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BOARD OF SUPERVISORS
P.O. BOX 908
253 5TH STREET
CLIFTON, AZ 85533

DAVID GOMEZ
District 1

RON CAMPBELL
District 2

RICHARD LUNT
District 3

MEETING NOTICE and AGENDA
Pursuant to Arizona Revised Statutes §38-431, et. seq.
and amendments thereto, the
GREENLEE COUNTY BOARD OF SUPERVISORS
also sitting as Board of Directors for
GREENLEE COUNTY PUBLIC HEALTH SERVICES DISTRICT
and
GREENLEE COUNTY FLOOD CONTROL DISTRICT
hereby gives notice that a
Regular Meeting
will be held on Tuesday, April 6, 2021 – 8:00 a.m.

Zoom Video Conferencing. To join the meeting enter the following URL into your browser:

<https://us02web.zoom.us/j/89394339024?pwd=NTV1c1BsbGN6WFQ5ZVJsZHc4OEZ6UT09>

Meeting ID: 893 9433 9024
Passcode: 737554

**Board of Supervisors Meeting Room, 2nd floor Courthouse Annex, 253 5th Street,
Clifton, Arizona**

AGENDA

In attendance: Board of Supervisors members: Richard Lunt, Chairman, David Gomez, Member and Ron Campbell, Member. Also present were Jeremy Ford, County Attorney; Derek Rapier, County Administrator, Austin Adams, Deputy County Administrator and Bianca Figueroa, Deputy Clerk of the Board

1.) Call to Order

Chairman Lunt called the meeting to order at 8:00 a.m.

A. Pledge of Allegiance

Supervisor Gomez led those present in the pledge.

B. Call to the Public

No response to Call to the Public

- 2.) **PUBLIC HEALTH SERVICES DISTRICT – the Board of Supervisors will convene as the Board of Directors of the Greenlee County Public Health Services District and will reconvene as the Board of Supervisors following consideration of these items:**
- A. Consent Agenda**
- 1. Clerk of the Board: Consideration of approval of Public Health Services District expense warrants in excess of \$1,000.00**
 - 2. Health Manager: Consideration of approval of the Intergovernmental Amended Agreement Immunization Services**

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez, and carried unanimously, the Board approved the Public Health Services District Consent Agenda as presented.

- 3.) **Joann Cathcart, County Assessor**
- A. Discussion/Action regarding backfill position from CAMA Specialist to ArcGIS Specialist with budgeted funds.**

Ms. Cathcart stated her CAMA Specialist was promoted to Chief Deputy. She would like to backfill the position from CAMA Specialist to ArcGIS Specialist.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez, and carried unanimously, the Board approved the request as presented.

- 4.) **Reed Larson, County Engineer**
- A. Discussion/Action regarding approval of road name request submitted by Austin Adams, to be named “Adams Drive”**

Mr. Larson discussed a request submitted by Austin Adams to name a short road Adams Drive, and stated the road begins on State Route 75 and ends on Mr. Adam’s driveway, about 600 ft long. Mr. Larson confirmed the road is a Greenlee County road.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez, and carried unanimously, the Board approved the request as presented.

- B. Discussion/Action regarding approval to purchase GPS Survey Base/Rover setup from Advanced Geodetic Surveys in the amount of \$22,129.00**

Mr. Larson presented 3 proposals from 3 vendors, to purchase a GPS Base/Rover to modernize and update the equipment to current engineering standards.

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell, and carried unanimously, the Board approved the proposal as presented.

5.) Reed Larson, County Engineer

A. PUBLIC HEARING – A request by Bobby and Amalia Kuykendall for a variance to reduce the required minimum front yard for the purpose of installing a parking structure at 719 Hackberry Drive, Clifton, AZ Parcel Number 300-87-108

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell and carried unanimously, the Board convened into Public Hearing.

Mr. Larson summarized the request on behalf of Mr. & Mrs. Kuykendall, he stated Mr. Kuykendall has limited mobility he's requesting to install a parking structure (carport) at his property, to provide the shortest distance from the vehicle to Mr. Kuykendall's front door. Mr. Larson stated the placement of the structure is consistent with other accessory structures in the area.

The physical address that is presented is incorrect. The correct address for this property is 709 Hackberry Drive.

1. Discussion/Action regarding a request by Bobby and Amalia Kuykendall for a variance to reduce the required minimum front yard for the purpose of installing a parking structure at 719 Hackberry Drive, Clifton, AZ Parcel Number 300-87-108.

The Board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez, and carried unanimously, the Board approved the request as presented.

Subsequent to the action taken by the Board, it was discovered that notice of this action was improper and required correction for the Board to properly take action on this agenda item.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice, recalled its previous action and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

B. PUBLIC HEARING – A request by Scott Long for a variance to reduce the required minimum side and rear yards for the purpose of construction of a steel accessory building at 424 Frontage Road, Duncan, AZ. Parcel Number 300-54-054

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell and carried unanimously, the Board convened into Public Hearing.

Mr. Larson spoke on behalf of Mr. Long, he explained Mr. Long's request for variance and his need to position his building on his lot, his lot is long and narrow. He explained that the proposed location did not interfere with any current infrastructure on the lot, including existing buildings.

1. Discussion/Action regarding a request by Scott Long for a variance to reduce the required minimum side and rear yards for the purpose of construction of a steel accessory building at 424 Frontage Road, Duncan, AZ. Parcel Number 300-54-054

The Board reconvened into regular session.

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell, and carried unanimously, the Board approved the request as present.

Subsequent to the action taken by the Board, it was discovered that notice of this action was improper and required correction for the Board to properly take action on this agenda item.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice, recalled its previous action and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

C. PUBLIC HEARING – A request by the owners of certain lots within the adjusting the lot lines of said lots such that existing cul-de-sac is eliminated. The proposed adjustment will change the dimensions and lot lines of the following lots: 146,147, 148, 149 and 150. Reference the plat of the Revised Loma Linda Estates recorded as Record of Survey Number 144A, records of Greenlee County Recorder. The affected parcels are: 300-82-025, 300-82-026, 300-82-034, 300-82-035 and 300-82-036.

Supervisor Gomez reclused himself due to his involvement in this item.

Upon motion by Supervisor Lunt, seconded by Supervisor Campbell and carried unanimously, the Board convened into Public Hearing.

Mr. Larson explained the request is within the Loma Linda Estates subdivision the intent is to amend the subdivision final plat by adjusting the lot lines. He

stated the intent is to eliminate the cul-de-sac and the road leading into it and extend the lot lines of the adjacent lots out.

Mr. Ford asked and received clarification regarding the two stipulations addressed, he stated stipulations need to have proper legal form and affect.

1. Discussion/Action regarding a request by the owners of certain lots within adjusting the lot lines of said lots such that existing cul-de-sac is eliminated. The proposed adjustment will change the dimensions and lot lines of the following lots: 146,147, 148, 149 and 150. Reference the plat of the Revised Loma Linda Estates recorded as Record of Survey Number 144A, records of Greenlee County Recorder. The affected parcels are: 300-82-025, 300-82-026, 300-82-034 ,300-82-035 and 300-82-036.

The Board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Chairman Lunt, and carried unanimously, the Board approved the request as present.

Supervisor Gomez did not comment nor vote on motion.

Subsequent to the action taken by the Board, it was discovered that notice of this action was improper and required correction for the Board to properly take action on this agenda item.

Supervisor Campbell, moved that the Board acknowledge the inadequate notice, recall its previous action and remand this agenda item to the Planning and Zoning Commission for reconsideration after proper notice. This motion was seconded by Chairman Lunt. Supervisor Campbell and Chairman Lunt voted in favor of the motion.

Supervisor Gomez recused himself from all motions, discussions and actions regarding this agenda item.

D. PUBLIC HEARING – A request by Greenlee County Development Corporation to change the zoning district of Parcel Number 300-55-17A from RU-36 (rural, minimum lot area 36 acres) to SR-12 (single-household residential, minimum lot area 12,000 square feet).

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell and carried unanimously, the Board convened into Public Hearing

Steven Connors, property owner stated he purchase the property from Tim Williams who is building on the outer fringes of the Greenlee County Golf Course on ½ acre lots. He stated that is what he was told when he purchased the land. He stated his concern is that the premise he understood when he purchased the property is still accurate, with only minor adjustments to the Golf Course.

Bonifacio and Marjorie Romero property owners expressed concerns that the golf course would be eliminated and replaced with houses due to the rezone. Ms. Romero stated she was told originally only 10 homes would be built at the Golf Course. She expressed concerns regarding the inconsistent information regarding the number of lots and lot sizes. She also expressed her concern regarding the notice of the P&Z meeting, she stated she and other neighbors did not received adequate notice to attend the meeting.

Mr. Pete Hoynes explained and discussed all concerns that were raised.

Mr. Larson recommended that due to the notice issue and other concerns, the process should start over from the beginning of the process in order to make sure that the process and concerns are appropriately addressed.

- 1. Discussion/Action regarding a request by Greenlee County Development Corporation to change the zoning district of Parcel Number 300-55-17A from RU-36 (rural, minimum lot area 36 acres) to SR-12 (single-household residential, minimum lot area 12,000 square feet).**

The Board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice and other concerns and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

- E. PUBLIC HEARING – A request by Greenlee County Development Corporation to change the zoning district of Parcel Number 300-57-001A from RU-36 (rural, minimum lot area 36 acres) to SR – 12 (single-household residential, minimum lot area 12,000 square feet).**

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell and carried unanimously, the Board convened into Public Hearing.

- 1. Discussion/Action regarding a request by Greenlee County Development Corporation to change the zoning district of Parcel Number 300-57-001A from RU-36 (rural, minimum lot area 36**

acres) to SR – 12 (single-household residential, minimum lot area 12,000 square feet).

The Board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice and other concerns and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

F. PUBLIC HEARING – A request by Michael and Paula Sweetser to change the zoning district of Parcel Number 500-01-081C from RU – 36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres).

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board convened into Public Hearing.

Mr. Larson presented on behalf of Mr. & Mrs. Sweetser, he stated the request is to rezone parcel 081C. Mr. Larson stated the notices across the board were sent back to his office.

1. Discussion/Action regarding a request by Michael and Paula Sweetser to change the zoning district of Parcel Number 500-01-081C from RU – 36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres).

The Board reconvened into regular session.

Upon the discovery of inadequate notices regarding all listed agenda items, upon advice of the County Attorney, Jeremy Ford, Supervisor Campbell moved to acknowledge the inadequate notice and remand this agenda item to the Planning and Zoning Commission for reconsideration after proper notice. Supervisor Gomez seconded the motion and the motion carried unanimously,

G. PUBLIC HEARING – A request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081B from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres).

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board convened into Public Hearing.

1. Discussion/Action regarding a request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-

081B from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres).

The Board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice, recalled its previous action and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

H. PUBLIC HEARING – A request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081D from RU-36 (rural, minimum lot are 36 acres) to RU-2 (rural, minimum lot area 2 acres).

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board convened into Public Hearing.

1. Discussion/Action regarding a request by Kolby and Kelsey Hough to change the zoning district of Parcel Number 500-01-081D from RU-36 (rural, minimum lot are 36 acres) to RU-2 (rural, minimum lot area 2 acres).

The Board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice, recalled its previous action and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

I. PUBLIC HEARING – A request by William and Pamela Sweetser to change the zoning district of Parcel Number 500-01-081E from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres).

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board convened into Public Hearing.

1. Discussion/Action regarding a request by William and Pamela Sweetser to change the zoning district of Parcel Number 500-01-081E from RU-36 (rural, minimum lot area 36 acres) to RU-2 (rural, minimum lot area 2 acres).

The board reconvened into regular session.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board acknowledged the inadequate notice, recalled its previous action and remanded this agenda item to the Planning and Zoning Commission for reconsideration after proper notice.

6.) Budget Work Session

A. Sheriff Tim Sumner – Presentation of Budget Initiatives.

Sheriff Summer presented a power point to the board to discuss his preliminary budget. Mr. Summer explained due to the uncertainty, numbers will not actually be true for his FY 2022 budget for now because most of his budget is presented without updated personal expenses which he will update, once he knows the direction of the board. He discussed his desire to have a set pay scale and he stated close to 90% of his overall budget is personnel and EREs; 10% is for operating expenses. Mr. Sumner presented that he would like to have a second investigator position and 2 detention Sergeants. He discussed grants and outside funding, he stated several will be purged. He discussed vacancy positions in his office. Mr. Sumner discussed other budget considerations, which includes vehicles, a new jail and PSPRS funding.

B. County Administrator & Chief Financial Officer – Projected Wage and Salary Cost Increases.

Mr. Rapier stated what he is presenting is a general idea. He presented a spreadsheet that included a cost per unit for salary wage increase for 1%, 3%, 5%, 6% and 7% increase for all departments and offices. He stated the information is just baseline for the board to give him direction to develop some budget numbers based on the projections and does not include EREs or separate general fund from other funds.

C. Work Session – Economic Development Budget Structure. Co. Admin., Deputy Co. Admin., Engineer, Asst. Economic Dev. Coordinator, IT Dir. Co. Assessor, Co Atty.

Mr. Rapier discussed Economic Development dollars, he stated work needs to be done in Planning and Zoning, identified outdated policies, identified that the permitting process is out of date. Mr. Rapier stated he assembled a group of elected officials and department heads to discuss how to best structure economic development resources. The group had an informative and productive discussion. Mr. Rapier's recommendation to the Board is to shift one job unit and some additional money dollars out of the Economic Development Dept. into the Planning & Zoning Department. Planning would continue to be a function of the Engineers Office and this shift of resources would allow Engineering to hire a planner and contract for additional resources to update outdated policies and procedures.

The Board gave Mr. Rapier direction to move forward to build a budget structure that will accommodate his recommendation in the next Fiscal Year.

7.) County Administrator, Derek Rapier, Report of Tour on Affordable Housing in Dona Ana County, NM.

Mr. Rapier stated he'd like to credit Erica Gonzalez from Economic Development Office, she previously worked for a group named Tierra Del Sol, a nonprofit organization in the Las Cruces area, she now sits on the board. He stated Erica put together a tour and they had the opportunity to visit Las Cruces housing options. Mr. Rapier stated the county has struggled with infrastructure as a barrier to housing development. He presented some pictures to the Board of homes that are owned by buyers that would not likely qualify to purchase a home under traditional methods. Mr. Rapier discussed and explained the program and process how these groups of families build the houses. He stated Tierra Del Sol works with Federal programs to accomplish these housing projects.

**8.) Derek Rapier, County Administrator
A. County and State budget and legislative issues**

Mr. Rapier stated the legislature is finishing up on some bills, all committee hearing have ended. He stated the process has slowed with finishing bills up because there is no apparent agreement on a budget.

B. Calendar and Events

Calendar and events were discussed.

9.) Consent Agenda:
A. Clerk of the Board: Consideration of approval of minutes to previous meetings: 3/23/2021
B. Clerk of the Board: Consideration of approval of expense warrants in excess of \$1,000.00 – Voucher 4029; 4030; 4031; 4032
C. Chief Finance Officer: Consideration of approval of General Fund loans in the amount of \$2,388.32 to be reimbursed upon receipt of funds: Fund 139 - \$2,298.57; Fund 159 - \$89.75

Mr. Rapier explained a correction regarding the 3-23-2021 minutes that were attached to the Board packet.

Upon motion by Supervisor Campbell, seconded by Supervisor Gomez and carried unanimously, the Board approved items B and C on the consent agenda.

Upon motion by Supervisor Gomez, seconded by Supervisor Campbell

and carried unanimously, the Board approved the consent agenda item A with the corrections made by the County Administrator.

10.) Supervisor Reports

**Supervisor Richard Lunt
A. Legislative Policy Committee (LPC) meeting**

Chairman Lunt attended the LPC meeting and stated this past week has been mayhem. He stated both House and Senate appropriation committees have held long meetings to hear the remaining bills from the opposite chambers. Chairman Lunt stated House appropriations had two meetings in order to add some bills after their initial posting deadline, with a total of 22 bills and 2 strike everything amendments, while the Senate had 30 bills, 15 being strike everything amendments. He stated it'll be a long session because of the budget.

Chairman Lunt gave his appreciation to all department heads and employees with everything they do.

11.) Adjournment

There being no further business to come before the Board of Supervisors, the meeting was adjourned at 11:20 a.m.

APPROVED: /s/ Richard Lunt, Chairman

ATTEST: /s/ Bianca Figueroa
Deputy Clerk of the Board

All agenda items are for discussion and/or action as deemed necessary. The Board reserves the right to consider any matter out of order. The Board may retire into Executive Session for any of the purposes that are allowed by law, including but not limited to legal advice and/or personnel matters; as authorized by A.R.S. §38-431.et.seq. Persons with a disability may request accommodation for special assistance by contacting Bianca Figueroa at 928-865-2072 (TDD 928-865-2632). Requests should be made as soon as possible to allow time for arrangement of the accommodation.