

TOWN OF WELLTON

Minutes of the December 5, 2017 Regular Meeting

Mayor Cecilia McCollough called the regular meeting to order at 7:00PM on Tuesday, December 5, 2017, led the Pledge of Allegiance and gave the invocation. Roll call was taken.

Councilmembers Present: Mayor Cecilia McCollough, Mayor Pro Tem Brian Claar, Councilmembers Kenneth Baughman and Michelle Jones.

Councilmember Absent: Councilmember Lisa Jameson.

Staff Present: Town Manager Larry Killman, Deputy Town Clerk Sandra Jones, Finance Director Shantel Quinonez, Public Works Director Joe Grant, Police Chief Donald Jones, Fire Chief Mark Rivera, Grants Administrator Yolanda Galindo, and Town Attorney Gary Verburg (telephonically).

Guests Present: Robert Wolf, Jim McCollough, Kris Bloxton, Connie Leavitt, Jeremy Collins, Doug Ragels, Saguaro Foundation, Robert Hall, Theresa O'Brien, Richard & Bonnie Blackburn, Dick & Jan Dalehant, Victor Frankfather, Anthony Mercer, Shirley Reynolds, and Ron Contreras.

Call to the Public

Robert Hall (West Mesa Area Resident): Expressed concerns regarding the grading of Avenue 25E and Gila Ranch Road. There are roughly 16 residences in the area now. The amount of dust that is created by the military during training is excessive. Mentioned contacting the EPA.

Department Head Reports

Police Department

Chief Jones reported on November 2017 activity. The internal training audit has been completed for the year. School zone crossing signs to be installed soon. Gila River Grant is still in process.

Magistrate and Court Department

Town Manager Killman reported on November 2017 activity for Magistrate Jones. \$3,123.43 was collected by the Municipal Court. 6 civil appearances, 2 criminal, 1 dog, and 5 warrants.

Fire Department

Chief Rivera reported on November 2017 activity. 65 runs. 38 were daytime runs. 25 southside of the tracks with 2 delays (total 1 minute).

Public Works Department

Public Works Director Grant reported on November 2017 activity. Staff replaced the air compressor at the Water Plant. Arizona Department of Environmental Quality (ADEQ) conducted a visit (inspection) to review the TTHMs. Staff replaced the fencing at the Family Services Center (which houses Sunset Community Health Center) with the posts we had received from ADOT. Staff

has also been working on street landscaping maintenance (especially in the Coyote Wash area). Staff replaced some landscaping water meters.

Discussion and Action Items

1. Approval of Minutes:

a. For the Meeting of November 7, 2017 (Regular Meeting).

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Jones to approve the minutes for the Meeting of November 7, 2017 (Regular Meeting). Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.

2. Open Public Hearing regarding:

Public Hearing opened at 7:12PM.

a. FY 2017 – 2018 CDBG Regional Account, State Special Projects (SSP), and Colonia Funding. Public input to list potential projects for staff to research.

Grants Administrator Galindo presented a PowerPoint presentation on the FY 2017 – 2018 CDBG Regional Account, State Special Projects (SSP), and Colonia Funding and requested public input on potential projects. Jessica Castro (Saguaro Foundation) mentioned the Foundation is interested in building a group home in Wellton. There were no additional public comments.

Public Hearing

To discuss community needs and possible projects for which the Town of Wellton can use Federal Community Development Block Grant (CDBG) funds for FY 2017/2018 for Regional Account Application, State Special Projects (SSP), and Colonia funds. Projects application which will primarily benefit low and moderate-income persons, reduces slum or blight or meets an urgent need or health hazard.

Grants Administrator Galindo explained that this was the first of two public hearings that will be held for the purpose of citizen input on our proposed applications to the Arizona Department of Housing for the FY 2017/2018 Regional Account, State Special Projects (SSP), and Colonia CDBG funding cycle.

CDBG Public Hearing

The following agenda items were discussed at the Public Hearing:

1. Discussion of CDBG National Objectives and the types of activities that can be funded with CDBG funds.
2. Announcement of the estimated amount of CDBG funds available to the applicant from both the Regional, State Special Projects (SSP), and Colonia funds in FY 2017/2018.
3. Discussion and citizen input regarding housing and community development needs and

- possible projects to be funded with CDBG funds.
4. Discussion of proposed CDBG activities likely to result in displacement of persons, families, businesses, non-profit organizations and farms and the local governments intention to minimize displacement pursuant to the local government's Anti-Displacement Policy.
 5. Review of past performance of previously funded CDBG projects.
 6. A discussion of the community's complaint and grievance procedure.

- Reviewed Prioritized List of Projects:

Projects and programs discussed were:

- Construction of recreation complex/facilities
- Street Improvements - (Prioritize individual Streets or programs)
- Water System Improvements
- Fire Department Equipment & Fire Station Expansion
- Install Lighting on Walking Path
- Construction New Multi-Purpose Community Facility/Center
- Street Lights
- Housing
- Solid Waste Disposal & Sewer System
- Economic Development
- Community Revitalization
- Historic Preservation
- Sound System for Community Center
- Drug Store
- Construct larger Medical Facility

Close Public Hearing.

Public Hearing closed at 7:21PM.

3. **Discussion and possible action to award bid for the renovation of Tank #3 at the Water Plant.**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Baughman to award bid for the renovation of Tank #3 at the Water Plant to Superior Tank. Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.
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4. **Open Public Hearing regarding:**

Public Hearing opened at 7:29PM.

- a. **Rezoning Case #RZ-18-004: Jeremy Collins requests a rezoning of a 2-acre parcel**

(200-21-012) located at 13461 S Avenue 24E in Wellton, Arizona, from Suburban Ranch (2-Acre Minimum) District to Residential District.

Public Comments (Questions):

Anthony Mercer: Stated there are mostly site-built homes in the West Mesa area and does not want trailers/RVs allowed in the area. Reminder that the West Mesa area has a 5-acre/2-acre requirement due to the proximity to the Barry Goldwater Bombing Range.

Doug Ragels: Questioned if there was a long-range plan for the road out there (Gila Ranch Road).

Robert Hall: Also questioned regarding the road and maintenance.

Close Public Hearing

Public Hearing closed at 7:56PM.

Discussion and possible action regarding:

- b. Rezoning Case #RZ-18-004: Jeremy Collins requests a rezoning of a 2-acre parcel (200-21-012) located at 13461 S Avenue 24E in Wellton, Arizona, from Suburban Ranch (2-Acre Minimum) District to Residential District.**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Jones to table Rezoning Case #RZ-18-004 until further clarification can be determined. Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.

5. Open Public Hearing regarding:

Public Hearing opened at 7:59PM.

- a. Rezoning Case #RZ-18-005: Robert and Iris Bloxton request a rezoning of a 2-acre parcel (200-21-011) located at 13431 S Avenue 24E in Wellton, Arizona, from Suburban Ranch (2-Acre Minimum) District to Residential District.**

Public Comments (Questions):

Iris Bloxton: What will be the timeline on the clarification?

Robert Hall: Definition of a Park Model or travel trailer/RV?

Anthony Mercer: Would like the Town to model the Planning and Zoning Code revisions after Yuma County.

Close Public Hearing

Public Hearing closed at 8:09PM.

Discussion and possible action regarding:

- b. Rezoning Case #RZ-18-005: Robert and Iris Bloxton request a rezoning of a 2-acre**

parcel (200-21-011) located at 13431 S Avenue 24E in Wellton, Arizona, from Suburban Ranch (2-Acre Minimum) District to Residential District.

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Jones to table Rezoning Case #RZ-18-005 until further clarification can be determined (as with Rezoning Case #RZ-18-004). Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.

Open Appeal Hearings as the Board of Adjustment

Appeal Hearing opened at 8:10PM.

6. Discussion and possible action:

- a. **Variance Case #V-18-006: Addisigns (agent for DCM Development Co, LLC) requests a variance of Planning & Zoning Code Chapter 8, Section 8-5.6(E)(5)(d): One (1) free standing sign not to exceed twenty (20) feet in height and twenty-four (24) square feet in size to allow the construction of a 50-square foot free standing sign located at Parcel #: 709-21-024.**

Motion made by Councilmember Baughman, seconded by Councilmember Jones to approve Variance Case #V-18-006: a request from Addisigns (agent for DCM Development Co, LLC) for a variance of Planning & Zoning Code Chapter 8, Section 8-5.6(E)(5)(d): One (1) free standing sign not to exceed twenty (20) feet in height and twenty-four (24) square feet in size to allow the construction of a 50-square foot free standing sign located at Parcel #: 709-21-024. Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.

- b. **Variance Case #V-18-007: Richard Blackburn requests a five-foot (5') variance (west lot line) of Planning & Zoning Code Chapter 8, Section 8-5.4(D)(1): Required Standards: Minimum Side Yard Setback: 6 feet to place a RV Shelter on his lot located at 29739 Copper Mountain Drive (Copper Ridge Subdivision, Lot 66 - Parcel #: 709-16-066).**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Baughman to approve Variance Case #V-18-007: a request by Richard Blackburn for a five-foot (5') variance (west lot line) of Planning & Zoning Code Chapter 8, Section 8-5.4(D)(1): Required Standards: Minimum Side Yard Setback: 6 feet to place a RV Shelter on his lot located at 29739 Copper Mountain Drive (Copper Ridge Subdivision, Lot 66 - Parcel #: 709-16-066). Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.

Close Appeal Hearings as the Board of Adjustment and Reconvene as Town Council

Appeal Hearing closed and reconvened as Town Council at 8:21PM.

7. **Discussion and possible action to accept the property donation from J and J Property Holdings LC to the Town of Wellton.**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Baughman to accept the property donation from J and J Property Holdings LC to the Town of Wellton. Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried.

Future Agenda Items

- Revisions to the Planning and Zoning Code. Potential Work Sessions with Council.
- Lot tie / Lot split Ordinance.
- Water Rate Study at the January 16, 2018 meeting.
- No meeting scheduled for January 2, 2018.

Town Manager Report

- Second Water Plant Operator position has been advertised. Open until filled.
- Butterfield Golf Course revenue for the month is down from last year. \$85,000 down to \$79,000.
 - No 7-day passes.
 - Save Our Course II Tournament raised \$7,050.
- Council passed the EMS Subscription fee in October. There will be a Public Community Meeting on December 19, 2017 at 6:00PM at the Community Center to address any questions or concerns.
- Internet / Cell Phone Providers are looking to upgrade service in our area. Verizon is upgrading from 700MHz to 850MHz.
- Ugly Sweater Contest winner to be announced at the Christmas Tree Lighting (December 16, 2017 at 6:30PM at West Side Park).
- Tractor Rodeo is scheduled for January 19 – 20, 2018.
 - Wellton-Mohawk contributed \$5,000.
 - Tri-Valley Ambulance to be involved.
- Pioneer Day Parade and Fiesta is scheduled for February 24, 2018.
- The AEAFUCU accounts accrued \$1,600 of interest this month.

Council's Report

- Mayor McCollough participated in the river tour with Bureau of Reclamation that ended at Hoover Dam.
- Mayor McCollough also participated in the University of Arizona Research Symposium.

Executive Session

None requested.

Adjournment

Motion made by Councilmember Baughman, seconded by Councilmember Jones to adjourn. Voice vote: 4-0-0-1 (yay-nay-abstain-absent). Motion carried. Meeting adjourned at 8:35PM.