

# TOWN OF WELLTON

## Minutes of the May 4, 2021 Regular Meeting

Mayor Cecilia McCollough called the regular meeting to order at 7:00PM on Tuesday, May 4, 2021. Councilmember Davidson led the Pledge of Allegiance and Mayor McCollough gave the invocation. Roll call was taken.

**Councilmembers Present:** Mayor Cecilia McCollough, Mayor Pro Tem Kenneth Baughman (telephonically), Councilmembers Scott Blitz, Sylvia Davidson, and Michelle Jones.

**Councilmembers Absent:** None.

**Staff Present:** Town Manager Larry Killman, Deputy Town Clerk Sandra Jones, Finance Director Marisol Hernandez, Police Chief David Rodriguez, Grants Administrator Yolanda Galindo-Morales, and Attorney Andrew McGuire (telephonically).

**Guests Present:** Martin Hernandez, Joyce Seriale, Lynda Lake, Connie Mason Bennett, Allen & Sharon Lockwood, David Williams, Shantel Quinonez, Keith & Melissa Curran, Lynette Layton, Richard Nix, Catherine Blitz, Ray & Kathy Erickson, Shirley Reynolds, Jason Hollingsworth, Robert & Peggy Leeper, and Robert Taylor.

### Call to the Public

**Connie Mason Bennett** (reading statement by Lynda Lake): Her statement was regarding the working conditions at Coyote Wash Golf Course. She has built a house in Coyote Wash Subdivision. She was not satisfied with the building nor the inspections. She also has a complaint regarding the quality of water.

### Discussion and Action Items

#### 1. Approval of Minutes:

##### a. For the Meeting of April 20, 2021 (Regular Meeting).

Motion made by Councilmember Blitz, seconded by Councilmember Jones, to approve the Minutes for the Meeting of April 20, 2021 (Regular Meeting). Voice vote:

Baughman: Yay

Jones: Yay

McCollough: Yay

Davidson: Yay

Blitz: Yay

Motion carried.

#### 2. Discussion and possible direction regarding:

a. The J&J Holdings property located on Arizona Avenue and Fresno Street; and Discussion regarding the \$55,000 Deed of Trust clouding the title for the property. The Town's cost would be roughly \$10,000 to attain the property, but that would be in jeopardy if the Deed of Trust were enforced.

**b. The SKE property at Coyote Wash, Unit 2, Lot 325.**

Discussion regarding Lot 325 at Coyote Wash, Unit 2. This lot houses the utility lines, etc. for the Ramada and bathroom on Coyote Wash Golf Course. The lot is also necessary for equipment to access the Golf Course. Use of this lot without building a residence would potentially be in violation of the CC&R's for Coyote Wash Subdivision. Councilmember Blitz suggested a survey of all residents. Town Attorney Andrew McGuire felt it would be an acceptable use of the property "as is".

Motion made by Councilmember Blitz, seconded by Councilmember Jones, to withdraw 2a and move forward with 2b (at a purchase price of \$35,000 plus closing costs). Voice vote:

Baughman: Yay  
Jones: Yay  
McCollough: Yay  
Davidson: Yay  
Blitz: Yay

Motion carried.

**3. Discussion and possible action to authorize the Mayor to sign Professional Services Agreement between James A. Davey & the Town of Wellton for Engineering/Design Services for CDBG Contract #118-21 San Francisco Avenue Street Improvements.**

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to authorize the Mayor to sign Professional Services Agreement between James A. Davey & the Town of Wellton for Engineering/Design Services for CDBG Contract #118-21 San Francisco Avenue Street Improvements. Voice vote:

Baughman: Yay  
Jones: Yay  
McCollough: Yay  
Davidson: Yay  
Blitz: Yay

Motion carried.

**4. Discussion and possible direction regarding ND & Katie Kline Pool.**

Discussion led by Town Manager Killman. 5 contractors have been contacted regarding bids for the pool repairs. One contractor declined to bid. Three contractors are in the process of scheduling. One contractor will be on site May 5, 2021 for a walk through. Scheduling for inspections have been a challenge for the contractors. It will also be a challenge scheduling the work and repairs. Councilmember Blitz scheduled his pool company for access on May 6, 2021 for a walk through.

Jason Hollingsworth (29373 San Jose Avenue): New to the area. Feels pool is for the community. Has heard the pool hours were inconsistent and not advertised. He is willing to donate. The Town needs a volunteer committee.

Robert Taylor (11634 Picacho Street): Has returned to area after being gone for 13 years. Feels the pool will help the area children. All the valley schools would attend. Acknowledges the repairs will cost money.

Hurdles the Town is facing:

- Contractor availability.
- Certified Lifeguard availability. Creates a manpower issue. Two lifeguards are always required.
- Material availability.

Staff to continue moving forward with collecting bids and establishing a timeline.

**5. Discussion and information regarding Proposed Increases in Fees for FY 2021-2022 Operating Budget.**

Discussion led by Town Manager Killman to review proposed fees for FY 2021-2022. Councilmember Jones questioned carts at Coyote Wash Golf Course and the difference in the Wellton-Mohawk trash price compared to the standard price.

**6. Discussion and possible action to adopt Resolution No. 676, designating Town Manager Larry Killman as the Chief Fiscal Officer for officially submitting the Fiscal Year 2021 Expenditure Limitation Report to the Arizona Auditor General.**

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to adopt Resolution No. 676, designating Town Manager Larry Killman as the Chief Fiscal Officer for officially submitting the Fiscal Year 2021 Expenditure Limitation Report to the Arizona Auditor General. Voice vote:

Baughman: Yay

Jones: Yay

McCollough: Yay

Davidson: Yay

Blitz: Yay

Motion carried.

**Future Agenda Items**

- Budget discussion.
- Pool availability.

**Town Manager Report**

- VSS to do slurry work on May 7, 2021. They will be working from 7:00AM – 7:00PM at various locations around the Town:
  - Fire Department parking lots (north and south)
  - Mohawk Boulevard
  - Avenue 31E
  - Avenue 28E
  - Copper Ridge Subdivision

- Union Pacific Railroad to close William Street on June 6 and June 7 to replace the crossing. Traffic will be restricted to one lane for Emergency Vehicles only.
- ADEQ visited The Links at Coyote Wash Wastewater Treatment Facility. We have the permit for the use of the reclaimed water from the pond. The recommendations were to replace and add aerators on the pond and to create a 1' freeboard at the Pro Shop pond.
- There will be a planning meeting with Jason Williamson (The Links at Coyote Wash Wastewater owner) to discuss the expansion that is required by ADEQ. The plant has been operating over capacity. Current regulations will be met.
- Emergency well has been completed. It will be connected for blending with the surface water. A blending plan is being completed. TTHms will continue to be tested quarterly.
- The streetlights in Coyote Wash Subdivision were installed below grade. Staff is currently procuring bids to:
  - Convert the aluminum wire to copper wire and converting the existing lights to LEDs.
  - Question – Do we use this opportunity to install fiber in the existing conduit?
- The American Relief Act can be used in 4 categories. Two of which work for the Town: water and broadband potentially.
- Foothills Bank (PSPRS Bonds)
  - Send approved Minutes.
  - Closing to be on May 14 or May 20
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#### **Council's Report**

- Councilmember Jones thanked the volunteers for their help at the rose garden clean-up on the prior Saturday. The next one will be May 8, 2021 at 6:00AM. She asked the Town to deliver a dumpster.
- Mayor McCollough is a new board member on the Rural Transportation Advocacy Council Board.

#### **Executive Session**

- None requested.

#### **Adjournment**

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

Baughman: Yay

Jones: Yay

McCollough: Yay

Davidson: Yay

Blitz: Yay

Motion carried.

Meeting adjourned at 8:09PM.



*Cecilia McCollough*

Cecilia McCollough, Mayor

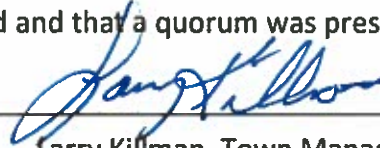
ATTEST:



Larry Killman, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held May 4, 2021 and the meeting was duly called and posted and that a quorum was present.



Larry Killman, Town Manager