

DEREK D. RAPIER
County Administrator

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Clerk of the Board

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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, May 6, 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 Stephen Lundell, County Deputy 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 8:00 a.m.

a. Pledge of Allegiance

Supervisor Campbell led those present in the pledge.

b. Call to the Public

No responses 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 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 Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved the Flood Control District Consent Agenda as presented.

4. Tony Hines, Public Works Fleet/Facilities Manager

a. Information Only – Fleet tracking of vehicle maintenance and life cycle costs

Mr. Hines presented graphs that provided a visual representation of vehicle maintenance and operation costs. He explained the process of tracking vehicle maintenance using work orders and software and explained how his reports are generated to track maintenance, repair cost and fuel usage. Mr. Hines also discussed the importance of tracking all maintenance activities to make informed decisions.

Mr. Rapier gave his appreciation to Mr. Hines on the analytical framework he developed for managing the Fleet. He discussed the replacement program and the importance of categorizing vehicles based on their usage. He mentioned the challenges of managing law enforcement vehicles and the need for pre-upfitted vehicles.

5. Reed Larson, County Engineer

a. Discussion/Action regarding approval to go out for bid for construction/erection of a 50'x 100' metal building to serve as a new public works facility

Mr. Larson provided an update on the new public works building and the need to go out for bid for its erection. He explained the process of posting the bid and the potential involvement of local contractors.

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

6. Work Session to review State Land site options for Potential Housing Development at the "Y" near Loma Linda

Mr. Rapier presented a presentation on state land site options for potential housing development. He discussed the application process, including the need for a survey and archeological study, explained the importance of pre-zoning and the challenges of developing infrastructure. Highlighted the need for a clear understanding of the desired density and economic viability. Discussed the challenges of developing land and the reluctance of home builders to develop, the willingness of builders to buy and build on build-ready lots. He emphasized the importance of understanding the market and the risks involved in development and outlined the potential steps and decisions the board will need to make in the development process. He summarized the key decisions the board will need to make, including the amount of land to request and the development process, highlighting the importance of balancing risk and cost in the development process and concludes with a discussion on the potential options and the need for further board direction.

The board and others gathered around to view and discuss sketches of acreages options. Discussion was on the development of land based on terrain and sectional boundaries, emphasizing the need for water resources and the costs associated with drilling test wells. The state land's auction process was highlighted, noting that bidders must purchase all 500 acres initially, with an additional 7% charge for each subsequent purchase. The prime development area was identified, with a focus on drilling wells to support future construction. The conversation also covered the procedural steps for targeting specific acreage, the importance of defining the 50-acre target accurately, and the potential for commercial applications in the discussed area.

7. Derek Rapier, County Administrator

a. Discussion and Possible Action to define area of State Land to begin application to acquire State Land for Housing Development at the "Y" near Loma Linda

The board gave direction to apply for the state land acquisitions in the defined area, as presented, between 100 and 120 acres.

Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved to begin the application process to acquire State Land for Housing Development.

8. Budget Work Session: Discussion/Direction regarding components of the FY25-26 Budget and discuss dates for future work sessions and timelines for adoption

The meeting discussed various county development and budgetary issues.

Mr. Adams discussed the need to standardize administrative positions and wages within the county. He explained the benefits of homogenizing administrative positions to prevent wage hopping and discuss the total cost of moving 10 positions to the admin assistant category and the importance of maintaining consistent wage scales for administrative positions.

Key points included the addition of new records management, asset management, and social media management. The board approved a \$50,000 budget for administrative assistant positions and considered purchasing new election equipment. They also discussed the acquisition of a new ambulance, the potential refurbishment of an existing one, and the impact of federal funds on probation officer raises. The board scheduled future budget work sessions for May 20 and June 3.

9. Derek Rapier, County Administrator and Bianca Castañeda, Clerk of the Board

a. County and State budget and legislative issues

Mr. Rapier stated not much new to report, other than CSA discussing a solar bill they'd like to streamline.

b. Calendar and events

Calendar and events were discussed. Budget work sessions were scheduled for May 20th and June 3rd.

10. Consent Agenda

- a. Clerk of the Board: Consideration of approval of minutes of previous meetings: 4/8/2025; 4/22/2025**
- b. Clerk of the Board: Consideration of approval of expense warrants in excess of \$1,000.00 – Voucher 8025**
- c. Chief Financial Officer: Consideration of approval of General Fund loans in the amount of \$20,337.16 to be reimbursed upon receipt of funds: Fund 159 – \$ 348.89, Fund 237 - \$13,352.15; Fund 304 - \$2,564.09; Fund 308 - \$4,072.03**
- d. Public Works Fleet Manager: Consideration of approval of the generator contract with Empire Power Systems**
- e. Public Works Roads Manager: Consideration of approval regarding Employee Transaction Form: E. Morales, Tech II**

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

- 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.**

No supervisorial reports.

- 12. Executive Session: Discussion or consultation for legal advice with the attorney(s) of the public body regarding Mexican Gray Wolf reintroduction, experimental population, downlisting, delisting, and related topics. A.R.S. §38-431.03(A)(3)**

Upon motion by Supervisor Cambell, seconded by Supervisor Wearne, and carried unanimously, the Board convened into Executive Session.

- 13. Executive Session: Discussion or consultation for legal advice with the attorney(s) of the public body regarding potential road projects partially or wholly within incorporated town limits in Greenlee County. A.R.S. §38-431.03(A)(3)**

The board remained in the executive session.

- 14. Executive Session: Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, specifically, County Administrator, Derek Rapier. A.R.S. §38-431.03(A)(1)**

The board remained in executive session.

The Board reconvened into regular session as the Board of Supervisors.

15. Adjournment

There being no further business to come before the Board of Supervisors, the meeting was adjourned at 11:26 a.m.

APPROVED: /s/ David Gomez, Chairman

ATTEST: /s/ Bianca Castañeda, Clerk of the Board

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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 arrangement of the accommodation.