

**MINUTES
EAGAR TOWN COUNCIL
REGULAR MEETING & PUBLIC HEARING
22 W. 2nd St., Eagar, AZ
January 4, 2022 – 6:00 P.M.**

Mayor Bryce Hamblin called the Regular Meeting & Public Hearing to order and welcomed those present. Mayor Hamblin requested that the record show all Councilmembers are present. Mayor Bryce Hamblin led the Pledge of Allegiance and Councilor Reece Hadlock offered the invocation.

COUNCIL PRESENT: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Marsha Tucker
Randy Nicoll
John Phelps

COUNCIL ABSENT:

STAFF PRESENT: Matt Mears, Town Manager
Jessica Vaughan, Town Clerk/Events Coordinator
Kate Brady, Finance Director
Britney Reynolds, Community Development Coordinator

ITEM #6: OPEN CALL TO THE PUBLIC

None

ITEM #7: CONSENT AGENDA

- A. APPROVAL OF NOVEMBER 2021 NATIONAL BANK OF ARIZONA TRANSMITTALS, CHECKS WRITTEN, PAYROLL DIRECT DEPOSIT VOUCHERS, AND CREDIT CARD PURCHASES
- B. ACCEPTANCE OF NOVEMBER 2021 FINANCIAL REPORT AND SALES TAX REPORT

Vice-mayor Steve Erhart made a motion to approve the consent agenda. Councilor Reece Hadlock seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock

Debra Seeley
Marsha Tucker
Randy Nicoll
John Phelps

ITEM #8: PUBLIC HEARING

A. SECOND PUBLIC HEARING FOR THE 2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CITIZEN AND PUBLIC DISCUSSION WITH PRIORITIZATION OF POTENTIAL PROJECTS

Vice- mayor Steve Erhart made a motion to go into the Public Hearing [at 6:01 p.m.].
Councilmember Reece Hadlock seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Marsha Tucker
Randy Nicoll
John Phelps

Britney Reynolds stated that \$155,000 to either do South Butler, ADA walkway around the pond and ADA bathrooms. Unless we write a resolution to change the plan then we already have the funds committed to Butler Street with previous CDBG funds that we have used. Talked to Catherine Logic who is the program administrator with Arizona Department of Housing usually they award funds by July they are running late the town could be reimbursed for mill and paving if we didn't start 6 months before funds are awarded.

Matt Mears stated that the Butler Street project could be done in two phases. Do the sidewalks and gutter in April for the first phase and then we would go in to do mill and paving so that the project can get refunded.

AJOURN PUBLIC HEARING

Vice- mayor Steve Erhart made a motion to go into Regular session [at 6:06 p.m.]. Councilor Reece Hadlock seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Marsha Tucker
Randy Nicoll
John Phelps

ITEM #9: PUBLIC HEARING

- A. DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPLICATION FROM TOM TYSSELING WITH ROUND VALLEY TINY VILLAGE FOR A CONDITIONAL USE PERMIT #CU2021-12 TO ALLOW AN RV PARK / RV SPACES TO BE CREATED IN A COMMERCIAL ZONED AREA AT 510 N MAIN ST. PARCEL # 104-10-040.

Vice- mayor Steve Erhart made a motion to go into the Public Hearing [at 6:07 p.m.]. Councilor Reece Hadlock seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Marsha Tucker
Randy Nicoll
John Phelps

Mayor Bryce Hamblin Recused himself

Rachael Williams stated that the existing tiny homes plus the five spaces on the back part of the property it would not be a huge RV park but a part of the tiny homes. I have not found in the code that parks aren't allowed on Main St. We have built a great business and we violated the code on accident, then applied for a permit, were denied at a Planning and Zoning (P&Z) meeting and felt like they were not heard.

Councilor Marsha Tucker asked why Planning & Zoning denied the permit?

Ms. Williams stated that she was not sure told because it was on Main St and RV parks are not allowed. Bruce Ray told Tysseling's that they could do what we wanted because it was commercial property.

Brett Rigg read the draft minutes from the P&Z meeting.

Vice-mayor Erhart stated that in section 18.60 of the town code that engineered plans are required. Do you have engineered plans and why not do more tiny homes?

Ms. Williams stated that she believes there are engineered plans for the tiny homes and doing RV spots because there seems to be a need for them. Tiny homes are time consuming to maintain.

Joe Sitarzewski stated that the P&Z commissions main concern is RV Parks on Main St. It's not an RV park there is not enough room per code for all the recreation space, the tiny homes, and RV spaces. Also, the RV spaces were built with no permits or inspections.

Sue Phelps stated that she doesn't see a problem with an RV park on Main St. The business is doing great why not let them keep thriving.

Shawna Murphy chair for P&Z stated the permit was submitted when the project was already completed. We did not receive any documents for the permit no site plans, engineering etc. and that is not a good fit for the area.

Councilor Reece Hadlock asked if there is supposed to be inspections?

Mr. Mears replied that yes there always has to inspections.

Ms. Williams stated that her dad Tom Tysseling is an electrician and didn't know that they had to get an inspection.

Kate Brady, finance director stated that the tiny homes are part of transient lodging at 6% sales tax RV space rentals, do not fall under the transient lodging.

AJOURN PUBLIC HEARING

Councilmember Reece Hadlock made a motion to go back into Regular Session [at 7:00 p.m.] Councilor Randy Nicoll seconded; all were in favor, motion carried unanimously. 6-0

Vote: Ayes:

Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll
John Phelps
Marsha Tucker

CONVENE INTO REGULAR SESSION

A. DISCUSSION OR POSSIBLE ACTION OF ANY ACTION DEEMED NECESSARY FROM PUBLIC HEARING- ITEM A

Councilmember Randy Nicoll made a motion to approve CU2021-12 RV Park with conditions of the Town code, with restriction of no long-term stay (not to exceed 6 months), and no RVs over 15 years old. Councilor Reece Hadlock seconded; all were in favor, motion carried. 5-1

Vote: Ayes:

Steve Erhart
Reece Hadlock
Randy Nicoll
John Phelps
Marsha Tucker

Nays: Debra Seeley

ITEM #10: NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF RESOLUTION 2022-01 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FISCAL YEAR 2022 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE PRIORITIZED PROJECT(S) AS DETERMINED IN PUBLIC HEARINGS

Councilor Reece Hadlock made a motion to approve Resolution 2022-01. Councilor John Phelps seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll
John Phelps
Marsha Tucker

B. DISCUSSION AND CONSIDERATION TO APPROVE THE APACHE COUNTY POLLING PLACE AGREEMENT

Vice- mayor Steve Erhart made a motion to approve the Apache County Polling Agreement. Councilor Reece Hadlock seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll
John Phelps
Marsha Tucker

C. DISCUSSION AND CONSIDERATION TO APPROVE THE CHANGES MADE TO WATER, WASTEWATER, AND OPERATOR 1, 2 AND 3 JOB DESCRIPTIONS IN THE PUBLIC WORKS DEPARTMENT

Councilmember Reece Hadlock made a motion to approve the changes made to the water, wastewater, and operator 1,2,3 job descriptions in the Public Works Department. Vice- mayor Steve Erhart seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley

Randy Nicoll
John Phelps
Marsha Tucker

**D. DISCUSSION AND CONSIDERATION TO APPROVE AN INCREASE ON
EMPLOYEE ACCRUAL RATES**

Vice- mayor Steve Erhart made a motion to table item until the retreat. Councilor Randy Nicoll seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll
John Phelps
Marsha Tucker

ITEM #12: ADJOURNMENT

Vice- mayor Steve Erhart made a motion to adjourn the meeting [at 7:19 p.m.] Councilmember Reece Hadlock seconded; all were in favor, motion carried unanimously. 7-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll
John Phelps

Attest: _____

Mayor: _____

Vice-Mayor: _____

Council: _____

CERTIFICATION OF COUNCIL MINUTES

I hereby certify that the foregoing minutes is a true and correct copy of the minutes of the Special Council Meeting of the Town of Eagar, Arizona held on January 4, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Jessica Vaughan, Town Clerk/Event Coordinator