DEREK D. RAPIER
County Administrator

BIANCA CASTAÑEDA
Clerk of the Board

Telephone: (928) 865-2072
Facsimile: (928) 865-9332

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

DAVID GOMEZ
Chairman - District 1

RON CAMPBELL
District 2

WILLIAM WEARNE
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 8, 2025 – 8:00 a.m. The Public will have physical access to the Board Meeting Room be no later than 7:45 a.m.

Audio/Visual Streaming of this meeting may be found at:

https://greenlee.az.gov/link/live/

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

AGENDA AND MINUTES

*****

In attendance: Board of Supervisors members: David Gomez, Chairman, Ron Campbell, Member and William Wearne, Member Also present were Gary Griffith, County Attorney, Derek Rapier, County Administrator, and Bianca Castañeda, Clerk of the Board

1. Call to Order

Chairman David Gomez called the meeting to order at 8:06 a.m.

a. Pledge of Allegiance

Supervisor Wearne led those present in the pledge.

b. Call to the Public

Joann Cathcart Lawerence from Greenlee County Chamber of Commerce, announced the Mexican fiesta event on April 26th.

Dennis Cook, Duncan resident expressed his concerns about water and sewer issues in property rezoning.

Gabriel Guerrero, Lieutenant in the Sheriff's Officer introduced their new investigator, Hector Iglesias.

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 the following items:**
   a. **Consent Agenda**
      i. **Clerk of the Board: Consideration of approval of Public Health Services District expense warrants in excess of $1,000.00.**

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

3. **FLOOD CONTROL DISTRICT – the Board of Supervisors will convene as the Board of Directors of the Greenlee County Flood Control District and will reconvene as the Board of Supervisors following consideration of the following items:**
   a. **Consent Agenda**
      i. **Clerk of the Board: Consideration of approval of Flood Control District expense warrants in excess of $1,000.00.**

Upon motion by Supervisor Wearne, seconded by Supervisor Campbell and carried unanimously, the Board approved the Flood Control District Consent Agenda as presented.

4. **Shari Elkins, Regional Director, Graham/Greenlee Region for First Things First**
   a. **Discussion/Action regarding a request of support in recognizing the importance of early childhood development proclamation declaring the week of April 5th -11th as Week of Young Child in the Graham/Greenlee Counties**

Ms. Elkins discussed the importance of early childhood development and the proclamation declaring April 5-11 as the Week of the Young Child.

Supervisor Campbell read the proclamation and emphasized the importance of quality early childhood care and education.

Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved the Proclamation declaring the week of April 5th -11th as Week of Young Child

5. **Derek Rapier, County Administrator**
   a. **Discussion/Information: Presentation from SEAGO Economic Development Program regarding development opportunities and considerations of State Land near the "Y"**

Mr. Rapier introduced Kevin Fowler from SEAGO, who presented on housing development opportunities and the need for affordable housing in the region. He discussed the dire housing situation in Arizona, and the challenges with water and sewer infrastructure. Mr. Fowler proposed a multi-use planned area development on state land, including lodging, RV parks, and various housing densities. The project would involve phases to manage cost and ensure sustainability. He explained the need for a water supply and the challenges with the Department of Water Resources, suggested working with a hydrologist and other consultants to address water availability and infrastructure needs. The project would require significant planning and coordination with state and local agencies. Fowler emphasizes the importance of having a comprehensive feasibility study and engaging local partners and stakeholders.

6. **Tony Hines, Public Works Manager - Fleet**
   a. **Discussion/Action to consider awarding upfit bids for two (2) Tahoe's in the Sheriff's Office**

Mr. Hines presented bids for Tahoe upfits and recommended awarding the bid for upfitting two Tahoe's to Arizona Emergency Products at $32,313.58 per vehicle.

Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved to award the, noting the total financial impact of $64,627.16.

7. **Matt Bolinger, Emergency Manager**
   a. **Discussion/Action regarding consideration to initiate emergency fire restrictions within the unincorporated areas of Greenlee County. The Apache-Sitgreaves National Forest implemented Stage 1 fire restrictions on February 28, 2025**

Mr. Rapier presented on behalf of Mr. Bolinger, stating that the Forest Service stage 1 fire restrictions were never lifted notwithstanding the moisture in the area over the last month. Conditions have continued to dry, and he recommended adopting the Greenlee County fire restrictions in unincorporated areas of Greenlee County due to dry conditions.

The board discussed fires in Alpine and the need for fire restrictions to prevent further incidents.

Upon motion by Supervisor Campbell, seconded by Supervisor Wearne, and carried unanimously, the Board approved to implement Greenlee County fire restrictions.

b. Discussion/Action regarding cooperative agreement between Greenlee County and the Arizona Department of Forestry and Fire Management.

Mr. Rapier introduced a cooperative agreement between Greenlee County and the Arizona Department of Forestry and Fire Management. The agreement allows for the reimbursement of equipment and personnel used in fire management efforts.

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

8. Derek Rapier, County Administrator

a. Discussion/Direction/Possible Action to review State Land grazing lease in the Franklin area and to consider renewal and/or retention of the permit.

Mr. Rapier suggested reviewing the state land lease in the Franklin area and considering renewal or retention of the permit.

The board discusses the need for further information and coordination with state land officials.

Mr. Rapier explained the history of a 40-acre parcel which was purchased by Greenlee County decades ago. It is bordered by other private landowners and state land. The County has a state grazing lease on the neighboring state land.
The grazing lease has been subleased to various people over the years and the county has never grazed the lease itself. When the land and lease were acquired, it was believed that the grazing lease might give Greenlee County a priority to acquire the land outright but this is not accurate and the acquisition process would be the same as with any other parcel. The administrative burden of managing the lease was discussed. The board directs staff to find out how to extract the county from the lease and notify the sublessee so as to give the sublessee the opportunity to attempt to acquire it.

.

b. Discussion/Discussion/Possible Action regarding the state of the roof and weather sealing on the current jail facility.

Mr. Rapier discussed the need for roof repairs on the jail roof. The jail's average daily inmate population has increased significantly, affecting the analysis regarding outsourcing services. The roof's main surface appears okay, but there are issues on the edges where there appears to be leakage.

The board discussed the potential cost of roof repair, which could be around $100,000, and the need to explore bids from multiple contractors. Staff was directed to explore options to address leakage.

c. **Discussion/Possible Action: Consideration of a policy change in the County Purchasing Policy to expand options for acquiring vehicles for county purposes.**

Mr. Rapier proposed expanding the vehicle purchasing policy to include more acquisition methods. The current policy requires sealed bids for vehicles with the option at the Board's direction to consider state contract or purchasing cooperatives. The potential benefits of leasing and other acquisition methods are discussed, including cost savings and flexibility.

The board agrees to consider the proposed changes and discuss them at the next meeting.

9. **Derek Rapier, County Administrator and Bianca Castañeda, Clerk of the Board**
   a. **County and State budget and legislative issues**

   Mr. Rapier provided an update on the state budget, noting tension between the Senate and House over budget allocation. The potential impact of tariffs on the economy and stock market was discussed. The board is advised to plan for potential budget adjustments based on economic uncertainty. The importance of maintaining a healthy budget and being prepared for unexpected revenue losses is emphasized.

   b. **Calendar and events**

   Calendar and events were discussed.

10. **Consent Agenda**
    a. **Clerk of the Board: Consideration of approval of minutes of previous meetings: 3/25/2025**
    b. **Clerk of the Board: Consideration of approval of expense warrants in excess of $1,000.00 – Voucher 8023**
    c. **Chief Financial Officer: Consideration of approval of General Fund loans in the amount of $22,768.39 to be reimbursed upon receipt of funds: Fund 139 – $2,000.22; Fund 237 - $18,931.65; Fund 308 - $1,836.52**
    d. **Planning and Zoning: Consideration of approval for a request by Vernon Lawrence and Joann Cathcart Lawrence to change the zoning district of Parcel Number 300-31-009A from RU-36 (rural, minimum lot area 36 acres) to SR-43 (single-household residential, minimum lot area 43,560 sq. ft.). Unanimous recommendation from P and Z Committee.**
    e. **Planning and Zoning: A request by Brittani Wallace to change the zoning district of a portion of Parcel Number 300-57-074A from MH-18**

(RV Park) to MR-B (multiple-household residential, minimum lot area per dwelling unit 2000 sq. ft.). Unanimous recommendation from P and Z Committee.

f. **Planning and Zoning: Consideration of approval regarding a request by Montoya Investments LLC to change the zoning district of Parcel Number 500-10-004G, 500-10-004I, 500-10-004J, and 500-10-004K from RU-36 (rural, minimum lot area 36 acres) to MR-A (multiple-household, minimum lot area per dwelling unit 3,000 sq. ft.). The Commission had a favorable recommendation with a vote of 4/2 on all 4 parcels, with the stipulation that the lots are not less than 1/2 an acre. Not unanimous.**
g. **County Librarian: Consideration of approval to accept resignation of Greenlee County Library System Library Board member Jackie Hale**
h. **County Librarian: Consideration of approval to accept Stephanie Collier as a member of the Greenlee County Library System Library Board**
i. **Sheriff: Consideration of approval for Employee Transaction Form: G. Chanez, Jail Sergeant; H. Iglecias, Investigator; M. Schenk, Dispatcher-PT; J. Calvin, Jail Sergeant**
j. **Emergency Management: Consideration of approval for service agreement with Air Comm is for the maintenance of Greenlee County' s radio communications sites, including our two (2) sites in Duncan, two (2) Clifton sites, Guthrie Peak, Rose Peak, Alpine, Glenwood, and Hoopes Hill on the FMI site in Morenci. This maintenance is critical for our radio systems throughout the county. This would be a renewal of our current service agreement with Air Comm. This is a five (5) year contract with a discount for multiple years.**

Dennis Cook and Les Billingsley expressed concerns about water drainage and the impact of new developments on their property.

County Attorney, Gary Griffith explained the process for rezoning and the need for public hearings if there are objections.

Upon motion, by Supervisor Wearne, seconded by Supervisor Campbell and carried unanimously, the board removed item F on the consent agenda.

The board gave direction to P&Z staff to set a subsequent public hearing at a board of supervisors meeting.

Upon motion, by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the board approved the remainder of the consent agenda.

11. **Supervisor Reports, pursuant to ARS 38-431.02(K), individual supervisors may present brief summaries of current events, but no discussion may occur, and no action may be taken regarding anything that is presented.**

Supervisor Wearne thanked Mr. Rapier and Mr. Hines for assisting with the Fairgrounds County meeting. About 25 residents attended, discussed funds, a very informative and positive meeting.

12. Budget Work Session: Discussion/Direction to consider additional baseline projections and other components of the FY25-26 Budget, such as revenue projections, potential wage increases, capital improvement projects, and other budget data points.

Mr. Rapier presented a detailed analysis of the current economy, including current inflation rates and their impact on the economy. The recommendation for a 3% wage increases across the board is presented, with a focus on keeping employees ahead of inflation. The board agrees to proceed with the 3% increase and monitor the situation for potential adjustment. Mr. Rapier also outlined the county's capital projects plan, including the jail roof replacement and fairgrounds development. Discussed the need to replace election equipment, including the central count machine and tabulators, with potential grant funding to support some of the purchases. The importance of maintaining reliable election equipment and planning for future elections is emphasized. The board agrees to proceed with the recommended actions and monitor the situation closely and focus on maintaining a healthy budget and preparing for potential economic challenges.

13. Adjournment

There being no further business to come before the Board of Supervisors, the meeting was adjourned at 11:04 a.m.

APPROVED: /s/ David Gomez, Chairman

ATTEST: /s/ Bianca Castañeda, 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 Castañeda at 928-865-2072 (TDD 928-865-2632). Requests should be made as soon as possible to allow time for the arrangement of the accommodation.