

MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 09/01/2026

1. **CALL TO ORDER/ROLL CALL 7 PM Present: Byron Lewis, Mark Sheen, Joe Bjornn, Greg Brimhall, Reid Stinnett; absent Cory Johnson and Travis Kay; Staff: Brian Richards, Katie Melser, Ella McAdams, Jenn Russell (P&Z), Chief Martin**

1.

2. **PRAYER/PLEDGE** Pastor Josh Lagesse from Valley View Baptist Church/Stinnett

3. **PROCLAMATIONS AND RECOGNITIONS**

A *Ovarian Cancer Awareness Month*

4. **CALL TO PUBLIC**

Bruce Meyer- town manager is denying Mike Decker to go through the process of variance; it doesn't say in code that staff can do the variance request; it is very common for the Planning and Zoning to approve variances for accessory structures; honor the variance process or write the code to allow for staff to do this. Respectfully request this is looked into.

Jack Babb- Have been discussing the upcoming Navajo County Fair (95th Annual). 100th Anniversary of Route 66 and America 250. A lot of effort goes into this each year. Provided more fair books and reminded everyone of the rodeo.

Bruce Meyer- regarding by town council on 7th July for chip sealing. Cited many state statutes. Respectfully request reconsideration of decision for single source award.

CONSENT AGENDA

A August Check Register

B Council Meeting Minutes dated August 4, 2026

C Consideration of auctioning off a 1999 Bear Cat Chip Spreader VIN# 1B9BC1627XA173007, and giving authority to the Town Manager to accept the bid determined to be in the best interest of the Town.

D Consideration of auctioning off approximately 800' of 48" HDPE culvert pipe held in inventory and give authority to the Town Manager to accept the bid or bids determined to be in the best interest of the Town.

E Consideration of Resolution 2026-18 Designation of a street name informally known as "Emma Ln" to Stone Ridge Ln.

Motion by Bjornn, 2nd by Brimhall to approve the Consent Agenda. Motion passed; unanimous with Johnson and Kay absent

5. **DISCUSSION/ACTION ITEMS**

A Report on Pioneer Days 2026

Presenters not available for this item

- B Consideration of variance request pertaining to Town Code Title 10-6-3. B1 Minimum required property line setbacks. Daun Johnson is asking to encroach on the rear set back by thirteen feet to install a covered porch. The required minimum setback is twenty-five feet and Daun Johnson is asking for a 12-foot setback. The address of the property is 2149 W Cliff Rose Rd., Snowflake, AZ 85937. The assessor's parcel number is 202-61-017B.

The planning and zoning recommended approval.

There were not any neighbors that spoke in opposition.

Sheen asked for any comments about the item, none were given.

No decision was made due to the absence of the applicant.

- C Consideration of Ordinance 2026-07, a zoning change request per Town Code 10-9. D-Tint Management LLC is seeking to rezone parcels 202-05-047D and 202-05-047C; unknown address; the property is currently zoned HI-Heavy Industrial. The re-zone request is to change the parcels to R-10 Residential 10K sq ft. The parcels are approximately 12.81 and 11.56 acres in size. The purpose of the re-zone request is to allow for future development.

Planning and zoning recommended approval.

No decision was made due to the absence of the applicant.

- D Consideration of purchase of approximately 24 acres of land, which is a portion of APN 202-17-019J owned by the Church of Jesus Christ of Latter Day Saints. Sheen has been working with the church on this negotiation. These are for the centennial ballfields, adjacent to 21 acres that the town already owns. Future exploration and planning will be needed to update the fields and property for recreation and other uses.

Lewis- the quote is reasonable for market value

Motion by Lewis, 2nd by Sheen to approve purchase of the APN 202-17-019J for \$520,000.

Motion passed; unanimous with Johnson and Kay absent

- E Consideration of installation of a covered driving range at the Snowflake Golf Course for the purpose of installing lighting and a computerized ball tracking system with interactive play.

Lewis-nobody else has anything like this

Sheen- 5-year lease on the technology

Bjornn- what kind of hours would we have for this?

Initially there would be a lot of people, probably 10 PM and then adjust as it levels out and we see what the actual use is.

Sheen- would staffing need to change? Yes, it would need to be staffed

The projections are a higher than \$100,000, this is a conservative estimate for annual profit.

Brimhall- this can be a big family draw and help grow golf in the community

Bjornn- would there be concessions or vendors that can provide food and beverage? We have several options for concessions, including food trucks, or a snack shop area.

Sheen- it could be wildly popular, or it could be big for 1 month and then die off for the next 4 years 11 months. A five-year contract is concerning.

Lewis- is there a guarantee for technological upgrades? Can find out

Chief Martin- if there is someone employed to monitor the range and use, shouldn't be much issue

Jenn Russell- what is the wait time for repairs or technical problems? They are out of the valley

Matt Bloomfield- what is the price point? Looking at \$18 per bucket

Bruce Meyer- light pollution is a consideration; what happens when the lease is up? We own everything but the technology. So, if we or they decide to not do it anymore, we lose the technology, but we keep the covered driving range and everything else but the technology.

Brimhall- this can be a big money maker; lots of people will like this

Shannon- also concerned about light pollution

Sheen- will succeed or fail on branding, marketing, food, events; lets say that the best we can do is break even, is the golf course willing to do all the ancillary things to make it more successful. Those need to be as important as the range and technology.

Lewis- we bring something to town for the youth to do

Motion by Sheen, 2nd by Brimhall to approve Top Tracer computerized ball tracking system and the installation of the lighting at the golf course; unanimous with Johnson and Kay absent

6. COUNCIL MEMBER REPORTS

Brimhall- went to League of Cities and Towns and attended classes with opportunities to learn and network; something he learned is to prepare before they come.

Stinnett- going to regularly maintain the concho highway bridge; received emails regarding flock camera system and it concerned him enough to discuss it with Chief Martin and encouraged others to reach out to Chief Martin to learn more about how our department uses it; thanks Jenn Russell for all you've done for our community and especially the 250 year committee.

Lewis- shout out for Navajo County Fair; shout out to the swimming pool staff; always hear good things about the library and it is highly used, for which we are grateful; American Legion is expecting some updates to their facilities; working with some groups on improving facilities and getting grants; thanks to Pastor Josh for coming here and the support he provides to the community

7. MANAGER'S REPORT none

8. ADJOURNMENT 7:57 PM