

City of Greenleaf

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CITY COUNCIL MEETING MINUTES

Special Session – 6:30pm – 16 October 2025 – Greenleaf City Hall

This meeting can be joined via computer, tablet, or smartphone at:

<https://meet.goto.com/CityofGreenleaf/council-mtg>

Via telephone United States: +1 (571) 317-3112 Access Code: 142-571-637

Agenda:

1. Meeting called to order
2. Pledge of Allegiance
3. Roll Call
4. Adjustments to meeting agenda [**ACTION ITEM**]
5. Workshop Session - Discussion of draft Greenleaf Air Ranch (GLAR) Development Agreement (DA) #3
6. **OTHER BUSINESS**
 - 6.1 Consideration of authorizing City of Greenleaf signature on the FY-2026 Cooperative Agreement between Valley Regional Transit and the City of Greenleaf for Public Transportation Financial Contribution [**ACTION ITEM**]
 - 6.2 Any other business
7. **MINUTES REVIEW**
 - 7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed
 - 7.2 Consideration of minutes for this meeting [**ACTION ITEM**]
8. **ADJOURNMENT**
 - 8.1 Adjournment [**ACTION ITEM**]

1. Meeting called to order
Dan Hyer called the meeting to order at approximately 6:50p.

2. Pledge of Allegiance
Dan Hyer led those in attendance in the Pledge of Allegiance.

3. Roll Call

☐ Seat 1: Ryan Schnuerle

☒ Seat 4: Dan Hyer

Also Present:

☒ City Clerk

☐ City Attorney

☒ Seat 2: Rob Fisher

☐ Mayor: Brad Holton

☐ Public Services Director

☒ City Engineer

☒ Seat 3: Rachel Brobeck

☐ Impact Area: Liza Warner

☐ Police

☐ City Treasurer

☐ Fire

4. Adjustments to meeting agenda [**ACTION ITEM**]
No adjustments were made.

5. Workshop Session - Discussion of draft Greenleaf Air Ranch (GLAR) Development Agreement (DA) #3

Dan Hyer expressed intent to collect information and re-schedule the workshop. Discussion followed regarding availability. By consensus, Council decided to include the workshop as an agenda item at the 06 Nov 2025 Council Meeting.

Hethe Clark described the agreement, and first two amendments. Hethe outlined the three components in the proposed amendment #3:

- Extension of Agreement
- Periodic Reporting
- Mitigation Fund Contribution [HB389(2021)]

Hethe noted for Council that regarding HB389(2021) impact the Air Ranch is by nature a slow-moving product, and the property has already been annexed so there is no annexation loss of revenue from HB389.

Discussion followed, including status and marketing for the next Air Ranch phase. Phases 1 and 2 have been built, phase 4 is next, with construction drawings approved for phases 5 & 6. The Air Ranch is in a niche market which tends to follow the standard housing market, similar to recreational property and very susceptible to uncertainty concerns.

Discussion continued, including development of the SkyPark property outside Marsing, near Givens Hot Springs.

Ed Priddy expressed that development in the Air Ranch will move as it moves. He would like to see a phase complete every year to year and a half. Discussion followed regarding typical development processes.

General discussion followed. It was noted that mitigation may need more discussion, and that progress is important. Air Ranch design standards and process were described, along with layout for phases 7 & 8.

6. **OTHER BUSINESS**

6.1 Consideration of authorizing City of Greenleaf signature on the FY-2026 Cooperative Agreement between Valley Regional Transit and the City of Greenleaf for Public Transportation Financial Contribution [ACTION ITEM]

Discussion followed. Rachel Brobeck moved to authorize Mayor's signature. Rob Fisher seconded. The motion received unanimous approval.

6.2 Any other business There was none.

7. **MINUTES REVIEW**

7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed

7.2 Consideration of minutes for this meeting [ACTION ITEM]

Rob Fisher moved to approve the minutes. Rachel Brobeck seconded. The motion received unanimous approval.

8. **ADJOURNMENT**

8.1 Adjournment [ACTION ITEM]

Rachel Brobeck moved to adjourn. Rob Fisher seconded. The motion received unanimous approval and the meeting adjourned at approximately 7:48p.

Respectfully submitted,

Lee C. Belt, Greenleaf City Clerk

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Materials are available in Spanish upon request.
Los materiales están disponibles en español a pedido.