

TOWN OF WELLTON

Minutes of the May 17, 2022 Regular Meeting

Mayor Cecilia McCollough called the regular meeting to order at 7:00PM on Tuesday, May 17, 2022. Mayor McCollough dispensed with the Pledge of Allegiance and the invocation. Roll call was taken.

Councilmembers Present: Mayor Cecilia McCollough, Councilmembers Scott Blitz, Sylvia Davidson, and Michelle Jones.

Councilmembers Absent: Mayor Pro Tem Kenneth Baughman.

Staff Present: Town Manager Richard Marsh, Deputy Town Clerk Sandra Jones, Finance Director Marisol Hernandez, Public Works Director Joe Grant, Assistant Public Works Director Brandon Howard, Grants, Public Information Officer David Williams, and Attorney John Austin Gaylord (telephonically).

Guests Present: Shantel Quinonez, Ralph Davidson, Michael & Debra Baker, Shirley Reynolds, Rich Wayas (Yuma Signmasters), Gerald Alberigi, and Ed Luis.

Call to the Public

None Submitted.

- **Presentation**
Presentation by Rich Wayas of Sign Masters on potential options for community signs to advertise the local businesses.

Discussion and Action Items

1. Approval of Financial Statement:

a. As of March 31, 2022.

Motion made by Councilmember Blitz, seconded by Councilmember Jones, to approve the Financial Statement as of March 31, 2022. Voice vote:

Baughman: Absent

Jones: Yay

McCollough: Yay

Davidson: Yay

Blitz: Yay

Motion carried.

2. Approval of Cash Disbursements:

a. For the Period: January 1, 2022 – March 31, 2022.

Motion made by Councilmember Blitz, seconded by Councilmember Jones, to approve the of Cash Disbursements for the Period: January 1, 2022 – March 31, 2022. Voice vote:

Baughman: Absent

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

Motion carried.

3. Approval of Minutes:

a. For the Meeting of May 3, 2022 (Regular Meeting).

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to approve the Minutes for the Meeting of May 3, 2022 (Regular Meeting). Voice vote:

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

Motion carried.

• Open Public Hearing

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to open Public Hearing at 7:38PM. Voice vote:

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

Motion carried.

4. Public Hearing for Rezoning Case:

a. Rezoning Case #RZ-22-001: Michael & Debra Baker request a rezoning of a 7,633 square foot parcel located at 10509 Jessie Street (709-22-004) in Wellton, Arizona, from Industrial District to Residential District.

Discussion

• Close Public Hearing

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to close Public Hearing at 7:39PM. Voice vote:

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

Motion carried.

5. **Discussion and possible action to approve/disapprove Resolution No. 689 to adopt a minor amendment to the General Plan to allow a residential use on property located at 10509 Jessie Street, Wellton, Arizona.**

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to approve to Resolution No. 689 to adopt a minor amendment to the General Plan to allow a residential use on property located at 10509 Jessie Street, Wellton, Arizona. Voice vote:

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

Motion carried.

6. **Discussion and possible action to adopt Ordinance No. 135, to amend the zoning map of the Town of Wellton for the property located at 10509 Jessie Street, Wellton, Arizona.**

Motion made by Councilmember Blitz, seconded by Councilmember Davidson, to adopt Ordinance No. 135, to amend the zoning map of the Town of Wellton for the property located at 10509 Jessie Street, Wellton, Arizona. Voice vote:

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

Motion carried.

7. **Discussion and possible action to approve the estimate for repairs and renovation of the Coyote Wash Clubhouse, Golf Cart Barn, and Coyote Wash Snack Shack.**

Agenda Item 7 requires posting a Request for Bid due to the potential of being over \$50,000 for the scope of work. Pulled until posting requirements met.

Future Agenda Items

- June 1, 2022 at 6:00PM – Budget Work Session.

Town Manager Report

- Lane and Nathan Heida, representatives from Spencer Properties met with Staff to discuss Coyote Wash subdivision. They are looking to develop the remaining 72 lots. Discussion is still on-going.
- Mesa Dates (640-acres), Tom Pancrazi conveyed interest in developing the property as a residential and resort area with commercial property. Discussions are still on-going.
- ND & Katie Kline Pool repairs by Conrad Pool are complete.

- The Coyote Wash Entry Building “Guard Shack” repairs are complete.
- The Big Wave Blower in Tank 2 at the Water Plant is down. The unit is under warranty. It will be repaired within two weeks. The installation was installed in an effort to help mitigate the Town’s TTHm issue.
- Volunteers saved the Town an estimated \$12,400 by utilizing volunteers to trim 240 palm trees.
- Local business support: Arizona Western College Small Business Development Center (partially funded by SBA) will maintain office hours in Wellton Town Hall starting June 15, 2022, 1:00PM – 4:00PM on the 3rd Wednesday of the month
- Union Pacific Railroad Crossing at William Street: The Union Pacific representative stated the conductors do not intentionally block the railroad crossings. The only time they must stop is for an emergency or some type of malfunction on the locomotive or tracks. The last incident where the train blocked the crossing for 2 hours was due to a broken control arm on the locomotive. They had to call in a crew from Yuma to fix the part. He further explained that they will do everything they can in the future to prevent any traffic delays.
- AZDEQ - Professional Services for Technical Assistance to the Town of Wellton to determine best resolution for TTHM issue. ADEQ hired a consulting firm which is under contract for \$48,000 to complete assessment by June 30, 2022.
- Web Site Revamp underway will present draft to Town Council on June 7, during the Town Council meeting
- Vacation day on Wednesday, May 18, 2022, to attend daughter’s graduation in Anthem.
- Potential rate increase for use of the effluent – Links at Coyote Wash Utilities to the Town of Wellton. Will have continuing update on this matter in the near future.
- Asset Management Plan- underway by ADEQ
- I had a conversation with the League of Cities and Towns attorney and Andrew McGuire regarding Larry Killman’s running for Town Council while contracting as outside Town consultant. It was determined this is allowable.
- Next Palm Tree Volunteer Group will be May 23, 2022 at 8:00AM. Meeting at the Coyote Wash Subdivision Entry Building (Guard Shack).

Council’s Report

- Mayor McCollough participated in the First Things First Town Hall.
- The use of a 45-foot lift is be donated by Wellton Mini Mart to aid in the trimming of the taller palm trees in Town.
- Councilmember Davidson mentioned a vendor willing to trim the palm trees for \$15.00 per tree if the Town would pick up the fronds.

Executive Session

- None requested.

Adjournment

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

Baughman: Absent

Jones: Yay

McCollough: Yay

Davidson: Yay

Blitz: Yay

Motion carried.

Meeting adjourned at 7:58PM.



Cecilia McCollough

Cecilia McCollough, Mayor

ATTEST:

Richard Marsh

Richard Marsh, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held May 17, 2022 and the meeting was duly called and posted and that a quorum was present.

Richard Marsh

Richard Marsh, Town Manager