

DEREK RAPIER
County Administrator
(928) 865-2072

BIANCA FIGUEROA
Clerk of the Board

FACSIMILE (928) 865-9332



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

Special Meeting

will be held on Wednesday, January 11, 2023 – 6:00 p.m.
Board of Supervisors Meeting Room, 2nd floor Courthouse Annex, 253 5th Street,
Clifton, Arizona

AGENDA and MINUTES

1.) Call to Order A. Pledge of Allegiance

Chairman Richard Lunt called the meeting to order at 6:00 p.m. and asked Supervisor Campbell to lead the Pledge of Allegiance.

2.) WORKSESSION: Update on proposed Tyler Farms land acquisition and related development activities, Board discussion regarding current activities and next steps to consider.

The Following Individuals requested to speak on the topic of the work session:

Natasha Wilson (Clifton) - spoke in favor of the Tyler Farms housing project and expressed her frustration at trying to find suitable housing anywhere in Greenlee County.

Monica Aguilar (Clifton) – spoke in favor of the Tyler Farms housing project and said that she believes housing is critical to additional economic development in Greenlee County.

Dorsha Fry (Safford – Safehouse Greenlee Director) – spoke in favor of the Tyler Farms housing project and expressed the need for a suitable women’s safe house location in the county and the need for multi-family housing especially for women in crisis. She also believes more housing would spur economic development.

Leslie Jarvis (York Valley) – spoke in favor of the Tyler Farms housing project and also expressed the need for a suitable safehouse location.

Amy McCullar (Clifton) – spoke in favor of the Tyler Farms housing project.

Supervisor Gomez – Thanked all who commented and was pleased that all who attended the meeting were in favor of the development. He emphasized the need for additional housing in Greenlee County.

WORKSESSION: County Administrator Derek Rapier and staff members including Erica Gonzalez, Reed Larson, and Austin Adams gave reports on the following topics related to Tyler Farms housing initiative. County Attorney Scott Adams and Ch. Deputy CA Gary Griffith were also in attendance to share their insights on the issues. Board members asked questions and gave their opinions on the various topics presented.

Legally Accessible Water for Domestic/Municipal purposes. The imperative need to know exactly how much water can be legally used on the project was discussed and how best to get the answers to the water question. Board members acknowledged the need to answer this question before other project related questions could be addressed and asked that Administrator Rapier proceed to engage an attorney with specific expertise in this area under his spending authority.

The Board was updated on the Brownfields water quality Phase I and Phase II studies that are underway with Phase II start date pushed back to February, 2023

County Administrator Rapier discussed the challenges of a land purchase agreement that accounts for sequential purchases with rights of first refusal and well-sharing agreements.

The difficulties in how the land could be disposed of if purchased by the county was explained to the board and that there is a need to explore various entities that could be formed to make such a process more efficient. This is a question that will wait until after the water question is resolved.

Reed Larsen reviewed with the Board the various engineering studies that would need to be completed before actual development could begin.

Erica Gonzalez reviewed her efforts to work with representatives of USDA and the programs and funding opportunities available for low and moderate income housing. She also explained that the USDA also has funding for other community facilities such as libraries and medical facilities.

The need to develop and more concrete vision of what the County wants this project to look like was discussed and options for obtaining assistance from universities or consultants to assist the Board in this process were discussed.

However, like land purchase and disposal issues, this topic will wait until the water question is resolved.

A potential funding option from a group called VC Partnerships LLC, was briefly reviewed which may provide assistance in building humanitarian projects in connection with the housing initiative. Such projects might include fire station, community center or low-income housing.

The Board reviewed a recent visit from a developer in Yavapai County who has visited the site and given suggestions of things the county should consider as it moves forward.

Lastly, the Board was updated on other interest that some private parties have had in the property as well as some opposition that has been expressed by some neighbors.

3.) EXECUTIVE SESSION – Pursuant to ARS §38-431.03(A)(4) & (7) for discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations and with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property – Tyler Farm.

At 8:00 p.m. Supervisor Campbell moved to go into executive session to consider the topic listed in the agenda. Supervisor Gomez seconded the motion which carried unanimously.

At 9:06 p.m. the Board adjourned out of executive session.

4.) Adjournment

With no further business to conduct, Chairman Lunt adjourned the meeting at 9:06 p.m.

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.