



TOWN COUNCIL MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, February 19, 2025 at 6:00 PM

MINUTES

CALL TO ORDER- Mayor Farrar called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

PRAYER- Council Member Sair offered the opening prayer.

ROLL CALL

PRESENT

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Scott Taylor

Council Member Richard Palmer

ABSENT

Council Member Annie Spendlove

DECLARATION OF CONFLICTS OF INTEREST

None declared.

MAYOR'S TOWN UPDATE

Mayor Farrar discussed a proposed police contract shift from the sheriff's department to a joint agreement with the Colorado City Police Department, which would provide a dedicated patrol officer for Apple Valley and increase town revenue from citations. The contract will be presented at the next meeting.

Updates on lawsuits included a wrongful termination case, which the town won but is now under appeal, and a resurfaced property dispute regarding land north of the well subdivision, set to go before a judge in April.

A possible March 5 aquifer report meeting was announced to share preliminary findings, with the full report expected by summer. The community garden project is progressing but still needs volunteers and board members.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Council members briefly discussed mortgage activity and weather conditions. Apple Valley remains in a D3 drought, with concerns it may escalate to D4.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments.

DISCUSSION AND ACTION

1. Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

Mayor Farrar moved into discussion and action items, stating that the next seven agenda items were identical to those addressed in the previous special meeting. The only change was the addition of ordinance numbers, which had been omitted earlier. No modifications had been made to the agreements, and nothing had been signed.

MOTION: Council Member Sair motioned that we approve the Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

2. Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.

Mayor Farrar introduced Ordinance O-2025-07 for consideration, addressing the Master Development Agreement for the West Temple Development.

MOTION: Council Member Sar motioned we approve Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

3. Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

Mayor Farrar introduced Ordinance O-2025-08 for consideration, addressing the Master Development Agreement for the Gooseberry Preserve at Zion Development.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye

Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

4. Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

Mayor Farrar introduced Ordinance O-2025-09 for consideration, addressing the Master Development Agreement for the Gooseberry Springs Ranch Development.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

5. Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

Mayor Farrar introduced Ordinance O-2025-10 for consideration, addressing the Master Development Agreement for the Miles Mark Development.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

6. Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

Mayor Farrar introduced Ordinance O-2025-11 for consideration, addressing the Master Development Agreement for the Redstone at Canaan Development.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

7. Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

Mayor Farrar introduced Ordinance O-2025-12 for consideration, addressing the Master Development Agreement for the Solstice Resort Development.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

8. Ordinance O-2025-05, Zone Change Application from Rural Estates Zone 1 acre (RE-1) to Agricultural Zone 20 acres (A-20) for parcel: AV-1365-C-1. Applicant: Kapxcellance Consulting Inc.

*Planning Commission recommended approval on February 12, 2025.

Mayor Farrar introduced Ordinance O-2025-05, a zone change request for parcel AV-1365-C-1 from Rural Estate (RE-1) to Agricultural (A-20). The application received a Planning Commission recommendation for approval on February 12, 2025. The property, near Bubbling Wells, has a residence, and the applicant seeks the rezoning to A-20. Mayor Farrar noted the request appeared straightforward.

MOTION: Council Member Taylor moved we approve Ordinance O-2025-05, Zone Change Application from Rural Estates Zone 1 acre (RE-1) to Agricultural Zone 20 acres (A-20) for parcel: AV-1365-C-1. Applicant: Kapxcellance Consulting Inc. Planning Commission recommended approval on February 12, 2025.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

9. Amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2025-04.

*Planning Commission recommended approval on February 12, 2025.

Mayor Farrar introduced Ordinance O-2025-04, amending Title 10.10.050 for the Rural Estate Zone. The change clarifies that half-acre lots allow half the number of animals permitted on one-acre lots. Mayor Farrar noted this is a housekeeping measure with no rule changes, meant to prevent future confusion.

MOTION: Council Member Taylor moved we amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2025-04. Planning Commission recommended approval on February 12, 2025.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

10. Resolution R-2025-03, Amend Personnel Policies And Procedures (Leave).

Mayor Farrar introduced Resolution R-2025-03 regarding personnel policies and procedures. A resident had pointed out that the town's policies incorrectly listed Human Rights Day instead of Martin Luther King Jr. Day. The resolution corrects this wording.

MOTION: Council Member Taylor moved we approve Resolution R-2025-03, Amend Personnel Policies And Procedures (Leave).

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

11. Resolution R-2025-04, Addendum to Interlocal Agreement with the Big Plains Water Special Service District.

Mayor Farrar introduced Resolution R-2025-04, an addendum to the interlocal agreement with Big Plains Water Special Service District. A shared employee will now work full-time for Public Works, reducing the water district's payment to the town from \$5,000 to \$3,000 per month. If the water district needs help, they will pay \$25 per hour per employee. The change takes effect March 1 and requires approval from the water engineer. Mayor Farrar asked for questions or concerns.

MOTION: Council Member Sair motioned we approve Resolution R-2025-04, Addendum to Interlocal Agreement with the Big Plains Water Special Service District.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

12. 2025 Election Estimate.

Mayor Farrar presented the 2025 election estimate, noting 627 registered voters at a rate of \$2.30 per voter, totaling \$1,442. Washington County will manage the election, as done every two years. Mayor Farrar asked if there were any questions or concerns.

MOTION: Council Member Taylor moved we approve the 2025 Election Estimate.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

CONSENT AGENDA

13. Minutes: January 13, 2025 - Events Committee Meeting.
14. Minutes: January 15, 2025 - Town Council Hearing and Meeting.
15. Minutes: January 21, 2025 - Work Meeting - Town Council and Planning Commission.
16. Minutes: January 29, 2025 - Special Town Council Meeting.
17. Disbursement Listing for January 2025.
18. Budget Report for Fiscal Year 2025 through January 2025.

Mayor Farrar noted an amendment to the budget report was planned but would be addressed at the next Town Council meeting. Adjustments are needed to balance funds, but no issues are expected. He asked if there were any questions.

MOTION: Council Member Taylor moved we approve the Consent Agenda, items 13 through 18.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye
Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

TRAINING

19. Open and Public Meetings Act Training 2025.

2025 Open and Public Meetings Act Training presentation. The test was completed after the meeting was adjourned.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Palmer - Aye

Council Member Spendlove - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 6:26 p.m.

Date Approved: _____

Approved BY: _____
Mayor | Michael L. Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT