

TOWN OF WELLTON

Minutes of the January 16, 2018 Regular Meeting

Mayor Cecilia McCollough called the regular meeting to order at 7:00PM on Tuesday, January 16, 2018, 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, Lisa Jameson, and Michelle Jones.

Councilmember Absent: None.

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

Guests Present: Dick & Jan Deckhart, Ashley Espino, Dennis & Shelley Bumanis, Gail Perry, Henry Urbanek, Robert Bourassa, Lisa Fratus, Larry Kochie, Vicki England, Bob Hall, Theresa O'Brian, Jim McCollough, Robert Wolf, Victor Frankfather, Bonnie & Richard Blackburn, and Shirley Reynolds.

Call to the Public

None.

Department Head Reports

Police Department

Chief Jones reported on December 2017 activity. 2018 Stone Garden has been awarded. There has been a licensing snag on the Body-Cams. One officer has been sent to a 2-week Firearms Instructor School. The Gila River Grant vehicles are now at the up fitter for final installs.

Magistrate and Court Department

Judge Jones reported on December 2017 activity. There was \$2,537.73 collected. 6-civil, 2-criminal, 3-misdemeanor, 2-animal. There were 14 appearances, 1 trial and 2 changes of pleas. The 3-year audit went well. The maintenance by the Town of the Courthouse building and grounds is going very well.

Fire Department

Chief Rivera reported on activity for December 2017. There were 48 runs. 24 were daytime runs. 12 runs were south side of the tracks. 4 delays for a total of 5 minutes. The Fire Department participated in the Food Drive on December 11th with Antelope Union High School. They collected a total of 1,034 lbs. of food and \$121 in donations. The Fire Department participated in the Coyote Wash Light Parade. Staff is in the process of meeting their ISO training requirements.

Public Works Department

Public Works Director Grant reported on December 2017 activity. The rehab on Water Storage Tank #3 has been scheduled. Staff was occupied most of the month with Christmas Tree Lighting preparation. There was vandalism at Butterfield Park bathrooms. The hand dryers were knocked off of the walls and thrown into the pond at the Golf Course. An additional light was added at the Park to light up dark areas. The thin areas at the Golf Course have been over seeded. The Pro Shop has shown increased activity and revenue.

Discussion and Action Items

1. Approval of Minutes:

a. For the Meeting of December 5, 2017 (Regular Meeting).

Motion made by Councilmember Baughman, seconded by Mayor Pro Tem Claar to approve the minutes for the Meeting of December 5, 2017 (Regular Meeting). Voice vote: 5-0-0-0 (yay-nay-abstain-absent). Motion carried.

2. Discussion and possible action to adopt Resolution No. 622 – a Resolution authorizing the application by the Town of Wellton for financial assistance under the Land and Water Conservation Fund Act, Public Law 88-578.

Grants Administrator Galindo presented the Arizona State Parks Grant opportunity. Applications are due February 3, 2018.

Motion made by Councilmember Baughman, seconded by Councilmember Jones to adopt Resolution No. 622 – a Resolution authorizing the application by the Town of Wellton for financial assistance under the Land and Water Conservation Fund Act, Public Law 88-578. Voice vote: 5-0-0-0 (yay-nay-abstain-absent). Motion carried.

3. Discussion and possible action to adopt Resolution No. 623 - a Resolution of the Council of the Town of Wellton approving a rate schedule for Water User Charges and setting an effective date.

The study by RCAC was finalized in September 2017. The Public Hearing regarding the proposed Water Rates was held November 7, 2017 with a recommendation of Scenario #4.

Motion made by Councilmember Baughman, seconded by Mayor Pro Tem Claar to adopt Resolution No. 623 - a Resolution of the Council of the Town of Wellton approving a rate schedule for Water User Charges and setting an effective date. Voice vote: 5-0-0-0 (yay-nay-abstain-absent). Motion carried.

Open Appeal Hearings as the Board of Adjustment

Appeal Hearing opened at 7:21PM.

4. Discussion and possible action:

- a. Variance Case #V-18-008: Robert Bourassa and Henry Urbanek request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1(B)(3): Required Standards: “One (1) Guest House/Casita or an Accessory Building (Accessory Buildings including a private garage, greenhouse, carport, swimming pool, porch, or building for the storage of personal effects) is allowed on a lot with two (2) Recreation Vehicles or travel trailers” to allow a second Accessory Building on 11651 Coyote Wash Street (Coyote Wash Subdivision, Unit 1, Lot 7 - Parcel #: 709-52-007).**

Public Comments (Questions):

Henry Urbanek, Victor Frankfather, Gary Verburg, Lynn Frankfather, Jim Williamson, Robert Bourasa, and Michelle Jones were among the commenters.

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Baughman to approve Variance Case #V-18-008: Robert Bourassa and Henry Urbanek request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1(B)(3): Required Standards: “One (1) Guest House/Casita or an Accessory Building (Accessory Buildings including a private garage, greenhouse, carport, swimming pool, porch, or building for the storage of personal effects) is allowed on a lot with two (2) Recreation Vehicles or travel trailers” to allow a second Accessory Building on 11651 Coyote Wash Street (Coyote Wash Subdivision, Unit 1, Lot 7 - Parcel #: 709-52-007). Voice vote: 4-1-0-0 (yay-nay-abstain-absent). Motion carried.

- b. Variance Case #V-18-009: Kenneth & Betty Nicholson request a variance of Planning & Zoning Code Chapter 8, Section 8-6.1(B): Required Standards: The Town of Wellton Planning & Zoning Department shall issue placement permits only if the manufactured home was constructed within a period of less than fifteen (15) years prior to the date of the application for a placement permit, to place a 1977 Besto Pioneer Housing System (12’X63’) on their lot located at 29226 Arizona Avenue (Parcel #: 709-13-050).**

Public Comments (Questions):

Lisa Furst, Jim McCollough, Shirley Reynolds, Joe Grant, Yolanda Galindo, Bonnie Blackburn, Victor Frankfather, Larry Kochie, Lynn Frankfather, Lisa Jameson, Michelle Jones, and Brian Claar were among the commenters.

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Jones to deny Variance Case #V-18-009: Kenneth & Betty Nicholson request a variance of Planning & Zoning Code Chapter 8, Section 8-6.1(B): Required Standards: The Town of Wellton Planning & Zoning Department shall issue placement permits only if the manufactured home was constructed within a period of less than fifteen (15) years prior to the date of the application for a placement permit, to place a 1977 Besto Pioneer Housing System (12’X63’) on their lot located at 29226 Arizona Avenue (Parcel #: 709-13-050). Voice vote: 2-3-0-0 (yay-nay-abstain-absent). Motion failed.

Motion made by Councilmember Jameson, seconded by Councilmember Baughman to approve Variance Case #V-18-009: Kenneth & Betty Nicholson request a variance of Planning & Zoning Code

Chapter 8, Section 8-6.1(B): Required Standards: The Town of Wellton Planning & Zoning Department shall issue placement permits only if the manufactured home was constructed within a period of less than fifteen (15) years prior to the date of the application for a placement permit, to place a 1977 Besto Pioneer Housing System (12'X63') on their lot located at 29226 Arizona Avenue (Parcel #: 709-13-050). Voice vote: 3-2-0-0 (yay-nay-abstain-absent). Motion carried. Stipulation the mobile be brought to up code within 180 days of placement.

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

Appeal Hearing closed and reconvened as Town Council at 8:15PM.

Future Agenda Items

- Work Session to discuss Planning and Zoning Code changes and modifications to be held on Thursday, January 25, 2018 at 5:30PM.
- Lot tie / Lot Split Ordinance to be on the January 25th Agenda as well.

Town Manager Report

- Tractor Rodeo is scheduled for January 19 & 20, 2018. The Town will be utilizing USBP Explorers, Sheriff Office Volunteers and Town Staff for manpower on January 19th and 20th.
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- The Fire Department will have an ISO Audit on March 9th.
- The Hankins Property Transfer (to the Town) is still in process.
- County 11th Street work is tentatively scheduled for March.
- The school crossing sign installation is scheduled for February.
- Noted: Town Attorney Gary Verburg is going into semi-retirement. Phyllis Smiley is now the new Town Attorney. She is also with Gust-Rosenfeld.

Council's Report

None.

Executive Session

None requested.

Adjournment

Motion made by Councilmember Jones, seconded by Mayor Pro Tem Claar to adjourn. Voice vote: 5-0-0-0 (yay-nay-abstain-absent). Motion carried. Meeting adjourned at 8:23PM.