

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 03/02/2021**

1. **CALL TO ORDER/ROLL CALL** Present: Lynn Johnson, Kerry Ballard, Allison Perkins, Bob Flake, Byron Lewis, Cory Johnson, Greg Brimhall; Staff: Brian Richards, Katie Melser, Chief Martin, Scott Allen, Ella McAdams
2. **PRAYER/PLEDGE**
3. **PROCLAMATIONS AND RECOGNITIONS**
4. **CALL TO PUBLIC:** none
5. **CONSENT AGENDA:**
 - A. FEBRUARY CHECK REGISTER
 - B. COUNCIL MINUTES DATED FEBRUARY 2, 2021
 - C. CONSIDERATION OF IGA WITH CITY OF SHOW LOW FOR LIBRARY SHELVING
Motion by Ballard, 2nd by Flake, to approve the Consent Agenda. Motion passed; unanimous
6. **DISCUSSION/ACTION ITEMS**
 - A. CONSIDERATION OF 1ST READING OF ORDINANCE 2021-01, REZONE OF PARCEL NUMBER 303-01-013H FROM AG TO GC.

Scott Allen presented the rezone request by Mr. Baumberger. The Planning and Zoning Commission voted 5-0 to recommend approval of the rezone request.

Ballard- are there rentals just down the road from there?

Baumberger- yes, there are rental units on either side

Motion by Lewis, 2nd by Johnson, to approve the 1st Reading for Ordinance 2021-01, Rezone of parcel number 303-01-013H from AG to GC, by title only. Motion passed; unanimous
 - B. CONSIDERATION OF SPECIAL USE PERMIT FOR PARCEL NUMBER 202-46-015K, TO CONSTRUCT A SECOND RESIDENCE

Scott Allen presented the SUP for Mr. King to allow them to place a second residence on their property. The Planning and Zoning Commission voted 5-0 to recommend approval of the special use permit.

Motion by Johnson, 2nd by Flake, to approve the Special Use Permit for parcel number 202-46-015K to construct a second residence. Motion passed; unanimous
 - C. CONSIDERATION OF DEVELOPMENT AGREEMENT WITH COPPERSTATE FARMS PROPERTIES, LLC

Brian presented the Development Agreement with Copperstate Farms, it has been in the works for about a year. Mr. Symington is here to answer questions.

Symington- is proud to be able to say he did everything he said he would and exceeded the goals he set in 2016, he's tried to make Copperstate Farms a good citizen in the community. Really appreciate the faith and confidence that the council had with him. Pleased to announce plans for another 40-acre greenhouse that will employ another 200 people.

Copperstate Farms operates under a medical marijuana non-profit status. They sell wholesale to medical marijuana dispensaries. Everything they sell goes to medical marijuana dispensaries. No retail presence in Snowflake, as promised.

Ballard- when you first started, I was a little leery, but has been impressed with all you've done; the complaint he's heard is the smell, but that's been a while; what is the employee retention out there?

Symington- there were some issues at first, but they've dialed in their standard operating procedures and they do a much better job with retention now because of training and onboarding. 90% of employees come from Navajo County, the number one complaint is that they can't find a place to live.

Lewis- how does recreation fit in here because you're selling to people that may sell recreationally
Symington- they sell to dispensaries as medical marijuana, but the dispensaries may be selling recreationally as well under the new law.

Perkins- feels like Copperstate has done what they said they were going to do, appreciates that

Motion by Johnson C, 2nd by Perkins, to approve the Development Agreement with Copperstate Farms Properties, LLC. Motion passed; 6-1 with Ballard, Perkins, Flake, Johnson L, Johnson C, and Brimhall in favor and Lewis opposed

D. CONSIDERATION OF RIGHT OF WAY ABANDONMENT AND PROPERTY EXCHANGE WITH BRIMHALL SAND AND ROCK

The town owns 5+ acres that is being occupied by Brimhall Sand and Rock for the last 20 years. They would like to trade that portion that is on the northeast corner of 277 and cottonwood wash. This is recommended because it's an equal trade and is beneficial.

Motion by Ballard, 2nd by Lewis, to approve the Right of Way abandonment in trade for parcel from Brimhall Sand and Rock. Motion passed; unanimous

E. CONSIDERATION OF NEW WATER WELL FOR GOLF COURSE

This idea has been in our master plan for over 10 years. We need another source of water for the golf course, it will increase the water supply by 30%. The well is going to go right next to the pond, by the pump house.

both companies can get on this in a reasonable amount of time

Motion by Flake, 2nd by Johnson L, to approve construction of a new water well for the golf course. Motion passed; unanimous

F. CONSIDERATION OF TRAFFIC SIGNAL AT 7TH SOUTH AND MAIN ST

APS has been working on a design to move their parking lot entrance further north to line up the entrance with 7th south. ADOT isn't interested in partnering with us on this right now because of lack of funding. We would like to write a check to APS, and they would cover any cost overruns on this project.

Neil Traver- the intersection is dangerous, there are accidents regularly. When he became the division manager he got with their engineers and began working on this project to build out their parking lot and move their entrance to line up with 7th south. APS paid for a traffic study that shows a traffic light is warranted. Would be truly grateful if the council would approve this funding.

Ballard- has seen some close calls at this spot; glad it will break up traffic to help with flow; how is this going to work with the flower shop?

Traver- they have spoken with all the neighbors, including the flower shop and they agree it will be fine

Lewis- do you see any issues with ADOT and how long will until it starts?

Traver- they could potentially not approve the permit, but they haven't made any indication that they would do that. APS will be starting on their parking lot in the next month, but best guess is that it will be completed in the fall

Motion by Brimhall, 2nd by Johnson C, to approve the financial contribution to Arizona Public Service for traffic signal installation as presented. Motion passed; unanimous

G. CONSIDERATION OF ENGINEERING PROPOSAL FOR FEMA LETTER OF MAP REVISION (LOMR)

Brian mentioned that this is exciting to be completing because it's been going on so long and working with so many partners. This will update the FIRM map to remove the floodplain on the FIRM map.

Motion by Johnson L, 2nd by Lewis, to approve the proposal from Oracle Engineering for FEMA letter of map revision. Motion passed; unanimous

7. COUNCIL MEMBER REPORTS

Lewis- shout out to Will Wilson, he's been working with him on an emergency plan, and he's done a great job.

Ballard- library is getting new (used) shelving from Show Low; water meeting with LCR coalition, the trial is getting close to being over; NACOG got a lot of money from the federal government

Johnson L- appreciate police department, the officers have great respect for Chief Martin and speak highly of what he's done for the department; spoke with Senator Mark Kelly about a number of things but said that water adjudication is high on our list, glad to have a senator take interest in our community.

- 8. MANAGER'S REPORT Neil was able to get a streetlight out on 7th South and Porter, and we'll be putting up more signage as well. Thank staff that work for the town, they're doing a great job. Pouring some pads tomorrow for some picnic tables at "Cottonwood Park" out at the rodeo grounds.**
- 9. ADJOURNMENT 7:49**