

**Minutes  
Town of Clifton  
Regular Town Council Meeting  
March 10, 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:** Daniel Cervantez expressed his gratitude to the Town Manager for his prompt response to address the railroad track risk hazard near Circle K.

Steve Ahmann provided a progress update on the Birding Trail project. He reported that May 10, 2016 has been tentatively scheduled to announce the opening of the Birding Trail in Clifton.

Mr. Ahmann also provided an update on the Community Garden's relocation project.

Irene Reyes, Shannon Hill resident, suggested that the town look into a low-income housing project for the community.

**Council Reports:** Vice-Mayor Montoya provided the Council with an update on the recent SEAGO Executive Board Meeting. Of particular interest was the consideration by the board to hire a grant writer to assist region members, which could result in a cost sharing increase in the annual membership dues.

Council member Barbara Ahmann informed the town that she had recently been hired by AmeriCorps to manage the current Thursday Market held weekly at the town's community center. She stated that she will be contacting the Town Manager on behalf of the company to establish an agreement with the town for use of the facility.

**Consent Agenda**

Motion to accept the following items listed under Consent Agenda was made by Council Member Ray West:

Second to the motion was made by Council member Barbara Ahmann. Motion carried.

**Old Business**

**Discussion and/or action regarding the status of the Clifton House, LLC:** Town Manager, Ian McGaughey addressed the March 9, 2016 correspondence from Mr. Ray regarding the Clifton House and asked for direction from the Council. He explained that he had consulted with the town's legal counsel and suggested the following options:

- Option 1. Complete an agreement with Mr. Ray that designates a demolition schedule and removal of debris by Mr. Ray at a mutually agreeable timetable. If that timetable isn't met, then the abatement process would require the town to complete the work.
- Option 2. Complete an agreement with Mr. Ray that designates the demolition schedule and subsequent purchase of the debris at an agreed price.
- Option 3. Continue with the abatement process, in which the demolition schedule is set to be completed by the end of April, and he is given the maximum of 120 day to remove the debris from the site. If he fails to meet any deadline, the town steps in to do the work and will bill Mr. Ray for all expenses and place a lien on his property until those expenses are paid.

Council member Reyes expressed concern that the proposed fence would meet the town's floodplain requirements.

Council member Lorenzo also questioned whether proposed fence height was at an appropriate height.

Vice-Mayor Montoya was also concerned that the proposed fence met the town's building code requirements since its purpose is to provide pedestrian safety.

Town Manager McGaughey, reported that the proposed fence was allowed per the floodplain regulations due to the installation location as described by Mr. Ray. He also confirmed that the height and safety of the fence was also within the planning and zoning guidelines and building code.

It was the consensus of the council to move forward with the abatement process as already initiated by the town since ample opportunity has been offered to Mr. Ray to address his property.

Council member Barbara Ahmann made a motion to direct the town manager to move forward with Option 3, allowing Mr. Ray the time to demolish the building as previously granted by the town and continue with the process as stated in the town's abatement ordinance. Second to the motion was made by Vice-Mayor Luis Montoya. Motion carried.

**Presentation by Morenci Water & Electric Co. – Roy Archer, Manager/Operations – Water/Electric Utility:** Mr. Archer thanked the Council for the opportunity to provide information on current and future projects affecting the community. He reported that the utility company has upgraded water services in the neighborhoods of Chase Creek, Shannon Road, Vista Heights and Wards Canyon in conjunction with town street improvement projects. Electrical services have also been addressed in Reyes Canyon.

Future financing of all projects are pending at this time due to the mining industry since MW&E are a subsidiary of Freeport McMoRan Copper and Gold.

**Discussion and/or action to authorize the Mayor to execute the Cable Television License Agreement between the Town of Clifton and Cable One, Inc.:** Town Manager, McGaughey stated that a public hearing had just been held prior to this meeting as required.

Vice-Mayor Luis Montoya made a motion to authorize the Mayor to execute the Cable Television License Agreement as presented. Second to the motion was made by Council member Ray West. Motion carried.

**Discussion and/or action to award the bid for the Shannon Road Sanitary Sewer Project:** Mr. McGaughey reported that the town had received one proposal on this project. Granite Construction proposed \$133,825.00 to do the sewer upgrade which was far over the engineer's estimate. After reviewing the proposal, mobilization costs were more than expected.

After consulting with the Town Engineer, the following options are suggested to reduce the mobilization costs:

Reject the bid as presented and rebid this project as a package/bundle to include other pending town projects by

adding the Chase Creek/Lynch Street drainage issue; Park Avenue swale project and the Shannon Road and Vista Heights Street improvement projects.

Comments from the council included their concern on the timeline to meet the grant deadline affecting Shannon Road and Vista Heights. Mr. McGaughey reported that this issue had been considered prior to formally making the proposal to the council.

Council member Roy Tyler made a motion to decline the bid as presented for the Shannon Road Sanitary Sewer Project. Second to the motion was made by Council member Ray West. Motion carried.

**Discussion and/or action to authorize the Town Manager to initiate the bidding process to consolidate pending public works projects:** Council member Ray West made a motion to authorize the Town Manager to initiate the bidding process as recommended. Second to the motion was made by Council member Roy Tyler. Motion carried.

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

- Reported that a Budget Work Session has been scheduled for March 15, 2016 at 10:00 a.m. emphasizing the location of the Work Session will be at the Train Depot/Community Center due to conflicting scheduling of town facilities.
- Provided an update of the Special Income Survey currently underway. Although 75% of 273 random respondents are required currently 43% responses have been received.
- The Soccer Field bid documents are currently being drafted to address the reclamation of water as outlined in the grant application.
- He reported that the Splash Pad sails/shades will be installed prior to this year's opening date of May 14, 2016.
- He also reported that the Dollar General Store projects they will be ready to open by the end of the month.
- Will be attending a grant writing workshop sponsored by the local Tourism Council on March 23, 2016 at the town's library facility.

Adjournment: Motion to adjourn was made by Council member Barbara Ahmann, second to the motion was made by Council member Roy Tyler. Motion carried.

Meeting adjourned at approximately 7:55 p.m.

Approved:

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Felix Callicotte, Mayor

Attest:

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Esperanza Castaneda, Town Clerk

