

## MINUTES

TOWN OF PARKER COMMON COUNCIL  
REGULAR COUNCIL MEETING  
TOWN COUNCIL CHAMBERS 1314 11<sup>th</sup> STREET  
TUESDAY, DECEMBER 15, 2015 6:00 P.M.

MAYOR'S ANNOUNCEMENT: Mayor asked all please set to mute or turn off their electronic devices during the Council Meetings

CALL THE REGULAR MEETING TO ORDER: Mayor Beaver called the meeting to order at 6:00 P.M.

ROLL CALL OF COUNCIL: Present: Mayor Beaver, Vice Mayor Hooper, Council Members Hartless, Savino, Shontz, Yackley, and Collett via the telephone

Staff Present: Town Manager Wedemeyer, Chief of Police Romo, Public Works Director Edwards, Senior Center Director Tilley, Library Manager Davis, Jackie Johnson Public Works Administrative Secretary, Officer Baldengro, and Town Clerk Cockrell

Others Present: John Gutkunest, Jim Beaver, Ronnie Simms, Don and Roberta Hoffman, Rayburn Evans, Davis Plunkett, Chonna Marshall, Sam Camarata, Mark Wilkinson, Frank Kresock, Jeanne Lmiet, Lisa Lucas, Vince Orlando, Bob Firlein, DL Wilson, Andy Wheatley, Sheri Boone, Rick McGuire, and Barbara Parker

INVOCATION: Given by John Gutkunest in Pastor Jose Garcia's absence

PLEDGE OF ALLEGIANCE: Given by all present

PRESENTATION: Tim Edwards, Public Works Director – Town of Parker Solar Update

Last month Council had requested a comparison of the electrical consumption for the town since installing solar on the three towns owned buildings vs. APS. Tim said he wanted to have whole year base to go on; the Library previously was on the "Equalizer Plan" with APS. In 2014 the monthly average cost before solar was \$1,098.00, the Kyocera monthly 2015 average cost was \$465.00, the APS cost was \$592.00 for an average monthly savings of \$41.00 in 2015.

The Senior Center was also on the APS Equalizer Plan, the 2014 average cost before solar was \$2,206.00, total monthly savings now for 2015 with solar was \$302.00.

The Town Hall which includes the Police, Court, Chambers, and the Public Works departments all were on the APS Equalizer Plan total 2014 average monthly cost before solar was \$1,643.00; savings for 2015 monthly average was \$175.00.

Total 2015 cost savings was \$4,479.00 for all three buildings. Council inquired would the savings remain, Tim replied, that would depend on the weather cycles and if APS raises its rates within the next 10-years; either way, the town got covered parking for all the three buildings and it's helping the environment by being solar.

PRESENTATION: David Plunkett – Zoning Concerns

*David began his presentation at 6:10pm asking how this topic twice before visited and then denied could have been returned; he asked which council members wanted to limit/prohibit the people's rights to the use of commercial property within the town. He provided a Power Point of various locations within the town zoned commercial. He announced to council that he had placed a petition on Parker Live and on his Real-Estate website requesting signatures in support to defeat the council's efforts to remove Boat and RV storages from commercial property. He stated if council approved the change it would adversely affect property values and the ownership rights of current and future commercial property owners. He would rather that council focus their efforts to find ways to fill the numerous empty commercial buildings already existing inside the town limits. Should council take the people's rights away on commercial properties what's their next plan, restrict restaurants, stores rights etc; he agreed housing is needed but gave various vacant locations that could be developed and built on. Imminent domain issues were brought up, as were legal rights, and legal non-conforming issues. Council asked if there were any current request to build on any commercial lots. Tim replied, no, but there was storage units being planned to be constructed on Industrial lots within the town.*

CONSENT AGENDA:

**Mayor requested that separate action be taken on each consent item:**

**Approve the following:**

- a. Special Regular Council Meeting Minutes from 12-01-2015 (absent CM Yackley)

**MOTION:** The December 1<sup>st</sup> council meeting minutes are approved as presented

**BY:** CM Shontz

**SECOND:** VM Hooper

**VOTE:** CM Yackley abstained from any actions; the remaining approved, and passed the motion

- b. **AMENDMENT:** BITD request Street Closures for the annual 425 Off-Road on Saturday, February 6, 2016 starting at **6:00am FROM BLUE WATER CASINO USING THE "250 ROUTE"; THE SECOND START AT 1:30PM USING THE "425 ORIGINAL ROUTE" WITH ROAD CLOSURE BEGINNING@11:00AM ON CALIFORNIA AVENUE.**

**MOTION:** The amendment passed as presented

**BY:** VM Hooper

**SECOND:** CM Collett via the telephone

**VOTE:** All in favor, the motion passed

SPECIAL REGULAR AGENDA:

**Discussion and possible action on the following item(s)**

1. Approve/Deny Ordinance 09-2015 (1<sup>st</sup> reading) amending the Town of Parker Town Code, Title 10, Zoning regulations as related to commercial storage use.

*Public Works Director Edwards explained the intent to change the text amendment in the town code was not to prohibit storage facilities from locating in the town. Rather to add subsections that allow personal minstorage units but with future rulings. RV and boat storages are still permitted; but would need to be enclosed on all sides by a solid fence or a wall. Additionally, that any new construction is permitted in the Light Industrial zoned (I-1) districts which there are multiple vacant lots available. The President/CEO of*

LaPaz Economic Development has commented to council on numerous occasions that there is a substantial need for residential property development. Mr. Plunkett commented there are vacant residential lots available for sale and there is housing that could be purchased as is, demolished, and rebuilt on with in the town. He added if the new construction didn't keep to allowed lot coverage, then the construction could be for a two-story unit. Council discussed having commercial, office transitional, and residential all within the same blocks, it just doesn't look good. Mr. Plunkett commented on property values, banks loaning on commercial zoned residential lots. Council was reminded yes, banks did not like to loan on residential when it is on a commercial lot; but any property can be rezoned to residential when it is adjacent to or surrounded by other residential. Council inquired what the timeline to completing the new General Plan was, Tim replied the steps have begun but he reminded council that they had wanted this topic addressed now. Council asked if there were any permits currently on his desk or on hold, Tim replied not for commercial, but yes for industrial property, permits have been pulled to construct Storage Units. Council and the public were reminded there is no property tax paid to the Town of Parker; that the Town is just one-mile square, that both Safeway and Wall Mart are not within the Town limits, and. out of town boaters and RV'ers (vacationers/visitors) are the lifeblood of our community only if their money is spent locally. However, residential uses create a demand for jobs and services that include groceries, clothing, fuel, hair stylist, food establishments, day care, phone, cable, TV, yard care, etc.

Mayor Beaver thanked all for being present and read from a prepared note; as a lifetime resident of 61 years here in Parker with deep family roots going back almost 100 years tonight's agenda item is a very tough issue. He thanked the council for serving with him for the past 8 ½ years, sometimes not always in total agreement but always for what is the best for the town as a whole. He has always had a vision for the town but it's been his own and it's been "what is the best for the next 5-20 years, not just best for today". In the last few days he's asked many of our Parker residents what were their thoughts on adding more storage units in Parker. Some said they were okay with but others said "enough is enough", Parker has so many other needs. The commercial property that's available could be used for clothing and shoe stores, a bowling alley, a Dairy Queen or an A & W Restaurant; to mention few. Businesses that could offer jobs for our youth, we need to think of our elderly and aging population, we need assisted living facilities, our elderly need to not be overlooked. Parker has over 300-plus comminuting from elsewhere for jobs within our town; I believe it would be nice to have houses, apartments, or condos for them to live in here where they work. I personally do not have anything against storages, I even rent two, and my extended family has many as part of their business. This being said, my vote tonight is only one of seven and I'll live with the council's vote; my vision has always been to look to the future, not just to tomorrow, thank you.

Council Member Savino stated he was in total agreement with the Mayor's comments.

**MOTION: The first reading of Ordinance 09-2015, amending the Town of Parker Town Code, Title 10, zoning regulations as related to commercial storage use be approved as presented**

**BY: VM Hooper**

**SECOND: CM Savino**

**VOTE: CM Yackley voted to deny; the remaining collectively approved the motion**

2. Approve/Deny Special Event Liquor License for the Senior Center Committee to host their 1<sup>st</sup> 2016 Nutritional Program fundraiser event on Friday, January 22, 2016 beginning at 3:00pm until 11:00pm at the 1115 12<sup>th</sup> Street center facility.

Town Manager Wedemeyer explained this housekeeping item; the senior center will hold its first 2016 dinner on January 22<sup>nd</sup> and request that council approves their liquor license application request. No questions were given by the council.

**MOTION: The Special Event Liquor License for the Senior Center Committee to host their 1<sup>st</sup> 2016 Nutritional Program fundraiser event on Friday, January 22, 2016 beginning at 3:00pm until 11:00pm at the 1115 12<sup>th</sup> Street center facility is approved as requested**

**BY: CM Savino**  
**SECOND: CM Hartless**  
**VOTE: All in favor, the motion passed**

**COUNCIL MEMBER/LIAISONS REPORTS WITH POSSIBLE TOPICS FOR DISCUSSION:**

- \*Chamber of Commerce - CM Savino + Manager Wedemeyer\*
- \* Tourism - Mayor Beaver + Manager Wedemeyer \*
- Enterprise Zone-Open \* Joint Venture – VM Hooper + CM Collett\*
- Tribal Committee – Mayor Beaver + CM Savino \*
- Parks & Recreation- CM Collett \* Senior Center-CM Savino \*
- Streets & Traffic - CM Yackley \*
- \*PAACE Board – CM Yackley + CM Collett\*
- Library Board –CM Shontz \* La Paz County Fair Board - Mayor Beaver
- \* WACOG - CM Hartless \* PAACE – CM Yackley\*
- \*WAEDD - CM Savino + Mayor Beaver\*

**No reports were given from the Council Liaisons**

**CALL TO THE PUBLIC:**

Four Town of Parker residents had submitted a call request: Roberta Hoffman, Ron Simms, Jim Beaver, and Rayburn Evans; the first three commented all that had been said earlier covered their opinions; however, resident Evans stated, just look around in our town to what vacant land there is available that needs to be developed into some types of revenue earning businesses and or homes for the betterment of the town is what needed to be thought about.

**ANNOUNCEMENTS:**

- |        |                       |   |                  |
|--------|-----------------------|---|------------------|
| Wed.   | Dec. 16 <sup>th</sup> | Senior Center Annual Christmas Dinner @ the Center                                  | 11:00am – 1:00pm |
| Wed.   | Dec. 16 <sup>th</sup> | Board of Adjustments Meeting  | 4:30pm           |
| Thurs. | Dec. 17 <sup>rd</sup> | Chamber Mixer @ Horizon Bank  | 5:30pm -7:30pm   |
| Thurs. | Dec. 24 <sup>th</sup> | All Town of Parker offices are <b>closed</b> @12:00 noon in observance of Christmas |                  |
| Fri.   | Dec. 25 <sup>th</sup> | All Town of Parker offices are <b>closed</b> in observance of Christmas             |                  |
| Thurs. | Dec. 31 <sup>st</sup> | All Town of Parker offices are <b>closed</b> @12:00 noon in observance of New Years |                  |
| Fri.   | Jan. 1 <sup>st</sup>  | All Town of Parker offices are <b>closed</b> in observance of New Years Day         |                  |
| Tue.   | Jan. 5 <sup>th</sup>  | <b>Next</b> Regular Council Meeting   | 6:00pm           |
- Unless so noted, all meetings are held in the Council Chambers located at 1314 11<sup>th</sup> Street.*

**ADJOURNMENT:**

Mayor Beaver adjourned the Regular Council Meeting at 7:05pm

Approve,

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Dan Beaver, Mayor

**CERTIFICATION:**

I certify that the following is a true and correct copy of the minutes of the Regular Council Meeting of the Town of Parker Common Council, which was held on Tuesday,

December 15, 2015. I further certify the meeting was duly called, held, and that a quorum was present.

*Candy Cockrell, Town Clerk*

Some members of the Council or the Town Attorney may attend the meeting either in person or by telephone conference call. Persons with a disability may request reasonable accommodation by contacting, the Town Clerk, (928) 669-9265, at least (72) hours before the scheduled meeting. Facilities are handicapped accessible.