

**MINUTES OF TOWN COUNCIL WORKSESSION  
TOWN OF SNOWFLAKE  
HELD 04/01/2025**

**1. CALL TO ORDER/ROLL CALL AT 5:00 PM; Present: Byron Lewis, Reid Stinnett, Travis Kay, Mark Sheen, Cory Johnson, Greg Brimhall; Excused: Joe Bjornn; Staff: Brian Richards, Katie Melser**

**2. DISCUSSION ITEMS**

**A. CHANGES IN LEGAL REPRESENTATION**

Council thinks Brian should discuss, as a professional courtesy, with the current legal representation his plans to want to move to a firm that is willing and able to represent the town on council and legal matters.

**B. ALDRIDGE CONSULTING RENEWAL**

Stinnett- this is affecting a lot of people, including a council member

Brian- this is more about putting knowledge out there and teaching people about paying the tax for contracting, etc.

Lewis- are they just ignoring this?

Brian- spec builders may not readily know this information

Stinnett- asked contractors about this, and they were all ignorant about the spec house taxes; people aren't educated about it; maybe we can provide documentation when permits are given to make sure they understand it

Lewis- when you know better, you do better; can we do a signed document that says they understand and know the spec builder tax (and maybe the contractor tax); can we cap it?

Brian- we can't cap the tax, we can either have it or not have it

Johnson- why have a spec tax?

Brian- you're trying to sell it for a profit for a spec house; the state and county don't charge the tax; a lot of games get played with contractors, subcontractors, spec builders

Brian can just approve the contract extension, he wanted to get the council's take on how it's going

**C. PARCELS APN 202-05-075 AND 202-05-074**

Lewis- would love to have this property because it is next to the bike park; they've proposed trading for the 11 acres (undeveloped) on Sandtrap or a normal purchasing process

Brian- 075 could be a good addition to the town, we've talked about community gardening, trailhead access

Lewis- we'd be more interested in purchasing this than trading if the right price was proposed

Brian- we always want to acquire more land for the town for the right price

Lewis- let's figure out a price and get a starting price; Byron will contact Bev Kay

Sheen- like it, but for purchase, not trade

**D. FIRE HYDRANTS**

Brian- Putter/Player/Fairway: we've already ordered 10 hydrants to place strategically around since it is only a 4-inch line, they'll add 3 in that area and then start replacing existing hydrants that need to be replaced

Lewis- this is a 20-30 year-old problem that we are now trying to fix

Sheen- are we going to test and replace hydrants with the next hydrants?

Brian- yes, we have a list to go from and will be replacing as needed

Brian- we still have a problem with looping the water system on Putter and Player, including down to 7<sup>th</sup> South; a future capital improvement plan to provide a water line extension and a (looped system?)

Lewis- Peoria has some equipment they'd be willing to donate to our FD

Kay- how much does it cost install these?

Brian- it costs \$5k to purchase these, and we'll install them ourselves; this will be an ongoing project since it hasn't been addressed for a long time

#### E. ROADS AND FUTURE GROWTH

Kay- Centennial BLVD improvement: met with Kirk to continue Centennial through to the north

Sheen- it will open a lot of buildable property and remove congestion from 7<sup>th</sup> S

Kay- should work on creating it to be 5-lane with a center turn lane

Brian- we'll need to provide input to ADOT on the project development design; the submitted application has the design turning west on 7<sup>th</sup> S, but we'll tell them we want it to go straight through to HWY 277

Sheen- church ballfield between 18<sup>th</sup> South and Rodeo Rd- take the road from Centennial straight through to Belly Button Ln;

Kay- the whole point is to get access from Centennial to Main Street, providing access for retail or other future growth

Kay- we need more fields, community center, community attractions; maybe pause on this concept until we figure out how it will be developed

Kay- Mark will be reaching out to the church about acquiring the church property and easements for future roads

Johnson- Rodeo would continue west to the town's property on the west side of Centennial; provides more access to bike park and open other residential opportunities

Kay- we need to look for opportunities to be ahead of development in planning roads and access, potentially including utilities

Kay- Woodruff: it looks like there is an easement called Coss Ln that ties into Woodruff and heads south

Sheen- where do we want to incentivize future growth?

Brian- need to annex the property off Porter and 7<sup>th</sup> to the West and work on connecting

Sheen- north of 7<sup>th</sup> on Centennial will open a big area as well

Kay- as a council, think of places where we need roads and connection points to plan for the future

Priority- next step is doing easements through church property, and land secondary

Sheen- take Centennial north, take Rodeo West, 7<sup>th</sup> through to the west, and annexing 18<sup>th</sup> S to the west from Main Street to Centennial

#### F. TOWN BEAUTIFICATION

Brian- got all the light bulbs changed, we've been sweeping the curbs and gutters; tree planting: we have a bunch to plant at the cemetery; plant trees in Bellybutton at Cory's land and his irrigation will water them—let's do big trees, sycamore or cottonless cottonwoods

Kay- can we start planning for summer mowing or ROWs?

Sheen- painting our fire hydrants would go a long way to improve appearances; could gather youth groups to do service, utilize JustServe

Kay- line the main roads with trees, will look into the possibility

Sheen- the idea from Chris Pasterz about signage pointing to areas of interest like the library, the cemetery, the golf course, and town hall

### 3. ADJOURNMENT at 6:42 pm