MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 10/06/2026

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)**
1.

2. **PRAYER/PLEDGE Bjornn/Brimhall**

3. **CALL TO PUBLIC**

Curtis Bloomfield- Reached out about issues on Apple Blossom. Appreciate town communication.

Judy Everest- Husband's cemetery plot is now a mud hole because of the slope there. If public works has done anything, she can't tell yet. Please look into it to make the drainage right.

Sarah Brimhall- Heritage Foundation is starting "Adopt-A-Grave" to fix up headstones. They are doing a fundraiser on Halloween night to help. Encourage your attendance.

Gary Brimhall- The goal of the Heritage Foundation is to make the cemetery a living cemetery, where people want to go. We need to remember our people.

Linda DePaulo- Question cost of driving range when the Animal Control is in severe need of funding. Only one ACO. There is no A/C. Definitely need to readdress the rules and funding for the facility.

Freda Chambers- Gave stats and information on animal control and shelter conditions. 15 years ago STPD moved to being a shelter that does not adopt. Should have 15-20 double compartment kennels; but without adoption, need 30-40 double compartment kennels. Please place on agenda.

Chris Broderick- Very involved in dog rescue; concerned about resources. There isn't complete data for when dogs are turned away, but there are only 8 kennels. ACO Beck works very hard to stay in his $3000 budget. Found sponsors for a washer and dryer as well as many other needed items. Municipal shelters shouldn't rely on rescues for basic equipment. Conditions contribute to the anxiety of animals. Our communities have grown and the needs have grown; please place on agenda.

Trent Lucas- Bridge flooding issue; last week there was another issue validating the issue. An alternative route needs to be established. In the general plan it calls for future circulation plan; do studies to see how to fix the one route issue to have multiple route corridors. He has some ideas for an alternate route east of town. Big concern that needs to be addressed.

Shane Stapley- Thank you for your service on the town council. In a society that is divided, this is especially important to give thanks. Add to Trent's comments- would really like to see movement on his suggestion for access to the east. Glad to see interest in town meetings.

Bruce Meyer- Thank you for the 250 Celebration events; especially to Planning & Zoning and Jenn Russell; wrap up on Saturday at the Harvest Festival.

Bill Plants- Representing the Silver Creek Senior Center. Thank you for your continued support in their many programs. KSI metal helped with plan updates for the thrift store, which Brian approved.

4. **CONSENT AGENDA**

A September Check Register

B Council Meeting Minutes dated September 1, 2026

C Council Work Session Minutes dated September 1, 2026

D Consideration of purchase of covered driving range structure from KSI Metal Buildings, Inc. for $41,441.44.

E Consideration of awarding the installation of a covered driving range structure and installing a concrete pad to T.K. Builder for $58,400.

F Consideration of a six-year lease with TopTracer Range for driving range technology for $165,600, with payments of $27,600 annually.

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

5. DISCUSSION/ACTION ITEMS

A 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.

Daun- explained that the irregular lot shape and placement of the house limited usable backyard space. The proposed covered porch would provide additional space for family use.

Council reviewed the property sketch and discussed setback measurements and the Planning and Zoning Commission's recommendation.

Lewis- no issues with this

Sheen- what did P&Z say? It was recommended for approval 4-1

Motion by Lewis, 2nd by Sheen to approve the variance request for 2149 W Cliff Rose Road, APN 202-61-017B. Motion passed; unanimous with Johnson and Kay absent

B 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.

Kirk Brimhall- described the former gravel mining use and reclamation of the property. The requested zoning would match nearby residential zoning, allow future residential development, and help preserve the existing rock formations by changing the property's industrial designation.

Motion by Sheen, 2nd by Lewis to approve a single reading of Ordinance 2026-07 by title only and to approve the ordinance rezoning parcels 202-05-047D and 202-05-047C from Heavy Industrial to R-10. Motion passed; unanimous with Johnson and Kay absent

C Consideration of purchase of Lot 34, APN 202-53-034; address 311 S Frontier Parkway; from Lawrence and Jane Chavez Family Trust.

Brian explained that the golf course's number five tee box encroaches onto the property and that relocating the tee box would be difficult because of the terrain. Purchasing the lot would preserve the existing golf course layout and provide space for potential improvements, including an additional tee box and public restrooms.

Discussion addressed the purchase price, the cost of relocating golf course improvements, safety and pace of play, and the possible benefits of restrooms for golfers and other community users.

Brimhall- this will make the course more challenging and improve the play of the course as well as safety and pace of play.

Kirk Brimhall- thinks the addition of a bathroom is very needed

Motion by Bjornn, 2nd by Brimhall to approve purchase of property APN 202-53-034. Motion passed; unanimous with Johnson and Kay absent

D Consideration of awarding a water line replacement quote to Apache Underground and Excavating, LLC for $209,173 for labor, fill material and replacement asphalt for approximately 1,100 feet on 3rd West between 1st South and 2nd North without advertising for bids pursuant to A.R.S. 34-201(D)-(E).

Worked with Apache Underground on doing lots of work in the town. They are trusted and do good work. Asking council to not go to bid on this because they are the most qualified contractor for the water line replacements that we've been doing with them.

Sheen- not completely comfortable with that concept; like the idea of having three choices, even if we don't go with the lowest option. Think it's worth the time and effort.

Lewis- is this urgent? Can we wait to get some competitive bids? Would like some bids on it. Don't see a disadvantage to putting it out to bid. Would like to see our local contractors have the opportunity to bid on it.

Kirk- underground work is very difficult

Motion by Sheen, 2nd by Lewis to table until competitive bidding is completed. Motion passed; unanimous with Johnson and Kay absent

6. COUNCIL MEMBER REPORTS

Stinnett- Go to the Harvest Festival, it will be lots of fun; thanks to Jenn for the remarkable job on the 250 celebration

Sheen- Good job Jenn and Bruce. Snowflake Intermediate PTSO fundraiser at the Snowflake Academy building; go to it, it's only $5 Oct 26-28

Bjornn- went to an awesome choir concert last night, we have a lot of talent and great teachers; they don't get paid a lot and there are a lot of volunteers

Lewis- 250 committee did a lot of good things, thanks to all involved; we'll be starting on the 150 years celebration for Snowflake in 2028. American Legion post is getting some work done.

Snowflake is #1 in football for 4-A in the state. Please take a few moments to go to the preparedness fair at the Taylor Rodeo grounds October 10. Take a look around, you are the difference makers and the best place to raise a family and live here. Shout out to wives of council members.

7. **MANAGER'S REPORT** none

8. **ADJOURNMENT 8:02 PM**