

**ST. JOHNSCITY COUNCIL
REGULAR MEETING
MINUTES
January 16, 2013**

The regular meeting was duly posted. Vice Mayor Ryan Ashton called the meeting to order at approximately 6:33pm in the Board of Supervisors Meeting Room at the County Annex.

ROLL CALL: Vice Mayor Ryan Ashton, Councilwoman Kay Hauser, Councilman Pete Hancock, Councilman Ryan Patterson, Councilman Michael Cirivello, and Councilman Spence Udall

ABSENT: Mayor Fred Nielson

STAFF PRESENT: Interim City Manager Paul Ramsey, City Attorney Bryce Patterson (arrived at 7:39pm), Finance Director/City Clerk Evan Nelson, Police Chief Donny Jones, Assistant Fire Chief Jason Kirk, Assistant EMS Chief Jean Kirk, Deputy City Clerk Kim Cowley, and Airport Manager/Fire Chief Gary Liston.

OTHERS PRESENT: Kristl Jones, Malena Bazurto, and Byron James.

INVOCATION: Airport Manager Gary Liston

PLEDGE: Kristl Jones

CALL TO THE PUBLIC

No public spoke.

CONSENT AGENDA

- 1. Consider approval of December 13, 2012 Regular Meeting Minutes.**
- 2. Payment of bills for December 2012.**

MOTION

Motion was made by Councilwoman Hauserto approve the consent agenda items as stated. Motion was seconded by Councilman Cirivello.

Motion passed 6-0.

REGULAR MEETING AGENDA

3. Receive public input regarding possible Community Development Block Grant (CDBG) projects.

Malena Bazurto reported that she had contacted HUD about the city pool, and that they were not interested in funding the pool, money is not being allocated for that anymore. She will look for private funding. Mountain View waterline would qualify under economic development guidelines and looks good for approval. The housing area south of the middle school, trailer park area, in severe disrepair and would fall under slum and blight guidelines for funding. The property could purchase the property with CDBG money and clean it up with ADQ money. Devon Brown reported that there are 8 trailers which are all pre 1976, so lead based paint. Two of the trailers will never be fixed. There are two parcels, with four trailers per parcel. George and Georgia Meyer own the south parcel, and some little old lady owns the north parcel. George owns all the trailers. Asking price is \$86K, but we think it's only worth about \$60K including the rental income, and without the rental income about \$40K. As far as is know there was never a meth lab in there. However there was meth use. Malena explained the new Arizona statutes regarding that it has to go through environmental review before it can become inhabitable. Sale of property would be \$25K until after 5 years, then it could be sold for a fair market value. CDBG would want to know the eventual goal for the property. CDBG likes low to moderate income housing, senior citizens, veterans, but not city building or recreation projects. Development projects have a 2 year limit for the development and have to create a certain number of jobs in the community. Decision regarding which project needs to be made by council meeting in February to meet advertising deadlines. Also discussed were the CDBG relocation guidelines if using slum and blight on individual properties chosen by the city. The Council indicated that the Mountain View water project be first on their priorities, and that the individual slum and blight would be the second on their priorities.

4. City Hall Project

Mr. Ramsey informed the Council that every way this project has been approached has put the cost of the project around \$750K. He indicated that just doing the outside to prevent further deterioration would cost \$490K, to use the project manager would cost \$560K, and the completed project inside and out would take those up to \$50K. Discussion included ways to get things done within the community, volunteers, fund raising, cost per foot of \$65.00 Arcadis was proposing opposed to the current cost per foot of local contractors and non-local contractors. Council requested that a representative

of Arcadis be contacted and a special meeting be scheduled to that they could be met. Mr. Nelson reported findings of the Council requested

5. Downtown/Main Street Improvements.

Mr. Ramsey explained that ADOT owns the street and sidewalks. They would require a JPA agreement. We have the ability to make just one agreement for a whole route and then do it in phases. The second thing they require an encroachment permit, which means a set of plans that they would have to approve in order for us to work on ADOT right of ways. Also anything that we do would have to be ADA compliant. ADOT requested good communication, they will work with us and streamline things because there are not federal dollars being spent. ADOT is going to send us a JPA. We can start preparing our plans while we wait.

6. Consider awarding bid for the purchase of materials for new Fire/EMS building.

Jason Kirk informed the Council regarding the bid process for the building he is proposing. His proposal included using Wildland funds and EMS savings to pay for the building which would be done in phases. Mr. Kirk recommended awarding the bid to Century Builders. This phase would include the outside structure: concrete, steel, insulation, etc. The location proposed is next to Navit Welding on the former site of the bean plant. The purpose for the project is to get the trucks out of the community center, to spread out vehicle locations to help with ISO rating for fire response times. Future possibilities include growth of the area which would make this location a good site for a second fire station. Questions regarding the funding for the building and funds for contingencies in the future were answered by Mr. Kirk.

MOTION:

Motion was made by Councilwoman Hauser to approve the awarding of the bid to Century Builders as recommended by Assistant Fire Chief Jason Kirk. Motion was seconded by Councilman Cirivello.

Motion Passed: 6-0

7. Possible economic development initiatives.

Mr. Nelson explained that this was carry over from last month to report back to Council regarding funding issues. Staff is still waiting to hear from EDAC on the amount of their grant which we believe will be \$15k. We do have a Regional Planning Grant that has \$15k in it we can use for economic

development. It was brought out that the plans to ADOT for Item 5 will need to have an engineer's stamp on it.

8. Financial Report.

Mr. Nelson gave the financial report. He pointed out that revenues continue to lag behind projected amounts. HURF revenues are down enough that if the trend continues it could amount to approximately 60K. For council information Mr. Nelson gave the balances in the HURF savings and checking accounts. Next Mr. Nelson reported on the water fund revenues and the loans attached. He determined that the capital rate alone will not meet the debt obligations, but the capital rate and water revenues will meet the debt responsibilities. Council advised that water funds stay in the water department as presented to the public and that the revenues and loans be watched carefully. Airport expenditures were questioned and Mr. Nelson responded with the recent fuel expense would be covered by the sales of the fuel and that the fund was expected to balance out. He also brought to the attention of the Council that funds are expected from Rural Development that would help bring the water revenues up closer to expected amounts.

9. City Manager's Report.

Mr. Ramsey reported on a meeting with the Potash people. The proposed ground breaking for April is now being pushed to August. They had been delayed because of the preparations for the permits. Two most essential were the air and water quality permits, which they were trying to answer all contingencies so as not to have to re-submit.

Mr. Ramsey expressed thanks for the Christmas light parade. There were 15 floats and a very good turnout not only for the parade but for the gathering afterward with Santa. Thanks went Hauser's for the tree donation, to those who decorated it, and to the city staff.

He reported that 3 packets were taken out for the upcoming City elections. He urged the Council to encourage write-ins by January 31st as we still have one open position.

He also reminded Council members that the City newsletter would be coming out the first of February and that if they wanted anything included in that they should submit the material soon.

Mr. Nelson brought up the home rule election and that it would be included with the general election.

FUTURE AGENDA ITEMS

Vice Mayor Ashton asked Chief Jones regarding some issues with the police department. Chief Jones responded that he has post board hearing information.

Vice Mayor asked that it be put on the next agenda with a note of possible executive session due to the issue being personnel related. Councilman Hancock requested that the City Hall Project remain on the agenda. Vice Mayor Ashton indicated that a 2nd public hearing for the CDBG would need to also be on the agenda. Mr. Ramsey reported that Mr. Montoya has a sewer issue that he would like to have discussed. Mr. Nelson brought up the work session for the water and streets department had been tentatively set for January 24th. Council suggested that the work session be combined with the special meeting to meet Arcadis. Councilman Patterson requested that that be held on a Wednesday.

ADJOURNMENT

MOTION:

Motion was made by Vice Mayor Ryan Ashton to adjourn the meeting. Motion was seconded by Councilman Ryan Patterson.

Motion passed 6-0.

Meeting adjourned at 8:10p.m.

Fred Nielsen, Mayor

ATTEST:

Kim Cowley, Deputy City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the St. Johns City Council held on the 14th day of July, 2011. I certify that the meeting was duly called and held and that a quorum was present.

Kim Cowley, Deputy City Clerk

*Please Note: Approved minutes are not a verbatim record of what happened at the City Council meeting, they capture a summary of the meeting as well as all actions taken. A recording of the entire meeting is available upon request at the City Clerk's office for three months following each meeting.