



**“The mission of the City of Safford is to make Safford  
a great place to live, work, and visit”**

**CITY OF SAFFORD  
COUNCIL MEETING MINUTES  
Monday, July 14, 2014 @ 6:00 PM  
Safford Library Program Room, 808 S. 7<sup>th</sup> Avenue, Safford, Arizona**

**PRESENT:** Wyn “Chris” Gibbs, Mayor; Mary Bingham, Vice Mayor; Council Member’s Gene Seale, Arnold A. Lopez, Kenneth Malloque, and James D. Howes.

**ABSENT:** Councilman, Richard Ortega.

**STAFF PRESENT:** Horatio Skeete, City Manager; Sandy Findley, Executive Assistant; Joe Brugman, Chief of Police; Jenny Howard, Public Works Director; Randy Petty, City Engineer, Dustin Welker, Planning and Community Development Director; Kim Larkey, Business Services Administrator; and Georgia Luster, City Clerk. Sam Napier assisted with the audio/video recording of the meeting.

**OTHERS PRESENT:** John Howard; Danny Smith, Graham County Board of Supervisor’s; Michael Smith, Steve McGaughey, Larry Fite; Ida C. Hardy; Gary Hardy; and others who did not sign in.

1. **WELCOME AND CALL TO ORDER:** Mayor Gibbs called the meeting to order at 6:00 p.m. He welcomed Danny Smith, Chairman of the Graham County Board of Supervisor’s, and welcomed Joe Brugman the new Police Chief to the City of Safford.
2. **ROLL CALL:** A quorum of the Council was present (6-1).
3. **PLEDGE OF ALLEGIANCE TO THE FLAG:** Mayor Gibbs led the Pledge of Allegiance to the Flag.
4. **OPENING PRAYER:** Brother Paul Richardson offered the opening prayer.
5. **CITIZEN COMMENTS ON AGENDA ITEMS:** NONE
6. **BOARDS AND COMMISSIONS:**
  1. **Gila Watershed Partnership will give a brief update and present a PowerPoint Presentation.** Michael Smith, Interim Director of the Gila Watershed Partnership, provided a PowerPoint Presentation showcasing the Gila Watershed partnership and

spotlighted some of the organizations accomplishments. Mr. Smith explained the Partnership is an organization that seeks grant monies for watershed projects. The organization seeks community support, ideas and projects to make the organization work. One of the current projects (biggest challenge) is the eradication of the Salt Cedar (Tamarisk) in about thirty areas. The Leaf Beetle is eating up the salt cedar and is on its way from Texas and Utah. Once the beetle infestation starts, the dead salt cedars will create a fire hazard. The organization will replant native plants/trees back into the River habitat. The Gila Watershed Partnership has brought over \$9,000,000 in grant dollars into Graham and Greenlee County's.

Danny Smith commented that the support of municipalities and counties provide operating monies for the Gila Watershed organization to function. Local support is critical to the grant process. The intent of the presentation is to keep municipalities and counties up to date. He thanked the Council for their support.

7. **CONSENT ITEMS: The Mayor and City Council may wish to consider approving Items 1 through Items 1 through 12 as Consent Agenda Items.** City Manager Skeete explained to the Council that the format (eliminated several columns) of the Purchasing Card Report was revised per his direction. In addition, he has asked staff to review their department monthly reports to ensure useful information is being provided to the Council. He noted that some of the other reports may change.

1. June 9, June 23, and June 30, 2014 Council Meeting Minutes
2. Police Report
3. Building Inspection Report
4. Public Works Report
5. Business License Report (No new businesses for June)
6. Library Report
7. Utilities Consumption Report
8. Summary of Projects Planning and Grants Administration
9. Prosecution Report
10. Airport Report for April
11. Expense Report over \$5,000
12. Purchasing Card Report ending April 20, 2014

It was moved by Councilman Malloque, seconded by Councilman Howes and carried unanimously to approve Items 1 through Items 1 through 12 as Consent Agenda Items.

**MOTION ADOPTED**

8. **CONSENT RESOLUTIONS:**

1. **Request for the City Council to approve Resolution Number 14-032 making levy for taxes at 0.4984 for each one hundred dollars (\$100.00) of the Assessed Valuation of Property subject to Taxation within the City of Safford for Fiscal Year Ending June 30, 2015.** The City Clerk read Resolution Number 14-032 by number and title only.

It was moved by Councilman Lopez, seconded by Councilman Malloque, and carried unanimously to approve Resolution Number 14-032 making levy for taxes at 0.4984 for each one hundred dollars (\$100.00) of the Assessed Valuation of Property subject to Taxation within the City of Safford for Fiscal Year Ending June 30, 2015. **MOTION ADOPTED**

2. **Request for the City Council to approve Resolution Number 14-033 authorizing the Mayor to extend and execute an Intergovernmental Agreement between the City of Safford and the Safford Unified School District for approximately 13.5 acres of City owned land to be used for educational and farming opportunities for FFA Students.**

The City Clerk read Resolution Number 14-033 by number and title only

It was moved by Councilman Howes, seconded by Vice Mayor Bingham, and carried unanimously to approve Resolution Number 14-033 authorizing the Mayor to extend and execute an Intergovernmental Agreement between the City of Safford and the Safford Unified School District for approximately 13.5 acres of City owned land to be used for educational and farming opportunities for FFA Students. **MOTION ADOPTED**

3. **Request for the City Council to approve Resolution Number 14-034 approving an Airport Development Reimbursable Grant Agreement from ADOT for State Funds for the purpose of aiding in financing a project of design of signage and pavement marking at the Airport in the amount of \$45,000. This project will also require a City match of \$4,500.** Randy Petty, City Engineer, explained the proposed grant is a new ADOT grant for design only for the purpose of aiding in projects at the Airport. Projects to include remove taxiway A-2, change some signage and pavement markings, crack seal and seal coat Runway 12-30. The amount of the State grant is \$45,000 and the City is required to provide a 10% match, \$4,500.

The City Clerk read Resolution Number 14-034 by number and title only

It was moved by Councilman Malloque, seconded by Councilman Howes, and carried unanimously to approve Resolution Number 14-034 approving an Airport Development Reimbursable Grant Agreement from ADOT for State Funds for the purpose of aiding in

financing a project of design of signage and pavement marking at the Airport in the amount of \$45,000. This project will also require a City match of \$4,500. **MOTION ADOPTED**

**9. ORDINANCES:**

1. **Request for the City Council to adopt Ordinance Number 14-009 amending Section 2.36.020 of the City of Safford Municipal Code concerning the appointment of officers.**

The City Clerk read Ordinance Number 14-009 by number and title only.

It was moved by Councilman Howes, seconded by Councilman Lopez, and carried unanimously to approve Ordinance Number 14-009 amending Section 2.36.020 of the *City of Safford Municipal Code* concerning the appointment of officers. **MOTION ADOPTED**

**10. CONTRACTS, AGREEMENTS, BIDS:**

1. **Request for the City Council to approve professional services agreement with Interim Public Management, LLC (IPM) to provide interim professional staffing in accounting services to the Finance Department.**

City Manager Skeete explained the professional services agreement is necessary for the next four to six weeks due to the resignation of several key employees in the Finance Department. IPM has recommended a candidate with sufficient knowledge and experience to assist with the close out of the year-end. He has over ten years of experience with Gila County as the budget and finance director. Additionally, the position of Finance Director has been advertised. Fifteen (15) applications were received and have been narrowed down to three (3) interviews scheduled for July 30<sup>th</sup>. This person is not interested in a permanent position, but will be available through the interim process.

It was moved by Councilman Seale, seconded by Vice Mayor Bingham, and carried unanimously to approve professional services agreement with Interim Public Management, LLC (IPM) to provide interim professional staffing in accounting services to the Finance Department. **MOTION ADOPTED**

2. **Request for the City Council to approve a request from Ponderosa Aviation to assign land lease agreement for Parcel C-2 Hangar Site to Mr. Charles Ferrin.**

Dustin Welker, Planning and Community Development Director, explained Ponderosa Aviation requested the City give consideration to the assignment of their land lease agreement for Parcel C-2 Hangar Site to Mr. Charles Ferrin. The City entered into a 20 year land lease agreement with Ponderosa Aviation for Parcel C-2 in 2005. Ponderosa Aviation wishes to sell the hangar on the parcel and has requested an assignment of the land lease to Mr. Charles Ferrin. Mr. Ferrin will assume all obligations of the current lease including the payment terms and complying with all the FAA grant Assurances.

It was moved by Councilman Seale, seconded by Councilman Malloque, and carried unanimously to approve a request from Ponderosa Aviation to assign land lease agreement for Parcel C-2 Hangar Site to Mr. Charles Ferrin. **MOTION ADOPTED**

3. **Request for the City Council to grant a release to Ponderosa Aviation for lease on Hangar CH-1 and to discuss and review options for Hangar CH-1.** Dustin Welker, Planning and Community Development Director, stated Hangar CH-1 was built in the 1950's and has been used for numerous activities throughout the years. Ponderosa Aviation leased the property most recently and desire to vacate the hangar. A potential tenant has indicated an interest in leasing the hangar upon the termination of the lease. In a previous Council Meeting concern over the structural integrity of the hangar was discussed. A structural analysis was performed on the hangar in July 2000 by Stantec Consulting. The analysis recommended some repairs and corrections but, overall the hangar was "structurally sound." A new structural analysis has not been done, but City staff has inspected the hangar and feel the hangar is in the same or similar state as it was during the original study. He reviewed three options for the Council to consider going forward with the hangar:
1. Vacate the building and plan a demolition of the structure as part of the City's capital improvement plan budget process.
  2. Enter into "as is" year to year contract with a new tenant and plan a demolition of the structure as part of the City's capital improvement plan budget process.
  3. Perform a new structural analysis on the building, correct/repair issues derived from the study, and lease the hangar to a new tenant upon completion of repairs.

Options 1 and 2 are similar, though option 2 would provide the City with a small revenue stream while the demolition is planned and budgeted in the future. Working with the City Attorney, Option 2 can be accomplished by entering into an "as-is" lease agreement that would protect the City from any structural deficiencies the hangar may incur in the future if the City wishes to continue utilizing the structure in its current state.

Ida Hardy, Ponderosa Aviation, stated their planes are too big for the hangar.

It was moved by Councilman Malloque, seconded by Vice Mayor Bingham, and carried unanimously to grant a release to Ponderosa Aviation for the lease on Hangar CH-1, direct staff to develop a year to year lease on Hangar CH-1 and to develop a plan for future use of the area whether it be for future expansion area for the main terminal or commercial venue. **MOTION ADOPTED**

4. **Request for the City Council to review the proposed intergovernmental Agreement (IGA) between the City of Safford and Graham County to furnish irrigation water to the County for use at the Graham County Regional Park Facility and provide guidance to staff.**

City Manager Skeete stated the request is for the Council to provide guidance to staff regarding furnishing irrigation water to the Graham County Park. He explained the long-term IGA expired in November 2013. Discussions with Graham County continue regarding establishing an amount of water to provide the County Park Facility. The prior IGA was for a twenty-five year period and allowed for the City of Safford to provide up to 100 acre feet of water at a contracted price of \$0.12 per thousand gallons. He explained the proposed IGA proposes to charge the County a fee of \$1.75 per thousand gallons up to the first 60 acre feet, or 20 million gallons of water a year, and then a 25% increase for every thousand gallons used after that allotment. Graham County does not believe 60 acre feet of water as proposed in the new IGA will be enough water.

Historically, over the last thirteen (13) years, the Graham County Park used approximately forty (40) million gallons of water annually (120 acre feet); since November 2013 used 15 million gallons of water; and over a three-year (3) period, highest usage of 4.2 million gallons per month and the lowest usage was 600,000 gallons.

Danny Smith, Chairman, Graham County Board of Supervisor's, commented that the original agreement that expired in November 2013 was a benefit to the Valley – Graham County provided the land to build fields/park and the City of Safford providing the water to do so. Within the last three years the county has purchased an RO system and two wells. The RO system has the capability of pumping 100 acre feet of water annually if the wells provide the water. The RO system is working but the system does have some bugs to be worked out. There is a growing need for additional ball fields and the County has eliminated acres of grass and areas from watering. The County is aware that it needs to be smarter about using water and does plan to fix some of the areas to better manage the water. He noted Graham County received a grant from the FMI Foundation for additional soccer fields, two or three years ago, and still hasn't built the fields because of the water situation.

It was the consensus of the Council to direct the City Manager to negotiate a one-year IGA capping the amount of water to sixty (60) acre feet (20,000,000 gallons) annually with Graham County, and reassess where the City's water production is in one-year.

**11. MEETINGS/ACTIVITIES HELD OR TO BE HELD BY COUNCIL OR CITY STAFF:**

**Mayor Gibbs:** Council participated in the Fourth of July Parade

**Councilman Lopez:** Discussion of Jail District at Victory Fellowship on Thursday, July 17<sup>th</sup> 1t 7:00 p.m. A proposed Jail District will be on the November ballot.

**12. COUNCIL OR STAFF REQUESTS FOR AGENDA ITEMS: NONE**

**13. FUTURE MEETINGS/ANNOUNCEMENTS:**

- July 28, 2014 – NO MEETING
- August 11, 2014 – Regular Council Meeting
- August 19-22, 2014 – Annual League Conference
- August 25, 2014 – Council Work Session
- August 26, 2014 – Primary Election

**14. CITIZEN COMMENTS ON NON-AGENDA ITEMS: NONE**

**15. ADJOURN:** It was moved by Councilman Malloque, seconded by Vice Mayor Bingham, and carried unanimously to adjourn the meeting at 7:23:00 p.m. **MOTION ADOPTED**

APPROVED:

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Wyn "Chris" Gibbs, Mayor  
City of Safford

ATTEST:

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Georgia Luster, MMC  
City Clerk

STATE OF ARIZONA    )  
                                  )   ss  
County of Graham    )

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the Special Council Meeting Minutes of the Safford City Council, Graham County, Arizona held Monday, July 14, 2014, and approved at a Regular Council Meeting on Monday, August 11, 2014. I further certify the meeting was duly called, held and that a quorum was present.

August 11, 2014

Date:

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Georgia Luster, MMC,  
City Clerk