

TOWN OF WELLTON

Minutes of the June 19, 2014 Special Meeting

Mayor James L. Deermer called the special meeting to order at 7:00PM on Thursday, June 19, 2014, lead the Pledge of Allegiance and gave the invocation. Roll call was taken.

Council Members Present: Mayor James L. Deermer, Vice Mayor Cecilia C. McCollough, Councilmembers Alejandro M. Bejarano, Lisa J. Jameson, and Vickie L. Bornt.

Staff Present: Town Manager Dick Watenpaugh, Deputy Town Clerk Sandra Jones, Finance Director Ana Flores, Police Chief Donald Jones, Town Magistrate Russell Jones, Fire Chief Mark Rivera and Grants Administrator Yolanda Galindo.

Guests Present: Analyssa Rivera, Ed & Maggie Heikila, Juell & Vera Barker, Humberto Ramos, Lynette Layton, Shirley Reynolds, Omar Flores, Nora Vargas, Kevin Silence, Victor & Lynn Frankfather and Jim Allen.

Call to the public: No Speaker Request forms were submitted.

Department Head Reports

Town Manager: Town Manager Watenpaugh introduced the Kid's Klub staff (Omar Flores, Nora Vargas, Analyssa Rivera and Peyton Jones).

Police Department: Town Manager Watenpaugh introduced the new Chief of Police – Chief Donald Jones.

Municipal Court: Judge Jones reported for the month of May 2014 the court brought in roughly \$4,000 (\$1,900 of which was FARE). He will be attending (mandatory attendance for all magistrates and judges) the Judicial Conference in Tucson next week.

Fire Department: Chief Rivera reported there were 36 calls for the month of May. Water Day at Wellton Elementary School was a big success. The chemical trailer fire necessitated calling the Marine Base HazMat team because DPS's HazMat team is out of Kingman, Arizona and the travel time would have been extensive. The Department was on site from 9:00AM – 2:00PM.

Public Works: Public Works Director Grant was at a conference on Reclaimed Water in Prescott, Arizona. Town Manager Watenpaugh reported the department has been working on cleaning up the streets, a particular corridor they have been concentrating on is William Street and Commerce Way as well as the on-off ramp from the Interstate.

Discussion and Action Items

1. Approval of Financial Statements:

A. For the Month of April 2014

Councilmember Jameson questioned the sales tax. Finance Director Flores explained that was the line item if the increase in sales tax had passed.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to approve the Financial Statements for the month of April 2014. Voice vote 5-0. Motion carried.

2. Approval of Cash Disbursements:

A. For the Month of May 2014

Vice Mayor McCollough questioned check # 7800. Finance Director Flores explained that was the surcharge fee for the water tank restoration.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to approve the Cash Disbursements for the month of May 2014. Voice vote 4-0 (Councilmember Jameson abstained due to possible conflict of interest.) Motion carried.

Note: Council approved the submission of Financial Statements and Cash Disbursements for review and approval on a quarterly basis.

3. Approval of Minutes.

- A. For the Meeting of March 4, 2014 (Regular Meeting).
- B. For the Meeting of May 6, 2014 (Regular Meeting).
- C. For the Meeting of May 20, 2014 (Regular Meeting).

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to approve the minutes for: Meeting of March 4, 2014 (Regular Meeting), Meeting of May 6, 2014 (Regular Meeting) and Meeting of May 20, 2014 (Regular Meeting) with corrections as mentioned. Voice vote 5-0. Motion carried.

4. Recess the Wellton Town Council Special Session and convene as the Board of Directors of the Links at Coyote Wash Community Facilities District #2003-1 & #2005-1.

Recessed the Wellton Town Council Special Session and convene as the Board of Directors of the Links at Coyote Wash Community Facilities District #2003-1 & #2005-1 at 7:15PM.

The Links at Coyote Wash Community Facilities District #2003-1

- A. Review Tentative Budget for FY 2014-2015.

Tentative Budget for FY 2014 – 2015 was presented by Town Manager Watenpaugh.

- B. Discussion and possible action to adopt Resolution #031, a resolution approving the levy of a special assessment to defray the Operations and Maintenance Costs of Public infrastructure in the Links at Coyote Wash Community Facilities District #2003-1.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bejarano to adopt Resolution #031, a resolution approving the levy of a special assessment to defray the Operations and Maintenance Costs of Public infrastructure in the Links at Coyote Wash Community Facilities District #2003-1.. Voice vote 5-0. Motion carried.

- C. Discussion and possible action to adopt Resolution #032, a resolution for the adoption of the Fiscal Year 2014-2015 tentative budget in the amount of \$19,400 for the Links at Coyote Wash Community Facilities District #2003-1.

Town Manager Watenpaugh did reiterate if there were going to be any changes to the assessment it would have to go to the voters.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to adopt Resolution #032, a resolution for the adoption of the Fiscal Year 2014-2015 tentative budget in the amount of \$19,400 for the Links at Coyote Wash Community Facilities District #2003-1. Voice vote 5-0. Motion carried.

The Links at Coyote Wash Community Facilities District #2005-1**A. Discussion and review of the cost analysis for Community Facilities District #2005-1.**

The cost analysis for Community Facilities District #2005-1 was presented by Town Manager Watenpaugh.

B. Discussion and possible action to not levy a special assessment for the Links at Coyote Wash Community Facilities District #2005-1.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to not levy a special assessment for the Links at Coyote Wash Community Facilities District #2005-1. Voice vote 5-0. Motion carried.

Adjourn as the Board of Directors for The Links at Coyote Wash Community Facilities District #2003-1 and #2005-1 and reconvene the Wellton Town Council in Special Session.

Adjourned as the Board of Directors for The Links at Coyote Wash Community Facilities District #2003-1 and #2005-1 and reconvene the Wellton Town Council in Regular Session at 7:24PM.

5. Discussion and possible action to adopt the FY 2014-2015 Tentative Budget.

Finance Director Flores detailed the only changes to the Budget have been the addition of the fire engine equipment of \$90,000 and the water plant modifications regarding the TTHM issue.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to adopt Resolution #570 to adopt the FY 2014-2015 Tentative Budget. Voice vote 5-0. Motion carried.

Councilmember Jameson questioned the difference in the budget for last fiscal year and FY 2014 – 2015 and asked that be explained. Finance Director Flores and Town Manager Watenpaugh detailed the projects and assessments that have been carried on previous budgets that never came to fruition.

6. Discussion and possible action regarding Applicant Certification for FY 2014 and Resolution #571, authorization to submit applications and implement CDBG Colonia set aside projects.

CDBG Administrator Galindo detailed the requirements for our CDBG application.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bejarano to authorize action regarding Applicant Certification for FY 2014 and adopt Resolution #571, authorization to submit applications and implement CDBG Colonia set aside projects. Voice vote 5-0. Motion carried.

7. Discussion and possible action to award San Jose Avenue Sidewalk Project Contract to DPE Construction.

CDBG Administrator Galindo detailed the bid process for the project from Center Street to William Street on San Jose Avenue and the rationale behind awarding the bid to the second lowest bidder as there were errors in the application of the lowest bidder (who is aware of the decision).

Motion made by Vice Mayor McCollough, seconded by Councilmember Bornt to award San Jose Avenue Sidewalk Project Contract to DPE Construction. Voice vote 5-0. Motion carried.

8. Discussion and possible action regarding the amended Links at Coyote Wash Golf Course Lease Agreement.

Motion made by Councilmember Bejarano, seconded by Councilmember Jameson to accept the amended Links at Coyote Wash Golf Course Lease Agreement. Voice vote 5-0. Motion carried.

9. Discussion and possible action regarding Wellton's 2013 General Plan Election November 4, 2014 – Resolution #572.

Town Manager Watenpaugh explained that while the Council had approved the General Plan, it has to be taken to the voters for the final approval. The information needs to be to the Yuma County office by July 27.

Motion made by Councilmember Bornt, seconded by Vice Mayor McCollough to adopt Resolution #572 regarding Wellton's 2013 General Plan Election November 4, 2014. Voice vote 5-0. Motion carried.

10. Discussion and possible action regarding Bicycle and Pedestrian Plan – Resolution #573.

Motion made by Vice Mayor McCollough, seconded by Councilmember Bejarano to adopt Resolution #573 regarding Bicycle and Pedestrian Plan. Voice vote 5-0. Motion carried.

11. Discussion and possible action regarding revised proposal from Mission Antioquia Church to purchase the property at 10409 Helen Street.

Town Manager Watenpaugh presented the Church's proposal to purchase the property at 10409 Helen Street. Breakdown: \$15,000 down payment to the Town, \$1,875 a month for 24 months (\$45,000), and then get a loan for the \$90,000 for a total purchase price of \$150,000.

Mayor Deermer would like to see a loan agreement with contingencies should the loan for the balance not happen. Town Manager Watenpaugh also felt the stipulation should be "subject to" financing being secured.

A few alternatives were suggested by the audience. Pastor Ramos addressed the question of their permanence in the community. They have been in the community for 13 years and have improved their services in that time period.

Item tabled until the Town can gather information regarding "carrying" the note with interest (suggested 5%) for the church.

12. Discussion and possible action regarding Lease Agreement with Matt Brooks.

Town Manager Watenpaugh detailed there had been issues in the past and would like to bring all agreements current. The memo attached to the original agreement expired 4 years ago.

Item tabled for work session to discuss further options.

13. Discussion and possible action regarding surplus property.

Discussion about the potential of using one of the surplus police vehicles as a decoy for speeders.

Motion made by Councilmember Bejarano, seconded by Vice Mayor McCollough to approve the list of surplus property for public auction. Voice vote 5-0. Motion carried.

Future Agenda Items

July 8, 2014 meeting:

- Variances for Fairways 2 on lots sizes and setbacks
- Development Agreement for Fairways 2
- Revision of Chapter 15 - Franchise Agreements

Other Reports

- WACOG – no quorum for meeting in Parker
- Town Manager Watenpaugh has been in contact (3 separate contacts) with Union Pacific Railroad regarding the railroad crossing at William Street being block for extended periods of time.
- July 4th Celebration at Butterfield Park
- Burn pit may still be open at Coyote Wash.
- A general Thank you to the residents for cleaning up their areas.

Staff's Report

None

Executive Session

None

Adjournment

Motion made by Councilmember Bornt, seconded by Vice Mayor McCollough to adjourn. Meeting adjourned at 8:05PM.



A handwritten signature in black ink, appearing to read "James D. Deermer", is written over a horizontal line. To the right of the signature is a faint circular official seal.

James D. Deermer, Mayor

ATTEST:



A handwritten signature in blue ink, appearing to read "Dick Watenpaugh", is written over a horizontal line.

Dick Watenpaugh, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the special meeting held June 19, 2014 and the meeting was duly called and posted and that a quorum was present.



A handwritten signature in blue ink, appearing to read "Dick Watenpaugh", is written over a horizontal line.

Dick Watenpaugh, Town Manager