

**MINUTES OF TOWN COUNCIL WORK SESSION
TOWN OF SNOWFLAKE
HELD 10/07/2025**

1. CALL TO ORDER/ROLL CALL

Present: Byron Lewis, Mark Sheen, Reid Stinnett, Travis Kay, Cory Johnson, Joseph Bjornn, Greg Brimhall; Staff: Brian Richards, Katie Melser, Ella McAdams, Bruce Meyer, Chief Martin

2. PRAYER/PLEDGE

Lewis/Sheen

3. DISCUSSION ITEMS

A. Discussion and presentation of ongoing utility rate study by Dan Jackson from Wildan Financial Services

Dan- Has done rate studies in AZ over the last 30 years, so he has lots of knowledge on the issues facing communities in AZ. He presented an overview of the study. Everybody is facing the same issue, raising rates 5%-6% each year. You have to have rates that cover capital improvements costs, it is not the lowest or the highest. Snowflake residents use a little bit more than the average usage over the state median. Will be recommending a 5-year rate plan, but adjustments are permitted as needed. Town goal is to fund all long term capital expense costs without accruing any further debt. He explained that the first few years will have bigger increases to fund the capital improvement fund, and then will go up only by cost of living increase because the capital improvement fund will already be funded.

Stinnett- does the status quo plan or the conservation plan go over easier with the community? Every community reacts differently.

Brimhall- can you talk more about the golf course rate difference? You should consider every residential customer the same; otherwise every single person could theoretically have their own individual rate.

Kay- we have a lot of deferred maintenance that needs to be addressed? yes

B. Discussion regarding community complaints about the town yard located at Hillcrest Dr. and Sandtrap Ln.

Sheen- drove by there yesterday... can see both sides. It is the town's land, has followed protocol. Neighbors don't like it, and shouldn't sway our decision. But we set the tone for the town, and if we want neighborhoods to look nice, we should build our town yards nice. Because it is in a residential area, we could've done better, and done at least a block wall instead of chain link with privacy slats.

Stinnett- share Mark's opinion; it could look more beautiful. It is meant to be used as it is being used, we just haven't used it as that prior to this.

Lewis- if it bothers them, we could put a value on it and put it out to bid. The fence looks better than the mounds of dirt that used to be visible.

Kay- if I was a neighbor, I wouldn't be happy with the fence; Mark's point is valid, that we can do better.

Brimhall- Gordon's fence is nice and sets a higher standard; you can see the backhoe when it is parked there.

Kay- if this is going to be long term, let's make it nice, probably a block wall.

Meyer- they are also concerned about the track out from the equipment and vehicles, but that

is pretty easy to mitigate.

Bjornn- we could extend the cinderblock wall that is already there, but will they be happy with that? The landscaping helps it look nicer.

Stinnett- I think they're more concerned with the use than the looks.

Brian- we should keep using it as it is, and over time we can build a block wall and increase the landscaping;

Brimhall- maybe just take down our fence that is next to Gordon's block wall.

Brian- so, the direction would be to improve it to a block wall in the future and keep increasing landscaping and keep using it the way we've planned to.

C. Discussion pertaining to the Snowflake Municipal Golf course and patrons' interactions with golf course residents.

Lewis- met with residents and asked them to bring solutions. The problems are primarily on the weekends.

- place a billboard with the rules
- allow residents to build fences to the property lines
- place out of bound markers and barriers
- owners put up no trespassing signs
- call the clubhouse about the cart numbers that violate etiquette to see if they should be banned

Bjornn- the residents should know the risks and should take their own measures to protect their property

D. Discussion regarding Porter Road conditions and timeline for solutions.

It's been a problem for a long time. 3 years ago we've started working on engineering a solution but other things have taken priority.

Bjornn- the width is not up to code, down to only 17 ft. in some places.

Brian- Painted Sky has done a lot of preliminary work so would like to continue to use them. Porter Road is behind Rodeo Road and 7th South? or McLaws Road?; but we need to make it a priority 3 with them.

4. ADJOURNMENT

6:40 PM