

**TOWN OF KEARNY
SPECIAL MEETING MINUTES**

**A SPECIAL MEETING OF THE TOWN COUNCIL OF THE TOWN OF KEARNY,
ARIZONA, AT THE KEARNY TOWN HALL LOCATED AT 912-C TILBURY DRIVE
ON THURSDAY, AUGUST 11, 2016, AT 6:00 P.M.**

COUNCILMEMBERS PRESENT

Mayor	Sam Hosler
Vice Mayor	Daniel Radcliffe Sr.
Councilmember	Lana Dalton (telephonically)
Councilmember	Rudy Flores
Councilmember	David Herrera
Councilmember	Nancy Hinojos
Councilmember	Sheila Stephenson

TOWN STAFF PRESENT

Town Manager	Anna Flores
Town Clerk	Cathy Woolery

VISITORS PRESENT

Gwen Dinwiddie	Debra Sommers
Mike Dinwiddie	Edna Lawrence
Pamela Collins	Jean Slater
Diana Herrick	Bob Fox
Missy Foster	Nancy Wilkinson
Joe Weller	

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mayor Hosler called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL

Mayor Hosler requested Town Clerk, Cathy Woolery, to call the roll. Quorum was present.

CALL TO THE PUBLIC

Mayor Hosler invited the public to address the Council on any non-agenda item. Melissa Foster explained to the Council that she is a local business owner in need of some assistance with the property owner, Osselaer, who manages the building she currently leases for her feed store. The building does not have any heating/cooling, plumbing, and has a leaking roof. Osselaer has not been helpful. She wants to relocate to a space that will have adequate heating/cooling, plumbing, and a roof that doesn't leak. She commented there is no upkeep of any of the Osselaer property throughout the town. Their buildings are in disarray and make our town look bad. The rent is too high, and she feels having a business in Kearny is not profitable. She is seeking help from the Council to get Osselaer to maintain their properties. She would like to keep her business open, but there is no upkeep of the properties. She mentioned that other businesses have had to leave their spaces, and the town is losing businesses throughout the town. She feels the buildings are a

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hazard. Mayor Hosler expressed that the Council and town management are aware of the problem, and are in general agreement with her on the situation. She is not opposed to a property tax increase, but there are no buildings in town to have a business that is safe. Mayor Hosler also expressed Town Manager Anna Flores has been in the process of working on this. Mike Dinwiddie stated the Town can put pressure on the business that if they don't take care of the building they can be taken to court for condemnation of the building.

PROPERTY TAX LEVY AND ADOPTION OF ORDINANCE NO. 16-201

Town Manager Anna Flores provided background information for this item. Three options for consideration are: 1) raising the rate to \$3.3198 which results in establishing a tax levy of estimated \$179,437 2) maintain the rate at \$2.2471 which will result in a tax levy of estimated \$121,456, and 3) setting the rate anywhere between the \$2.2471 and \$3.3198. Councilmember Herrera commented that keep in mind that this is not going to raise anything except the rate, and we may have to consider other options down the road because this is not going to increase our money for the town. Mayor Hosler explained the Town has had unanticipated expenditures such as water, sewer, pool, and the Town is still taking from their savings to cover these expenditures. He stated that we need increase in economic development. The town is working on a plan for economic development as a copper economy will not build the town anymore. Future meetings will be held on economic development. Councilmember Herrera expressed we have been living in a dinosaur age in Kearny. When we look at surrounding communities who have had to make hard decisions such as Superior, they have had to go with a private contractor for their trash services. The town is subsidizing our garbage services and has trucks that are constantly in need of repair and borrowing from the general fund to pay for these types of situations. He wants citizens to realize we are trying to make the best decisions, but that Kearny is going into the dinosaur era with extinction. Councilmember Stephenson stated we will be raising both sewer and water rates next year, so she cannot see raising property taxes this year. Vice Mayor Radcliffe said if we agree to this property tax rate increase, then we are really going to have to look at ways of saving because revenues may not come as much in this year. Also, the garbage is probably going to have to be raised. Mayor Hosler commented also that expenditures for a specific budget line item would possibly be set up as part of a motion for this next year. Town Clerk Cathy Woolery consulted with Town Attorney Steve Cooper for requirement of a unanimous roll call vote. Town Attorney Steve Cooper stated yes. Councilmember Herrera stated that the unanimous roll call vote is contradictory as the unanimous roll call vote requirement is a 15% threshold increase. He just wanted to document as part of the record that he does not agree with the roll call vote but does not want to argue with our attorney.

Motion by Councilmember Stephenson, **second** by Councilmember Hinojos to adopt Ordinance No. 16-201 which increases the property tax rate to \$2.2471 for a total levy of \$121,456. **Vote** – Roll call vote – Mayor Hosler – Aye, Vice Mayor Radcliffe, - Aye, Councilmember Dalton – Aye, Councilmember Flores – Aye, Councilmember Herrera – Aye, Councilmember Hinojos – Aye, and Councilmember Stephenson – Aye, resulting in a unanimous vote. **MOTION PASSED.** Meeting was adjourned at 6:55 p.m.

APPROVAL OF CONTRACT WITH COLBY & POWELL FOR ANNUAL FINANCIAL AUDIT

Town Manager Anna Flores provided background information. Colby & Powell, PLC will be auditing the Town Financial records upon approval of the proposal by the Council in the amount

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of \$17,500. Vice Mayor Radcliffe asked if the amount is \$16,500 or \$17,500. Town Manager Anna Flores explained it is \$16,500.

Motion by Vice Mayor Radcliffe, **second** by Councilmember Hinojos to approve the contract with Colby & Powell for the annual financial audit in the amount of \$16,500. **Vote** – All members voted in favor. **MOTION PASSED.**

AUTHORIZATION TO ISSUE CHANGE ORDER TO IMPACT ASPHALT TO PAVE ADDITIONAL AREAS IN TOWN

Town Manager Anna Flores explained a proposal change order is being presented for authorization to pave additional areas on Airport Road and Industrial Drive. First option is remove and replace area with 24 tons of asphalt with saw cutting and removal of 1,200 SF and patch back with new asphalt for \$6,425. Second option is to surface patch area with 10 tons of asphalt with cleaning and applying SS1H Tack oil and patch 1,200 SF with new asphalt for \$2,875. The public works director has recommended the second option, and this will last approximately five to six years. Mayor Hosler also agrees with the second option for necessary spending to be completed in the future. Councilmember Herrera clarified the area to be replaced is a small area in front of Hopes Shop on Industrial Road. Town Manager Anna Flores said yes that small part of Industrial.

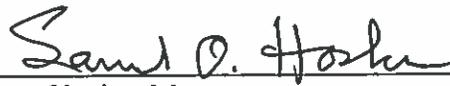
Motion by Councilmember Stephenson, **second** by Councilmember Herrera to issue change order to Impact Asphalt in the amount of \$2,875 to pave additional areas in Town. **Vote** – All members voted in favor. **MOTION PASSED.**

ANNOUNCEMENTS

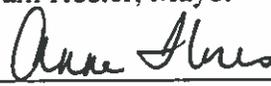
Town Manager Anna Flores announced there is a huge water main break on Croydon. Public works employees have been working since morning and have called in a crew from Globe. Southwest Gas hit one of the water lines this morning, and the people on Croydon have been without water all day. Public works director is hoping to repair it by 7 p.m. tonight. The residents have been notified by flyers.

ADJOURNMENT

Motion by Vice Mayor Radcliffe, **second** by Councilmember Stephenson to adjourn. **Vote** – All members voted in favor. **MOTION PASSED.** Meeting was adjourned at 6:36 p.m.



Sam Hosler, Mayor



Anna Flores, Town Manager

ATTEST:



Cathy Woolery, Town Clerk