

**FREDONIA TOWN COUNCIL PUBLIC AND REGULAR MEETING  
APRIL 4, 2023  
25 N MAIN ST FREDONIA AZ, 86022**

**6:30PM**

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Pursuant to ARS 38-431.01, notice is hereby given to members of the Fredonia Town Council and the public that a Regular Meeting will be held on April 4, 2023, at 6:30 PM. If indicated in the agenda, the Council may vote to go into Executive Session which will not be open to the public to discuss certain matters. **Mayor Riddle, Vice Major Johnson, Councilor Johnson, Councilor Banks, Councilor Ballard, Traci Goodall**

Public Meeting  
**6:30pm**

Call to Order: **6:34**

1. Discussion Items

- A. Discussion of limb pile concerns and solutions: **Fredonia Alerts took a poll and had 30 votes. Members of the community took turns voicing suggestions and concerns. Some thought that possibly having the scouts do a community project and separating the usable wood would be beneficial. Some expressed that a chipper would be a good idea and using the sawdust for mulch. The possibility of paying a fee for contractors to chip wood. Concerns included that you can't fence it off or they will dump it somewhere else, but it is going to have to be moved due to smoke issues in the community caused by burning the limb pile. The idea was brought up to install cameras and that discussion was discussed. There are complaints about the trash and smoke in the current situation. Another topic brought up was using chipping for power production or grant recycling. One conclusion was that monitoring won't pan out and moving it out of town would be worse. If residents have any other suggestions, they can send them to the town clerk or drop them by the town office.**
- B. Adjourn 6:53

**Regular Meeting  
7:00 PM.**

Call to Order: **7:03**

Invocation: **Councilor Johnson**

Pledge of Allegiance: **All in Attendance**

Public Comment (non-related agenda items only):

**A woman identified as Jan stated that that the 4% sales tax needs to be changed and do something positive for the community. The resident that spoke discussed the possibility of resuming the roll of an active Chamber of Commerce again and checking on current business licenses. Start a committee to look at doing local farmers markets. She gave ideas for healthy ways to bring businesses to town.**

- 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 April 4, 2023
  2. Meeting Minutes March 21, 2023
  3. Payment approval register

Motion was made to approve all consent items by Vice Major Johnson seconded by Councilor Banks all in favor.

**B. Reports**

1. Mayor- **Gave an update for the streetlight project and explained that Public Works is going to do the work and all that this entails. The mayor has a meeting scheduled with Local First on April 19<sup>th</sup> from 2-4. The visit includes a town tour to see what our needs and opportunity are. Reminded everyone of the meeting next week for the liquor license for the Buckskin Tavern and the Easter festivities. The school is putting duplexes on the school property. The mayor stated that in the last council meeting the discussion was brought up about legal council and asked everyone to be kind and apologize if she gave the wrong impression.**
  - A. Meeting April 19, 2023; 2-4 pm with local First AZ
2. Town Clerk- Interim Town Manager- **Discussed the current status of utility billing, lates notices and disconnect notices and the expectation of when these notices will resume. Discussed the status of reconciliation for 2021 and the amount of work needed to get several pages of entries entered in the software system.**
3. Department Heads- **Vice Mayor Johnson spoke about using the new extrication gear in the last 4 accidents. Stated the fire department will receive a wildland truck through a donation that the department will eventually receive. Discussed the importance of collecting insurance funds for accidents. Conciliar Johnson expressed thanks for getting the historical society moved and would like to see older photos displayed in the town office.**

### C. Action Items:

1. Discussion & Possible Action Item- Possibility of building duplex on a smaller lot than one acre in a residential zone presented by Colt Henderson. for phase 1 of the North Rim Estates Subdivision. **Colt discussed current interest rates and the income needed to be able to purchase a home in the current economy. He wants to bring affordable housing to the community and would like to be able to put duplexes on smaller lots and explained the benefit of that scenario. Homes would include ample vehicle parking on each side and each lot would meet the required setbacks. The discussion was if it was zoned commercial, they could do what they want. Vice Mayor Johnson was ok if they met their setbacks. The discussion was also about whether the duplexes would be rented or purchased. This is unknown right now, will have to see what the market bears after completion. Property management is also unknown currently. The properties would have zero scape front gravel throughout. Colt stated they would keep them looking nice. Councilor Ballard stated that planning and zoning approved. Councilor Ballard stated that it would help the town. Councilor Ballard would grant the variance if they met the required setbacks. Discussion that time was of the essence. Councilor Johnson is all for it, it will help the community to grant the variance. The proposed 2x2 model would be approx. 945 sq ft. and have metal roofs. Councilor Ballard wanted to be sure that the stand-alone homes won't encroach with neighbors. Mayor Riddle asked if it was going to be affordable? Councilor Ballard thought it would be affordable to rent. Mayor Riddle brought up USDA options. Colt stated that it is not that different than FHA loans. Motion was made by councilor Ballard to approve the variance to build duplexes on a smaller lot than one acre in a residential zone in phase 1 of the North Rim Estates Subdivision if the setbacks and curb and gutter are met. Seconded by Councilor Johnson all in favor.**

2. Discussion & Possible Action Items: Colt Henderson -Approval Phase 1 on North Rim Estates Subdivision Preliminary Platt maps. **Topics discussed included that it was approved by Planning and Zoning. The properties would have 66 ft. right ways, 17 ft of asphalt on the side, curb gutter and sidewalks and rolled curbs. The 5 ft to the property line is sidewalks. The minimum lot size meets the requirements, hydrants are 600 ft away. The discussion was discussed to approve if the variance form was submitted. Councilor Ballard stated he would approve. Councilor Ballard made the motion to approve Approval Phase 1 on North Rim Estates Subdivision Preliminary Platt maps with the variance seconded by Vice Mayor Johnson all in favor.**

3. Discussion & Possible Action Items: Lynette Foster- Approve Revised Platt Map (Parcel 600-05-001) **Maps were reviewed and Lynette showed the lot line adjustment for the Andersons. The piece in questions is included in the legal description and has always been there. The Crofts did not realize how big of a piece was being given to the Andersons. Part one was approved approx. 1 year ago. Crofts did want to give that much land and the Platt was revised making the adjustment. The lot line adjustment will make the parcel all one making the parcel 0443, after the change it will be all one lot. The council stated the County form needs to be filled out. Councilor Ballard made the motion to approve Revised Platt Map (Parcel 600-05-001) with the county form filled out seconded by Mayor Riddle all approved.**

4. Discussion & Possible Action Items: Silver Arrow correspondence/Quote for 2 signs

(entry into town and the police department). The quote was reviewed. Councilor Ballard stated that this had been approved 1 to 2 years ago. Councilor Johnson stated that the other signs have been paid for by insurance. Councilor Ballard made the motion to approve the sign quote in the amount of \$7289.93. Mayor Riddle added that this would come out of contingency funds motion seconded by Councilor Johnson all in favor. The same item Councilor Ballard stated to move the police sign quote to the April 11<sup>th</sup> meeting to review. Vice Mayor Johnson seconded all in favor.

D.-Discussion of new item:

1. Building of the Easy Street development. The council may vote to discuss the matter in executive session pursuant to ARS 38-431.03 (A) (3) for legal advice. Back history was of the development was discussed, Councilor Ballard asked what is the question? Some have water and some don't, not every property has meters. Vice Mayor Johnson stated on the lot easements Vermillion Gardens paid taxes were paid for by another resident. Vice Mayor Johnson asked what we can do to make this legal. Questions were asked about the town's responsibility and who pays for the right ways. Mayor Riddle stated that we can talk to legal. Councilor Ballard asked can you rewrite the legal description without a survey? Per Colt Henderson he estimated that they have done survey work in the area, and it could be as much as \$3000.00 to \$800.00 depends. Mayor Riddle called Brandon Cavanaugh for legal advice in open session. The question was posed how can we allow to build in the development and not make it a subdivision. Brandon stated look at each lot or parcel is it zoned general? The regular average lot size is 1.08 acres. It was developed in the 80s, possibly before Fredonia was incorporated. Councilor Ballard posed the question we don't have an easement to provide service. Can we get a new legal description on a private road? Conversion included owners could put together their own district and allow meters and how each lot fits with the bigger plan. Discussion by the attorney included parcels can look at platted areas, this may be a different situation. The original land parcel follows itself. This is unrelated to a common plan of action. The attorney stated he would need more information including specific parcels, he can examine the land to be developed to have an overall plan. The council stated they can gather more information and go into executive session. Councilor Ballard stated we need to unlock the property; it has been locked for more than 20 years and there is risk no matter what you do. Lynette Foster showed maps to Colt Henderson still in attendance the map showed the utilities were surveyed in 1999 on the plans, it showed there was a 66 Ft easement. The council decided to leave this item on discussion items.
2. Model City Tax Code: Mayor Riddle stated she reached out to the League of Cities on how to make a change if needed. Discussion of what taxes are currently collected and from where. Councilor Ballard stated that Fredonia needs more business to grow the tax base with safe growth. This could be reviewed in July; the council feels we need to

get a plan together. Councilor Johnson stated we will stay the same if we don't make a change. Councilor Ballard said we are at a crossroads. Discussion was had what if we cut the 4% that we have control over to 2%? Councilor Banks own's a business and asked if we could get the county to reduce its portion to reduce the rate? Councilor Ballard suggested we keep talking when we get more information, Councilor Johnson stated we need to investigate this. The council wants to look at it in May and put on future agenda items.

C. DISCUSSION

1. Future Agenda Items

- a. Form for land combination/split/lot line adjustment- Meeting with Justin
- b. Evaluation Magistrate Wage
- c. Town committees and department: council representation
- d. Sawmill Estates Subdivision progress
- e. General Plan
- f. 911 readdressing the streets.
- g. Emergency Preparedness- Backup Generators, Get Quotes
- h. Secure Water Supply
- i. Mayors Salary
- j. Utility Fee Schedule
- k. Utility Board
- l. Sales Tax

C. Adjournment:

Adjournment: by Mayor Riddle at 9:22 Councilor Banks 2<sup>nd</sup> all in favor

Approved:

Attest:

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Christie Riddle, Mayor

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Traci Goodall- 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.

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Traci Goodall- Town Clerk