

**Minutes
Town of Clifton
Regular Town Council Meeting
December 10, 2015
7:00 P.M.**

Members Present

Felix Callicotte, Mayor
Luis Montoya, Vice Mayor
Barbara Ahmann, Councilmember
Ray Lorenzo, Councilmember
Roy Tyler, Councilmember
B. Waddell Reyes, Councilmember
Ray West, Councilmember

*Absent

A quorum was present.

Call to Order: The meeting was called to order by Mayor Felix Callicotte followed by the Pledge of Allegiance.

Call to the Public: First to address the Council was Daniel Cervantez. He commended the town for their efforts relating to the success of this year's Festival of Lights celebration.

Sylvia Baker, resident of 95 Cuba Road expressed her discontent regarding the town public works department's decision to dump concrete pieces from the town's swimming pool demolition near her property.

Council Reports: Vice-Mayor Luis Montoya expressed his gratitude and thanks to all town employees for their efforts in planning and organizing this year's Festival of Lights. The rest of the Council expressed the same sentiments regarding the successful event.

Consent Agenda: Council member Ray West made a motion to accept the following items listed under consent agenda:

1. Approval of the November 12, 2015 Regular Meeting Minutes and Public Hearing Minutes;
2. Receive Department Reports;
3. Approval of November 2015 Demands.

Second to the motion was made by Vice-Mayor Luis Montoya. Motion carried.

Old Business

Discussion and/or action regarding town to offer property for use by the Community Garden: Town Manager, Ian McGaughey recalled the recent issues leading to the relocation of the Community Garden. Mr. Ahmann explained that the town has property on Park Avenue (with floodplain deed restrictions) to accommodate 36 plots of approximately 20 sq. ft. of each property. He is asking the council for their approval to move forward with surveying the property and drafting a lease agreement.

Mr. Ahmann was present and commented on the proposed site. He mentioned that currently a portion of the proposed site already has a developed garden initiated by neighborhood residents. He explained that he was prepared have the soil tested, look at installing an approved fence, obtain the necessary insurance coverage as required by the town and establish a water service account and sewer service account for the garden.

Vice-Mayor Luis Montoya questioned whether there might be any other commitments expected from the town in addition to offering the property? He was assured by Mr. Ahmann that no other commitments from the town would be necessary.

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Council member Ray West questioned whether the existing neighbors have been notified of the proposed plans to further develop the property? Mr. West replied that he would make contact with them and invite them to join efforts in gardening.

Council member Ray West made a motion to offer the property for use by the Community Garden and move forward with the survey and lease development. Second to the motion was made by Council member Roy Tyler. Motion carried.

New Business

Presentation on the League of Arizona Cities and Towns – Ken Strobeck, Executive Director: Mr. Strobeck provided informational material and explained the various services provided to the 91 municipalities who currently are members of the league. Mr. Strobeck also mentioned priority issues which will be addressed during the 2016 legislative session to include possible changes to the Public Safety Personnel Retirement System, proposed changes to allow yearly utilization of census figures to determine revenue sharing distributions vs. basing the revenue sharing distributions to be based on either 10 year census figures or mid-term census figures. Also, the league will be participating with the Arizona Municipal Risk Retention Pool to initiate a thorough review of Intergovernmental Agreements, specifically hidden indemnity language.

Second Reading of Ordinance No. 03-2015: Zoning Amendment Changing Property at 189 Hacienda Circle from Residential (R-2) to General Commercial (GC-1): Town Clerk, Espie Castaneda read the title paragraph of the ordinance as required in the ordinance adoption process.

Discussion and/or action to adopt Ordinance No. 03-2015: Council member Roy Tyler made a motion to adopt Ordinance No. 03-2015. Second to the motion was made by Council member B. Waddell Reyes.

Voting in favor of the motion were Council members Tyler, Reyes, Montoya, Ahmann, Lorenzo and Callicotte. Opposing the motion was Council member West.

Motion carried.

Second Reading of Ordinance No. 04-2015: Zoning Amendment Changing Property at 588 Chase Creek Street from Residential (R-2) to Central Commercial (CC-1): Town Clerk, Espie Castaneda read the title paragraph of the ordinance as required in the ordinance adoption process.

Discussion and/or action to adopt Ordinance No. 04-2015: Council member Roy Tyler made a motion to adopt Ordinance No. 04-2015. Second to the motion was made by Vice-Mayor Luis Montoya.

Voting in favor of the motion were Council members Tyler, Montoya, Reyes, Ahmann, Lorenzo and Callicotte. Opposing the motion was Council member West.

Motion carried.

Discussion and/or action to appoint Joanne B. Vozza as a member of the Board of Adjustment: Vice-Mayor Luis Montoya made a motion to appoint Joanne B. Vozza to fill the vacancy on the town's Board of Adjustment. Second to the motion was made by Council member B. Waddell Reyes. Motion carried.

Discussion and/or action to accept the FY 2015 Financial Reports as presented by CliftonLarsonAllen, LLP: Council member B. Waddell Reyes made a motion to accept the FY 2015 Financial Reports as presented by CliftonLarsonAllen, LLP. Second to the motion was made by Council member Ray Lorenzo. Motion carried.

Discussion regarding revenue and parking at the Rode Inn – Cheryl Ellis, Manager: Speaking on behalf of the Rode Inn Motel was Edward Shields. He stated that the recent action to prohibit parking of large commercial vehicles around town have affected their business operation. He specifically addressed the public parking area which serves Veteran's Park. He explained that the motel parking is limited to accommodate their patrons which

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regularly are semi-truck/commercial drivers. The lack of available parking for motel patrons has caused the motel to lose revenue.

The consensus of the council was to schedule a work session to address possible solutions. The Chief of Police was asked to research how other communities handle this type of situation.

The Town Manager was directed to schedule a work session to further discuss the matter.

Discussion and/or action to consider the sale of 234 and 236 Chase Creek Street. – Council member Roy Tyler: Council member Tyler stated that he is opposed to the town owning commercial property. Additionally, he reported that the town also owns many parcels of undeveloped land. He requested that the council be provided with all options available to sell municipal property.

Motion to schedule a work session to discuss the possible sale or rental of town property was made by Council member Ray West. Second to the motion was made by Council member Roy Tyler. Motion carried.

Discussion and/or action regarding the train station repair and maintenance. – Councilmember B. Waddell Reyes: Council member Reyes stated that she wants to keep moving forward to maintain/repair the train station. She is requesting that the Town Manager develop a plan to prioritize a maintenance/repair plan for the building.

Council member Ray West made a motion to direct the Town Manager to develop a prioritized list of the necessary repairs and maintenance for the train station/community center and present it to the Council. Second to the motion was made by Council member B. Waddell Reyes. Motion carried.

Town Manager's Report: Mr. McGaughey, provided updates and status reports on some of the projects he has been working this past month:

*Issued a notice of award to Emergency Restoration Projects for the mold removal at the Library and Splash Pad;

*Informed the Council that the Clifton House has been evaluated and determined a dangerous building by the town.

*Regarding the establishment of a Quiet Zone, he reported that a meeting of all the stake holders is tentatively being planned for some time in February.

*Notified the Council that the town's personnel committee has been re-established and a meeting has been scheduled.

*Commended town staff on their collaboration to make this year's Festival of Lights a successful event.

Adjournment: Council member Ray West made a motion to adjourn. Second to the motion was made by Council member Barbara Ahmann. Motion carried.

Meeting adjourned at approximately 8:20 p.m.