developers wishing to assist the community in addressing affordable and workforce housing in Winslow.

The City Attorney discussed further aspects of the contents of the document including details of the Program Standards section, Incentives (i.e. fee waivers) based on the area median income (AMI) served within the project and the Affordable Housing Fees Eligibility List.

The City Attorney responded to questions and comments from Councilmember Crisp regarding the definition of affordable housing and the AMI percentages shown on the eligibility list. The City Attorney also clarified that the Council has the discretion to make changes to the program including the AMI's shown. In response to a question from Mayor Cano, the City Attorney stated that this item can be brought back for further discussion and she can include some practical examples related to the AMI so the Council can see what it would look like.

The City Attorney also commented on the next agenda item related to the Community Land Trust and explained how it relates to the Incentive Program. The Council indicated that they would like to postpone approval of this item until it can be brought back with additional information.

**E. Discussion and/or Possible Direction to City Manager to Publish a Request for Proposals for Development of a Community Land Trust for Approximately Two Acres of Surplus City Property Zoned for Residential Use Located Near Henderson Park**

After the City Manager discussed the intent of this item, which he anticipates will take 30 - 45 days, Councilmember MacLean made a



motion to direct the City Manager to publish a Request for Proposals for development of a Community Land Trust for approximately two acres of surplus city property zoned for residential use located near Henderson Park. The motion was seconded by Councilmember Cake and passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

**F. Discussion and/or Action Regarding 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**

*\*\*This item took place prior to Call to the Public and after Item 5A which also took place prior to Call to the Public\*\**

At the request of Mayor Cano, the City Attorney provided information regarding this item including an overview of the original sale of city property to Atlas Global. The City Attorney stated that negotiations related to a development agreement have taken place over the last year and explained that it was a stipulation of the sale that the agreement be in place no later than one year from the date of the Purchase & Sale Agreement. The City Attorney further explained that the amendment, if approved, will allow additional time (six months or July 31<sup>st</sup>) to negotiate the terms of the development agreement.

The City Manager displayed a map on the screen showing the location of the 1200 acres. Clarification was provided that the 1200 acres does not include the old sawmill property.

There was a lengthy discussion with the following individuals speaking regarding the proposed project:

Deb Lopez	George Cullum
Beverlee Carrell	Catherine Estudillo
Theresa Del Mar	Ann Schmidt
Garrett Snow	Arthur Gonzales
Raven Hayes	Dave Carrell
Roger Ham	Becky Kolomitz
Daisy Caldera	David Alexander
Carol Dawn	Gina Gose
Brent Cullum	Ronald Jones

Throughout the discussion, the Council responded to questions and comments made by the above individuals. Mayor Cano also announced that there will be a public forum so that additional discussion can take place and questions can be answered. In response to a comment from a member of the public, the City Attorney clarified that the City

Council does not have the authority to refer this project to a public vote. The City Attorney did state that the development agreement can be referred to a vote by members of the community. At the request of Councilmember MacLean, the City Attorney provided additional details related to the development agreement.

Daniel Lupien of Atlas Development stated that he is excited to see that the community is engaged and addressed some of the comments that were made. Mr. Lupien also stated that phase one of the project is on hold until Atlas can gain the support of the Southside and Coopertown communities.

Prior to the following motion being made, Mayor Cano clarified that the Council is voting on an amendment to extend the date of escrow for the purchase of 1200 acres of city owned property located west of State Route 87 and south of Airport Road:

Motion: Moved by Councilmember Crisp, seconded by Councilmember Nelson, to approve the amendment to the Purchase & 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. Motion passed unanimously by roll call vote with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

**G. Discussion and/or Action Regarding March 12, 2023 City Council Meeting**

After the City Manager stated that four members of the Council will be attending the NLC Conference the week of March 11<sup>th</sup>, Councilmember Nelson made a motion to cancel the March 12<sup>th</sup> City Council meeting. The motion was seconded by Councilmember McKee and passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

**ADJOURNMENT**

Motion: Moved by Councilmember Cake, seconded by Councilmember Nelson, to adjourn at 10:30 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Nelson voting yes.

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Mayor

Attest:

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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 23, 2024 at 6:30 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this *13th* day of *February*, 2024.

**Suzy Wetzel**  

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City Clerk