

TOWN OF WELLTON

Minutes of the March 3, 2020 Regular Meeting

Mayor Cecilia McCollough called the regular meeting to order at 7:00PM on Tuesday, February 7, 2020. Councilmember Baughman led the Pledge of Allegiance and Mayor Pro Tem Claar gave the invocation. Roll call was taken.

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

Councilmember Absent: None.

Staff Present: Town Manager Larry Killman, Deputy Town Clerk Sandra Jones, Interim Finance Director Marisol Hernandez, Public Works Director Joe Grant, Police Chief Donald Jones, and Attorney Susan Goodwin (telephonically).

Guests Present: Rob Dunn, Jeremy Claridge, Ron Rector, Allen & Sharon Lockwood, Dan McMahon, Shirley Reynolds, Jim Sampson, Polly & Dennis Denton, Ton Vavra, and Steve & Phyllis Williamson.

Call to the Public:

Dan McMahon (11852 Ligurta Lane): Complaint regarding the lot next to him on Gila Street. It is owned by a construction company that is currently using it as a dumping site. He filed a complaint in the office and did not receive follow-up. He would like answers.

Tom Vavra (27275 Ligurta Lane): Complaint regarding the traffic on the private road owned by Wellton-Mohawk on the south side of Coyote Wash, Unit 3. He has spoken with Mr. Grubaugh at WMIDD and is now asking for the Town (Wellton Police Department) to patrol this private road. WMIDD has erected signs indicating only emergency and maintenance vehicles are allowed.

Discussion and Action Items

1. Approval of Minutes:

a. For the Meeting of February 4, 2020 (Regular Meeting).

Motion made by Councilmember Baughman, seconded by Councilmember Blitz, to approve Minutes for the Meeting of February 4, 2020 (Regular Meeting). Voice vote:

Baughman: Yay
Jones: Yay
McCollough: Yay
Claar: Yay
Blitz: Yay

Motion carried.

2. **Discussion and possible action to reappoint Joyce Seriale as the Town of Wellton representative on the Yuma County Library District Board of Trustees, new 3-year term to begin July 1, 2020.**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Jones, to reappoint Joyce Seriale as the Town of Wellton representative on the Yuma County Library District Board of Trustees, new 3-year term to begin July 1, 2020. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

3. **Discussion and possible action to accept:**

- a. **Financial Statements and Independent Auditor's Report for FY 2018 – 2019, and**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Blitz, to accept the Financial Statements and Independent Auditor's Report for FY 2018 – 2019. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

- b. **Annual Expenditure Limitation Report for FY 2018 – 2019 performed by Henry and Horne, LLP for Town of Wellton.**

Motion made by Councilmember Baughman, seconded by Mayor Pro Tem Claar, to accept the Annual Expenditure Limitation Report for FY 2018 – 2019 performed by Henry and Horne, LLP for Town of Wellton. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

- **Recess Regular Session and convene a Public Hearing of the Common Council.**

Motion made by Mayor Pro Tem Claar, seconded by Councilmember Blitz, to recess Regular Session and convene a Public Hearing of the Common Council at 7:20PM. Voice vote:

Baughman: Yay

Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

4. **Discussion regarding Rezoning Case #RZ-20-003: Right Thumb Properties LLC request a rezoning of a 7.94-acre parcel located at 11102 S Avenue 31E in Wellton, Arizona, from Agricultural District to Commercial District.**

Discussion regarding the rezoning of 11102 S Avenue 31E. Jeremy Claridge hopes Council will see the benefit of this area as a Commercial Center.

5. **Discussion regarding Conditional Use Case #CU-20-003: Right Thumb Properties LLC request a Condition Use Permit to allow a Medical Marijuana Facility to be operated at 11102 S Avenue 31E in Wellton, Arizona contingent on the rezoning to Commercial.**

Discussion regarding the Conditional Use Permit request (contingent on the rezoning to Commercial) of 11102 S Avenue 31E. Jeremy Claridge spoke of the plans for the property. The process would involve 2 major steps. 1 – Build the dispensary (2000 square feet). 2 – Build the cultivation center (hybrid greenhouse) in 3-4 phases encompassing 3-4 acres.

Steve Williamson questioned where the water would be coming from for the cultivation center. Jeremy Claridge indicated there would be a well on-site. They would essentially be utilizing the water that has been used in the agricultural area surrounding

- **Close Public Hearing and reconvene Regular Session of the Common Council.**

Motion made by Councilmember Baughman, seconded by Councilmember Blitz, to close Public Hearing and reconvene Regular Session of the Common Council at 7:32PM. Voice vote:

Baughman: Yay
 Jones: Yay
 McCollough: Yay
 Claar: Yay
 Blitz: Yay

Motion carried.

6. **Presentation of plaque to Pioneer Day & Fiesta 2020 Grand Marshalls Bob & Jill Sloncen.**
 The presentation will be postponed to the March 17, 2020 Regular Meeting.

Future Agenda Items

- The Biennial Development Fee Audits will be brought to Council on March 17, 2020 for approval.
- The Citizen's Review Meeting is scheduled for March 10, 2020 at 6:00PM for the Rezoning and Conditional Use Permit requests.
- The Fair Housing Resolution will be brought to Council for approval at April 7, 2020 Regular Meeting.

Town Manager Report

- The Town has moved the \$147,000 to LGIP to open the 3rd account. The current total for the Town is \$1.6 million. The accounts are currently earning 2% at LGIP.
- The Town is tentatively looking at a timeline to schedule road repairs with Yuma County. Currently, it is looking like April/May. The potential areas are: Coyote Wash 1 and 2, William Street (railroad to Napa Avenue) and Dome Street (Los Angeles Avenue to Mountain View Avenue).
- The Cocopah Indian Tribe donated \$6,935 to the Town. Presentation to follow later.
- Council Nomination Packets are available at Town Hall. Two positions are available.
- Fire Department Expansion Notice to Proceed has been issued. The start date has been deferred to April 3, 2020.
- Agreement with Jim Davey for the Street Master Plan. Project due in October.
- The next area earmarked for potential sidewalks/curbs/gutters is San Francisco Avenue (from Hindman Street to Maybelle Street).
- WIFA Water Line Extension (2 miles) requires the contractor provide certification on the steel for the project.
- Border Wall Project has progressed to our area. It is a \$270 million project. 37 miles. Contractors will be procuring water from the Town. There will be staging areas in numerous locations in Town, including the area east of Two Rivers. Contractors have leased Skyview Cooling property. The trailers that were on Skyview property are temporarily stored on the Tractor Rodeo grounds.

Council's Report

- Mayor recommends residents take advantage of the placard at the railroad crossing with the phone number to call for complaints. Please call when the crossing is blocked and regarding the uneven tracks at the crossing, etc.

Executive Session

None requested.

Adjournment

Motion made by Councilmember Baughman, seconded by Councilmember Blitz to adjourn.

Baughman: Yay

Jones: Yay

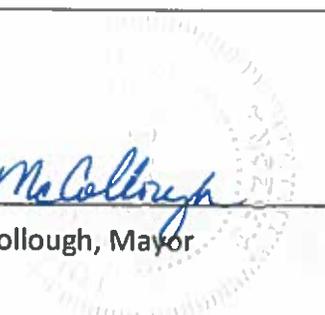
McCollough: Yay

Claar: Yay

Blitz: Yay

Motion carried.

Meeting adjourned at 7:50PM.



Cecilia McCollough, Mayor

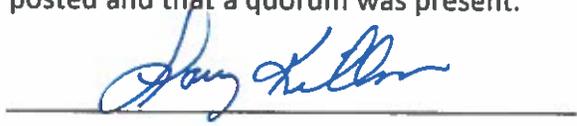
ATTEST:



Larry Killman, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held March 3, 2020 and the meeting was duly called and posted and that a quorum was present.



Larry Killman, Town Manager