

TOWN COUNCIL REGULAR MEETING
January 20,2026
25 N. Main St, Fredonia AZ, 86022
7:00 pm

Pursuant to ARS 38-431.01, notice is hereby given to members of the Fredonia Town Council and the Public that a Public Meeting will be held on January 20, 2026, at 7:00 p.m.

Call to Order: 6:55

Roll Call: *Mayor Johnson*
Vice Mayor Scott
Councilor Ballard
Councilor Johnson
Councilor Banks

Invocation: *Councilor Johnson*

Pledge of Allegiance: *All in attendance*

Public comment *(The council shall not discuss or take legal action on matters unless the matters are properly noticed.)*

Linda Jenson come in front of the council to share her concerns over the billing of her utility. The Jenson's have place solar panels on their home with the intentions of having their electric bills lowered. At this time, it doesn't seem to have helped. Linda is here with her husband Ted Jenson. Ted has filled out a form also to speak. Ted first thanked the town office and the officers for their work. He went on the speak about the solar panels that they have on their home. He is under the impression that the town is billing him for power that should be supplied by the solar panels. He would like the council to look into it. Attending the meeting is Devlin Stoner, he asked if he could try to explain it. He stated that if Ted is making 10 units of power and uses 11, he should only be billed for 1. If he is making more than 11, he could sell some to the town. Councilor Ballard suggested that we have a work meeting and that Ted be there.

Gary Mudrow stood up to share his concern over the sewer back up and flooding that took place on September 4,2025. He stated that we would like to see the town step up and do their part to make sure that the residents get paid for the damage to their homes. He was told that it would be discussed later on in the meeting.

A. Consent Items: (The following items may be approved by a single motion, unless a member of the Town Council requests that any item be considered separately and acted upon accordingly. Each item considered separately may be approved by motion of the Council as though originally listed as an action item)

1. Agenda for January 20, 2026
2. Minutes from January 6, 2026 Regular Meeting and Minutes from the January 6,

2026 Work Meeting

3. Payment Approval Reports for January 20, 2026

Councilor Ballard made a motion to approve all the consent items with Vice Mayor Scott seconding the motion and all in favor.

B. Reports: *(The council shall not discuss or take legal action on matters unless the matters are properly noticed)*

1. Mayor:

2. Councilor Members:

3. Department Heads: Chief Peterson with the police department: *Chief Peterson reported that the police department issued 610 traffic citations in the last couple of months with 752 traffic stops. With fines they brought \$65,589.29 back to the town. He asked Officer Harris to step forward. Chief Peterson presented Officer Harris with the Cujo Award for his help in bringing in a fugitive.*

Sheena Cram with the library: Sheena stated that she sent out a newsletter with the December billing from the library. She also wanted the council to know that she has some Hot Spot machines that are on loan to the library. People can rent them out. She stated that because they were so popular she will be purchasing some for the library. Sheena reported on the number of actives the library had in the month of December and how many people came to those actives. To end her report, she informed the council of a traveling museum that will be coming to town in April. The museum will be celebrating the 250th birthday of America. Mayor Johnson asked where it will be parked. Sheena informed him that it will either be here in the town office parking lot or at the park.

4. Town Office: Tracy Stumpf with the town office: *Tracy reported that the decals for the town vehicles are here and ready to be put on. She also reported that the elections for 2026 will have Home Rule on the ballot and the office will be sending out information on Home Rule in the monthly newsletter starting in February. Also, there are three seats up for reelection for town council. This will also be in the newsletter. The office will have the information to run in the office.*

Mayor Johnson and Council wanted to discuss the sewer line flooding with the residents that had flooding in their homes. The town attorney was on the phone to help with the discussion. Town attorney Hayden Ballard pointed out that there were some things in the policy that could not be discussed. It was pointed out that there was one claim that was denied and that we did not have any other written denials for the other claims. All the information was turned over to the attorney and he will be getting hold of the insurance. Mayor Johnson stated that the town did not call Serv Pro and that the town is doing its best to get the insurance to pay. Attorney Ballard stated that there were certain things that had to happen for the insurance to pay and if certain other things had to happen in order for the insurance to decline the claims. Once the insurance declines the claims then the town can appeal. Stated from resident Guy Finicum that the residents that were affected should consider the idea of filing a class action law suit against Serv Pro. Councilor Ballard suggested that we fight one battle at a time. Mayor Johnson stated that the town was doing what they can do and that he understands the frustration, but the town will let the attorney work on things. He thanked all those that came and said that the town was not

done fighting.

C. Action Items:

1. Discussion and possible action regarding: Purchase of new shipping container for Christmas decorations: *Julie Johnson and Sonya Kimball with the Civics Committee are in attendance to request approval to purchase a shipping container to keep the towns Christmas decorations in. Mayor Johnson suggested that the town purchase the container. He stated that the Civics Committee and the Public Works Department purchased all the decorations for the town and that they needed to be stored where they would not get ruined. They provided three quotes for the containers with the lowest at \$3859.70. Vice Mayor Scott made a motion to approve the purchase of the shipping container for that amount with the town paying for it. Councilor Ballard seconded the motion and all were in favor.*
2. Discussion and possible action regarding: Sheena Cram with the Library and a new building: *Sheena wanted to come before the board to speak on a new building for the library. She presented a power point showing two places that she thought would be good locations. She suggested out by the cemetery and the other by the park. She would like to see a building about 15,000 sq feet. Councilor Ballard requested that Sheena research the plans and cost of a new building. Sheena stated that she would do that and wanted a time line. Council gave her 30 days. She stated that she has a large one-time fund to put into the building and that she would look into some grants for some more money.*
3. Discussion and possible action regarding: Pay raise for Librarian Sheena Cram: *Sheena came in to request a pay increase from \$20.00 to \$22.00. She has been at that position for over a year. Vice Mayor Scott made the motion to approve the pay increase with Councilor Banks seconding the motion and all in favor.*
4. Discussion and possible action regarding: Benefits for Judge Serena Cutchens: *Mayor Johnson stated that Serena has been a full-time employee since 2019 and has not received benefits from the town. She would like to forgo the insurance and just receive the retirement from the town. Vice Mayor Scott made a motion to approve the retirement portion of the benefits for Serena with Councilor Ballard seconding the motion and all in favor*
5. Discussion and possible action regarding: Retail Strategies and Retail Recruitment meeting: *This item was discussed in the work meeting held before the regular meeting. Council postponed the item until the representative from the company can come and speak with the council. She will be invited to the next work meeting on February 3,2025*
6. Discussion and possible action regarding: Power board and utility billing: *Mayor Johnson stated that the town office would like approval to follow the policies in*

the handbook on the utility billing and shutting off residents that are behind on their bills. Councilor Ballard asked how many people were behind on their bills. The town clerk reported that there were about twenty residents that were far enough behind on their bills that they should be shut off. The council went over the policy. Councilor Ballard suggested that the office send out another letter stating the policy and giving them the information as to where they could go to try and get some help. Once that letter is sent out then on February 26, 2026 the office can shut people off. The office agreed to that. Councilor Ballard made a motion to give the office approval to follow the policy with Councilor Johnson seconding the motion and all in favor

7. Discussion and possible action regarding: The sewer line project: *Mayor Johnson reported on the sewer line project that was finished out at the Old Saw Mill property. Because of the rocks that the engineers did not count into the bid the project went over the amount that it was bid on. The town accountant requested information as to where the money needed to come from. He also suggested that the town apply for a loan for the rest of the payments to the contractors. Councilor Ballard suggested that we get the exact amount that we owe him and then we can take half out of the contingency fund and get a loan for the rest. The town should have the loan paid off with the new budget. After the discussion Councilor Ballard made a motion to approve paying half out of the contingency fund and getting applying for the USDA loan for the rest. Councilor Johnson seconded the item and all in favor*

8. Discussion and possible action regarding: Vacation time and holiday worked: *This item was discussed in the work meeting: it was brought to the attention of the council that the vacation time policy need to be revised. Since the town does not have a manager at this time the department heads need to go to the mayor and request for time off. If it is going to be more than two weeks, it needs to be approved beforehand. Councilor Ballard made a motion to have the policy revised with Councilor Johnson seconding the motion and all in favor.*

9. Discussion and possible action regarding: Care and Share Building: *This item was discussed in the work meeting. Hazel Hatch reported that they service around 100 families each month plus doing the Senior Boxes. She is concerned because the building is cold in the winter and hot in the summer. With the older volunteers it is hard on them to work like that. Mayor Johnson stated that he would like Iron Rock to go take a look and come up with plans to improve the building where the Care and Share is housed. Hazel would apply for a grant to help with the remodeling and then use what she has in her budget. Mayor Johnson stated that he would like it to be done right and that the council members would go up and take a look and see what she wanted. Mayor Johnson thanked Hazel and told her that they would be giving her a call to go up and look and speak with her.*

Mayor Johnson reported that there were some concerns about the trees in town and the unkept

yards around town. He reported that there were a lot of empty homes that needed attention. He asked about red tags. Then he requested that this be on the work meeting and regular meeting agenda next time.

D. Discussion

1. Future Agenda Items:

- a. New form for land combination/split/lot line adjustment
- b. Town Committees and departments; council representation
- c. General Plan
- d. Emergency preparedness-backup generators, get quotes
- e. Secure water supply
- f. Utility Board
- g. Model City tax code

Adjourn: 8:36 pm

Approved

Attest

Don Johnson, Mayor

Tracy Stumpf, Town Clerk

Certification- I hereby certify that the above is a true and correct copy of the minutes of the meeting. I further certify that the meeting was duly called and held.

Tracy Stumpf, Town Clerk

