

FREDONIA TOWN COUNCIL REGULAR MEETING

November 19, 2024

25 N. Main St, Fredonia AZ, 86022

7:00 pm

Pursuant to ARS 38-431.01, notice is hereby given to members of the Fredonia Town Council and the Public that a Public Meeting will be held on November 19, 2024 at 7:00 p.m.

Call to Order: 7:06 pm

Roll Call: *Mayor Johnson*

Councilor Frank Banks

Councilor Kenny Johnson

Invocation: *Councilor Kenny Johnson*

Pledge of Allegiance: *All in attendance*

Public comment: *(The council shall not discuss or take legal action on matters unless the matters are properly noticed.)*

Darlene Judd was concerned about a lot in front of her going from assigned to industrial. She would like to keep all the industrial businesses on the other side of the highway. Mayor Johnson asked if it was right in front of her house. Darlene said it was. Mayor Johnson said that the council would look into it.

Steve Judd also asked that the council consider that the industrial businesses stay on the other side of the highway. He added that he maintained the Curly Horse Road. Mayor Johnson again said that he would look into it.

Ted Jensen is worried about the zone change on Highway 89A and Curly Horse Road and how it would impact his friends. They spent a lot of money to put their business there, and what it would look like with industrial there. Mayor Johnson again thanked Ted for his comments and said that the council would look into it.

A. Consent Items: (The following items may be approved by a single motion, unless a member of the Town Council requests that any item be considered separately and acted upon accordingly. Each item considered separately may be approved by motion of the Council as though originally listed as an action item)

1. Agenda for November 19, 2024
2. Minutes from October 29, 2024 Regular Meeting
3. Payment Approval Reports

Councilor Johnson made a motion the approve all three Consent Items, Councilor Banks seconded it and all in favor.

B. Reports *(The council shall not discuss or take legal action on matters unless the matters are properly noticed)*

1. Mayor: *Mayor Johnson reported that the Sewer Project was put on hold for a*

while. There were some permits that needed to be filed. Those are filed and we are waiting on ADOT to give the go ahead. It has been rough going with a rock shelf, and having to dig through the rock. With the sewer system going in things are moving along with the subdivision out at the old sawmill, we are excited about it going in. The light project is finishing up. It makes the town look a lot brighter.

2. Councilor Members:
3. Department Heads: Sheena Cram for Library Report and Sonya Kimball with the Sr. Center report

Sheena Cram is absent due to illness. Moved on to Sonya Kimball with the Sr. Center report. She reported that it has been a wild ride. Albert started two weeks ago and do a really good job. She reported that she has a person from community service, she is doing amazing. Sheena and the rest have stepped up to get everything done. For the months of August, September and October the center feed 398, home delivers 790 and take out were 9981 meals. Halloween lunch was fun and in the paper. Baker Bunch came. Thanksgiving dinner on the 20th. She will have over 100. The seniors now hang out and visit. Thanks, the council. Mayor Johnson thanks her and all the things she does.

4. Town Office Updates: Town clerk reported that we have Robertson Tree Service contract is due to be signed. Mayor Johnson will sign that contract.

Mayor Johnson reported that there is a new land split combination form. We need to set up committees and departments and need to have a council member over each one. Will work on that. A lot of them need some help and the council needs to be part of them. Sawmill Estate Subdivision is excited to get going once the sewer line is in place. Mayor Johnson thanked Steve Mognett for all that he has done. He took it on himself to get all the permits in place. We will be working on our general plan. Once we get it in place it will solve a lot of problems. There has been quite a bit done on it. Just need to get it in order. Project going with 911 and readdressing the streets. We have a lot of problems with numbers not on the buildings. Working on backup generators for the town office. Sr. Center has one that has saved them a couple times in the past year. Mayor Johnson also reported that the town is working on a secure water supply. Looking at more wells and improving the wells we have. A lot of work has been done on the wells and water lines. Skyler and his crew do a good job. They are getting certified in all the water treatment. The utility board is up and running. If anyone is interested in being on the board let them know. The city tax code keeps coming up They are looking into. Until we get some growth it will be hard to get rid of the sales tax. We are working on the vehicle and equipment policy. Also, we are working on the spending policy and raising and lowering and spending limits. Do their job but we are still responsible for the money. We are looking at buying the electrical structure out at the old sawmill. It will be tough but we are looking into it. There is a new records request and price form for the city.

C. Action Items

1. Discussion and possible action regarding: Damage to headstone at the cemetery. *Mayor Johnson reported that there was damage to one of the headstones out at the cemetery from the mowing. We will look into doing what we need to do to try and get it fixed. He said it was a hard task for the boys. It's a lot of work. We will look at the damage.*
2. Discussion and possible action regarding: Leave time for employees and payout of leave time. *Mayor Johnson reported that there has been a lot of discussion about overtime and paying out overtime. He reported that there are a few guys that for a lot of comp. time and we will be paying out a lot when they retire. We need to stay on top of it. We have been letting it accrue. We have been checking with other towns.*
3. Discussion and possible action regarding: Information on the top covering for the levy. *Kenny reported that Skyler took the levy down 6 inches and we will put crusher fines on the top to make it sound. It will make a good walking path. We are trying to get it covered. Make it usable. Not for motorcycles. We get an inspection on the dike every year. The city gets fined if there are gullies on the dike.*
4. Discussion and possible action regarding: Update and information regarding Kaibab Drive project. *The sidewalks on Kaibab Dr. are finished. Due to the weather we are on hold for the oil until the temperature comes up. The road may be like this for a few months.*
5. Discussion and possible action regarding: Garkane engineering fee of \$390.00 being paid up front. *It was reported to the town office that when someone comes in and requests Garkane to go out and make the plans to put in meters and electrical lines and then the person doesn't go through with the project the town still gets the bill for the \$390.00. The office requested that the portion of the bill gets paid upfront and then when the project is finished, we will pay the whole bill to Garkane. That way the city is not paying the \$390.00 for a project that isn't completed.*
6. Discussion and possible action regarding: Norman Warren's approval of a modular being placed on his property at 65 E. Dobson: *Mr. Warren was not at the meeting but was on the phone. He requested that the council approve his modular home being placed on the property. Everything with Planning and Zoning. Mayor Johnson made a motion to approve the home going in, Councilor Johnson seconded the motion, all in favor.*
7. Discussion and possible action regarding: Mark McAllister's request of a zone change on his property sitting on Hwy 89A and Curly Horse, from unassigned to industrial. *Mark McAllister owned by LLC Hands the council a map of the property. Mayor Johnson asked what the plans were for the property. They have a*

small stone yard. They are trying to get more visibility. There was some talk about where it was on Curly Horse Road. Mayor asked if it would be on the highway frontage. The McAllister property is on the North side of Curly Horse Road. The Judds said that it would be okay with them now that they realized where the property is. Things are put on hold until there can be a public hearing. We will contact the McAllister's for the public hearing.

8. Discussion and possible action regarding Duke Reidhead putting in a subdivision on First East Street. *Mr. Reidhead was in attendance to request permission to start a subdivision. Grand Canyon Estates. Project has been in the process for about three years. Kanab is too expensive for young families. He wants to build a home for those young families. They have 4 young families wanting to move into the homes. A lot of work themselves. Cost of the home will be 250- 260. Same home in Kanab is going for 320-330. Mayor thanks the Reidhead family. Duke Reidhead wants to tie young families to Fredonia. Mayor requires sidewalk and gutter. Knows it will raise the cost and price of homes. Gives somewhere for the water to go. Only concern. Second set of plans has no sidewalk. Duke Reidhead suggested chip seal. Already have two fire hydrants going in and street lights. Mayor willing to help. Mayor made a motion to approve the subdivision. Councilor Johnson seconded it. All in favor.*
9. Discussion and possible action regarding: The Sawmill Estates Subdivision. *Talked about this subdivision. Mayor Johnson asked if there was anything else. Nothing else if something comes up take it to the office.*

D. Discussion

1. Future Agenda Items:

- a. New form for land combination/split/lot line adjustment
- b. Town Committees and departments; council representation
- c. General Plan
- d. 911 Readdressing the streets
- e. Emergency preparedness-backup generators, get quotes
- f. Secure water supply
- g. Utility Board
- h. Model City tax code
- i. Equipment and vehicle policy
- j. Purchasing policy
- k. Purchasing electrical structure on the old Kaibab land

Adjourn: Mayor Johnson adjourned the meeting at 7:55 pm

Approved

Attest

Don Johnson, Mayor

Tracy Stumpf, Town Clerk

Certification- I hereby certify that the above is a true and correct copy of the minutes of the meeting. I further certify that the meeting was duly called and held.

Tracy Stumpf, Town Clerk