

**Minutes
Town of Clifton
Town Council – Work Session
January 11, 2016
2:00 P.M.**

Town Council 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

*A quorum was present

Also participating via telephone conference call was the town's attorney, Trish Stuhan.

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

Discussion regarding current parking regulations affecting the Rode Inn Motel: Chief of Police, Omar Negrete reported that he had researched Arizona State Statute and found no provisions to guide the town regarding semi-trucks/commercial vehicles parking on public property. His concern regarding the issue is whether semi-trucks/commercial vehicles transporting hazardous materials are left unattended while parked anywhere within town.

Vice-Mayor Montoya reiterated that the original issues which resulted in the prohibition for semi-trucks/commercial vehicles to park on town property was because they were unsightly, possibly hauling hazardous materials and potentially block access to the recent birding trail locations.

Council member Tyler stated that this prohibition to not allow commercial vehicles to park on town property affects all commercial businesses in town.

Other suggestions included that the Rode Inn personnel should resume discussion with the neighboring property owners to find a solution to their parking issue. Mayor Callicotte suggested a better definition to "commercial" vehicle. Also suggested was for the Rode Inn to consider utilizing their vacant property next to Tyler's Taste of Texas.

Town Manager, Ian McGaughey also reported that he presented the issue of parking commercial vehicles within town to the Greenlee County - Local Emergency Planning Committee. They too express concerns regarding parking unattended vehicles hauling hazardous materials near the river.

Representing the Rode Inn Motel was Peggy Krieger who proposed that the town reconsider an agreement to include improvements to the parking lot at the expense of the Rode Inn Motel. Suggested improvements included removing the concrete pad off the parking lot and creating a breezeway from the motel to the parking lot for Rode Inn patrons. The use of the town's parking lot would be utilized by regular vehicles and semi-trucks/commercial vehicles would still park on the Rode Inn parking lot.

The proposal from the Rode Inn representative was considered a viable option for further consideration upon receipt of a formal proposal from the Rode Inn Motel owners.

Discussion regarding the sale of town property: Members of the Council were provided with a 13 page listing of town owned properties as identified by the Greenlee County Assessor's Office as requested by Council member Roy Tyler. It was noted that the properties with deed restrictions for floodplain management were included in the list.

Town Attorney, Trish Stuhan explained that although properties conveyed to the town as part of the Clifton Flood Control Project could be sold, deed restrictions would follow the property. She explained the requirements of selling town property. She clarified that the town is required to follow a bidding process although an agent could be used to market or promote the sale. The advertisement or specifications of the property could also include sale conditions.

Discussion regarding the Clifton House, LLC., property owner, Lynn Ray: Town Manager, Ian McGaughey reported that Mr. Ray has not responded to the town's demands to secure the building as determined by the town's building official, fire chief and town engineer. The determination of the property was to declare the site a dangerous building as defined by town ordinance "Abatement of Dangerous Buildings." He further reported that the town will take the next steps as required by the ordinance.

The Town Attorney reviewed the notification requirements to the property owner prior to demolition and explained that the town should keep records of all expenditures related to demolition to determine a recoverable cost from the owner. If the expenses are not recovered, then the town will file a property lien.

Adjournment: Motion to adjourn was made by Council member Barbara Ahmann. Second to the motion was made by Council member B. Waddell Reyes. Motion carried.

Meeting adjourned at approximately 3:25 p.m.