

**Minutes  
Town of Clifton  
Regular Town Council Meeting  
June 9, 2016  
7:00 P.M.**

**Members Present**

Felix Callicotte, Mayor  
Luis Montoya, Vice Mayor  
Barbara Ahmann, Council member  
Ray Lorenzo, Council member  
Roy Tyler, Council member\*  
B. Waddell Reyes, Council member  
Ray West, Council member

\*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:** Addressing the Council was Mr. Steve Ahmann reported that although the Birding Trails are officially open, signage still needs to be installed. He also reported that the relocation of the community garden is behind schedule.

Daniel Cervantez commented on his recent attendance to the council's training session relating to electronic devices.

**Council Reports:** Council member B. Waddell Reyes suggested that the town consider hosting a town-wide event similar to the Chamber of Commerce Mixer held at the town's splash pad. She also expressed her thanks to town staff for installing the light near the "Shovel Display" which should help minimize vandalism.

Council member Ahmann commended the Parks Department their efforts in making the Splash Pad a success. She also reported that she will soon be approaching the town as an Ameri-Corps representative to arrange for the farmers market to utilize the train station.

**Consent Agenda:** Vice-Mayor Luis Montoya made a motion to accept the following items:

1. Approval of the May 10, 2016 Work Session Minutes and May 12, 2106 Regular Meeting Minutes; *(Correct the typo from May 12, 2106 to May 12, 2016)*
2. Receive Department Reports;
3. Approval of May 2016 Demands.

Second to the motion was made by Council member Ray West. Motion carried.

**New Business**

**Presentation by Kelly Fuller, Executive Director of Gila Watershed Partnership:** Ms. Fuller provided the council with information on recent activities and projects affecting the town. These projects include improving water quality in the San Francisco River to address erosion control of which ADEQ will provide funding to continue with this work and Eastern Arizona College has developed a native plants nursery with plans to re-introduce them along the river. Additionally, there is a Youth Education & Outreach program to encourage locals to continue with the Arizona Conservation Corps Program.

In closing, Ms. Fuller explained that the organization is looking for funding to address the issue of the overgrowth of the salt cedar.

**Discussion and/or action to approve an alternate member to the town's Planning and Zoning Commission:**

Town Manager, Ian McGaughey explained that from time to time this committee experiences difficulty in forming a

quorum due to conflicting schedules from current members which keeps the applicant on hold. He recommends appointing an alternate member to the Planning and Zoning Commission hoping to avoid delaying applicants from waiting for their issues to be heard. He reported that Clifton resident, Laura Dorrell has submitted a letter of interest to serve as an alternate member.

Motion to approve Laura Dorrell as an alternate member of the town's Planning and Zoning Commission was made by Vice-Mayor Luis Montoya. Second to the motion was made by Council member Ray West. Motion carried.

**Discussion and/or action regarding the recent structural fires within the Town of Clifton:** Town staff present to answer questions regarding the recent structural fires were Fire Chief Ortega, Police Chief Negrete, Code Enforcement Officer, Shelby Binegar and Police Officer, Shari Aguilar.

Mayor Callicotte stated that the public has expressed concerns about the recent number of suspicious structural fires which have occurred within a short period of time, primarily occurring in vacant properties.

Fire Chief, Peter Ortega explained that although the official cause of the fires are not yet determined, it is imperative that the public should be assured that none of these incidents are linked to suspicious activity at this time. Police Chief Negrete also provided a brief explanation on their procedures to investigate the incidents.

The Code Enforcement Officer, Shelby Binegar addressed the issue of vacant/abandoned properties. She stated that although the town does have an abatement ordinance it is a timely and expensive process.

All emergency personnel present encouraged the public to actively participate in the Greenlee County Community Watch "Crime Watch" Program which could discourage activity in these vacant properties.

Council members commended both Clifton Police and Fire for their prompt response to contain the fires.

**Discussion and/or action regarding the Historic Preservation Commission: Recommendation regarding amending Historic Preservation Ord No. 01-96:** Members of the Council were provided with correspondence from the Chairman of the Commission, Victoria Harriman, reporting that the Historic Preservation Commission had met to review the proposed amendments and offer their recommendation to the Town Council for their consideration.

Town Manager, Ian McGaughey reviewed the primary changes to include the establishment of a Preservation Officer and procedures to establish a historic preservation district. This also includes amendments to the definition of "Qualifications of Members" as well as amendments to Enforcement, Violations and Penalties section.

Council member West expressed his concern that the "document was cumbersome," and didn't feel the property owners/applicants rights were addressed. He stated that the proposed document should be simplified.

Council member B. Waddell Reyes made a motion to table moving forward with the proposed amendments to the Historic Preservation Ordinance. Second to the motion was made by Council member Barbara Ahmann. Motion carried.

**First Reading of Ordinance No. 02-2016: Amending the Historic Preservation Ordinance of the Town of Clifton:** The item was tabled.

**Discussion and/or action to initiate the process to increase rates and fees for town services:** Town Manager, Ian McGaughey reported that the review committee has met twice to discuss the financial situation of the sewer fund. He recalled that the enterprise fund does not generate sufficient revenues to operate at a self-sustaining level which is critical if the town intends to seek financial assistance through grants and loans. Mr. McGaughey reviewed a power point presentation outlining the town's current schedule of fees for sewer services. The data presented clearly shows a continued deficit to the fund. He is recommending that the town implement the process to increase rates and fees for town services.

Council member Ray West, who participated in the review committee further explained that they did a rate comparison with similar size communities and found that the town's rates were lower.

Motion to initiate the process to increase rates and fees for town services was made by Council member Barbara Ahmann. Second to the motion was made by Council member B. Waddell Reyes. Motion carried.

**Discussion and/or action to initiate the Truth in Taxation Process for FY 2017:** Town Manager, Ian McGaughey explained that the Council had met in a previous work session to discuss options affecting the FY 2017 Primary Property Tax Rate. It was the consensus of the council to factor into the proposed budget a property tax rate which would require the town to implement a truth in taxation notice to the citizens of the town. If approved by the Council the hearing would be scheduled for July 14, 2016 at 6:00 p.m.

Vice-Mayor Luis Montoya made a motion to initiate the Truth in Taxation Process for FY 2017. Second to the motion was made by Council member Barbara Ahmann. Motion carried.

**Discussion and/or action to adopt a tentative budget for FY 2017:** Members of the council expressed their gratitude to the Town Manager for his efforts to include them in the process as well as his scheduling of the budget document in a timely manner.

Council member B. Waddell Reyes made a motion to adopt a tentative budget for FY 2017 in the amount of \$5,667,992.00. Second to the motion was made by Barbara Ahmann. Motion carried.

**Discussion and/or action to adopt a Tablet/Computer Use Policy for Town Council Members:** At Council member Tyler's request, Mr. McGaughey reported that Councilmember Tyler was opposed to the policy.

Motion to adopt a Tablet/Computer Use Policy for Town Council Members was made by Council member Ray West. Second to the motion was made by Council member B. Waddell Reyes. Motion carried.

**Discussion and/or action to award the bid for the Shannon Road Resurfacing CDBG 129-14 and Vista Heights Road Resurfacing CDBG 126-15 Projects:** The Town Manager referred Council to the formal bid report. He recommended CKC Construction as the lowest responsible bidder for the road resurfacing project. Amount of bid was \$279,360.20. Motion to award the bid to CKC Construction Company was made by Vice-Mayor Luis Montoya, second to the motion was made by Council member Ray West. Motion carried.

The Town Manager explained that upon completion of the sewer line upgrades on Shannon Road, this phase of the improvement would immediately follow.

**Discussion and/or action to award the bid for the Town of Clifton 2016 Improvements Projects:** Mr. McGaughey explained that these projects include the Chase Creek Drainage; Park Avenue Swale and Shannon Road Sewer upgrade. He further reported that it was beneficial for the town to combine multiple projects because it encouraged three companies to participate in the bidding process. Council members were provided with the bid results and staff recommends KE&G Construction Company whose bid was \$219,700.00.

Council member Ray West made a motion to award the bid for the Town of Clifton 2016 Improvement Projects to KE&G Construction Company for a bid of \$217,700.00. Second to the motion was made by Vice-Mayor Luis Montoya. Motion carried.

**Discussion and/or action to approve the list of town property for sale by auction:** Motion to approve the list of town property for sale by auction was made by Vice-Mayor Luis Montoya. Second to the motion was made by Council member Ray West. Motion carried.

**Town Manager's Report:** Town Manager, Ian McGaughey reported on the following activities and projects:

- ✓ Informed the council that League of Cities and Town's Staff will be available in Safford to update local officials of recent legislative changes affecting cities and towns;

## Regular Town Council Meeting – June 9, 2016

Page 4

- ✓ Provided an update on his search to hire a Building Inspector due to the recent resignation of the current employee;
- ✓ Notified the council that the potential rental of the town's Chase Creek Building by a rock & mineral shop has been withdrawn.
- ✓ Reported that Southwest Gas will be working in the Chase Creek Street area for the next two weeks;
- ✓ Reported that staff had promptly responded to the 2015 SSP Grant Notice of Deficiencies;
- ✓ Informed the council that the 2016 Hill Climb planning is underway;
- ✓ Reported that the Quiet Zone should become effective June 23, 2016;

Chief Omar Negrete reported on recent employment changes affecting his department. He reported that two officers, Thompson and Torres, have decided to leave the department. He also reported that two individuals, Shelby Binegar and Joseph Cota, had been selected to attend the Police Academy. The Academy training will run through November 2016. He reported that these changes will definitely impact his department for the time being, causing only 4 officers to patrol.

**Executive Session** Pursuant to A.R.S. §38-431.01(A) Regarding personnel evaluation of Town Manager, Ian McGaughey: At approximately 8:36 p.m. motion to convene into executive session was made by Vice-Mayor Luis Montoya. Second to the motion was made by Council member Ray West. Motion carried

**Adjournment:** Motion to adjourn was made by Council member Ray Lorenzo, seconded by Council member B. Waddell Reyes. Motion carried. Meeting adjourned at approximately 8:45 p.m.