



MINUTES

Town Council Regular Meeting

6:00PM – Tuesday, April 2, 2024

Wellton, Town Hall Council Chambers

28634 Oakland Avenue, Wellton, Arizona 85356

Mayor Scott Blitz called the regular meeting to order at 6:00PM on Tuesday, April 2, 2024. Mayor Blitz led the Pledge of Allegiance and Councilmember Biggs gave the invocation. Roll call was taken.

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

Councilmembers Absent: None.

Staff Present: Town Manager Richard Marsh, Deputy Town Clerk Sandra Jones, Finance Director Dennis Osuch (via Teams), Public Works Director Greg Ellingson, Assistant Public Works Director Adolfo Ponce, Police Chief David Rodriguez, Code Enforcement Officer Belen Medina, Events Coordinator Mary Miranda, Coyote Wash Golf Course Superintendent Brian Claar, Grants Coordinator Nancy Ngai (via Teams) and Attorney Michael Goodman (via Teams).

Guests Present: McKayla Dunfey – Logan Simpson (via Teams), Dolores Ward, Kenny Ward, Reyna Curiel, Allen Lockwood, Janet Cowell, Audry Zingler, Brenda Watson, Tony Jewell, Jim Sampson, Catherine Blitz, Tim Burns, Raul Garcia, Joshua Valenzuela, Larry Killman, Yolanda Galindo, Ruben Morales, and Jeff Moore.

Call to the Public

Yolanda Galindo – Executive Director, Housing America Corp: Reported on HAC's lot at 29249 San Jose Avenue. They are surveying and prepping to lot for clean-up as well as building a fence.

Tori Bourguignon – Executive Director, Amberly's Place: April is Child Abuse Prevention Month as well as Sexual Abuse Awareness Month.

• Presentations

- A. Zoning Ordinance Update: Terri Hogan, Logan Simpson – presented by McKayla Dunfey.
- B. Grants Consultant: Nancy Ngai - Introduction
- C. Code Enforcement Update: Police Chief David Rodriguez and Code Enforcement Officer Belen Medina

Discussion and Action Items

1. **Budget Workshop: Discussion and possible direction regarding Operating**

Budget for FY 2024 – 2025.

Budget presented by Town Manager Marsh and Finance Director Osuch.

2. Discussion and possible action to approve Resolution No. 719 to authorize the application for a Drinking Water State Revolving Fund Loan from the Water Infrastructure Finance Authority of Arizona.

Motion made by Councilmember Biggs, seconded by Vice Mayor McCollough, to approve Resolution No. 719 to authorize the application for a Drinking Water State Revolving Fund Loan from the Water Infrastructure Finance Authority of Arizona.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

3. Approval of Financial Statement:

a. As of December 31, 2023

Motion made by Councilmember Biggs, seconded by Vice Mayor McCollough, to approve the Financial Statement: as of December 31, 2023.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

4. Approval of Cash Disbursements:

a. For the Period: October 1, 2023 – December 31, 2023

Motion made by Councilmember Biggs, seconded by Councilmember Jones, to approve the Financial Statement: as of December 31, 2023.

Davidson: Abstain

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

5. Approval of Minutes:

a. For the Meeting of March 5, 2024 (Regular Meeting).

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to approve the Minutes: for the Meeting of March 5, 2024 (Regular Meeting).

Davidson: Yay

Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

6. Discussion and possible action Proclaiming the Week of April 7 – 13, 2024 as National Library Week in the Town of Wellton.

Proclaimed.

• Recess Regular Session of the Common Council and open Public Hearing as Board of Adjustment.

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to recess Regular Session of the Common Council and open Public Hearing as Board of Adjustment at 8:30PM.

Davidson: Yay
Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

7. Public Hearing for Rezoning Cases:

- a. Rezoning Case #RZ-24-002: Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,750 square foot parcel located at PID 709-21-022 in Wellton, Arizona, from Residential District to Industrial District.**

Discussion

- b. Rezoning Case #RZ-24-003: Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,324 square foot parcel located at PID 709-21-023 in Wellton, Arizona, from Residential District to Industrial District.**

Discussion

• Close Public Hearing.

Motion made by Councilmember Jones, seconded by Vice Mayor McCollough, to close Public Hearing at 8:40PM.

Davidson: Yay
Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

8. Discussion and possible action to approve Resolution No. 716 to adopt a minor amendment to the General Plan to allow industrial use on property located at PID 709-21-022 in Wellton, Arizona.

Motion made by Mayor Blitz, seconded by Councilmember Jones, to approve Resolution No. 716 to adopt a minor amendment to the General Plan to allow industrial use on property located at PID 709-21-022 in Wellton, Arizona and approve Resolution No. 717 to adopt a minor amendment to the General Plan to allow industrial use on property located at PID 709-21-023 in Wellton, Arizona.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

9. Discussion and possible action to adopt Ordinance No. 153, to amend the zoning map of the Town of Wellton for the property located at PID 709-21-022 in Wellton, Arizona.

Motion made by Mayor Blitz, seconded by Councilmember Biggs, to adopt Ordinance No. 153, to amend the zoning map of the Town of Wellton for the property located at PID 709-21-022 in Wellton, Arizona and adopt Ordinance No. 154, to amend the zoning map of the Town of Wellton for the property located at PID 709-21-023 in Wellton, Arizona.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

10. Discussion and possible action to approve Resolution No. 717 to adopt a minor amendment to the General Plan to allow industrial use on property located at PID 709-21-023 in Wellton, Arizona.

Motion made by Mayor Blitz, seconded by Councilmember Jones, to approve Resolution No. 716 to adopt a minor amendment to the General Plan to allow industrial use on property located at PID 709-21-022 in Wellton, Arizona and approve Resolution No. 717 to adopt a minor amendment to the General Plan to allow industrial use on property located at PID 709-21-023 in Wellton, Arizona

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

11. Discussion and possible action to adopt Ordinance No. 154, to amend the zoning map of the Town of Wellton for the property located at PID 709-21-023 in Wellton, Arizona.

Motion made by Mayor Blitz, seconded by Councilmember Biggs, to adopt Ordinance No. 153, to amend the zoning map of the Town of Wellton for the property located at PID 709-21-022 in Wellton, Arizona and adopt Ordinance No. 154, to amend the zoning map of the Town of Wellton for the property located at PID 709-21-023 in Wellton, Arizona.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

12. Discussion and possible action to approve Resolution No. 718 - authorizing the renewal of the Town of Wellton's membership in the Rural Arizona Group Health Trust (RAGHT) for 3-years until June 30, 2027.

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to approve Resolution No. 718 - authorizing the renewal of the Town of Wellton's membership in the Rural Arizona Group Health Trust (RAGHT) for 3-years until June 30, 2027.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

13. Discussion and possible action to:

- a. Approve Resolution No. 720, adopting a Fair Housing Policy, making known its commitment to the principle of Fair Housing, and describing actions it shall undertake to Affirmatively Further Fair Housing.**

Motion made by Vice Mayor McCollough, seconded by Councilmember Davidson, to approve Resolution No. 720, adopting a Fair Housing Policy, making known its commitment to the principle of Fair Housing, and describing actions it shall undertake to Affirmatively Further Fair Housing.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

b. Proclaim the month of April as Fair Housing Month.

Proclaimed.

Future Agenda Items

- Audit.
- CDBG Resolutions.

Town Manager's Report

- Introduction of Grants Consultant, Nancy Ngai:
 - Worked for Yuma County for over 28 years as Grants Manager
Obtained/Administered over \$200 million dollars in grant funds.
 - Managing Community Development Block Grant Program
 - First to designate Colonias in Arizona
 - Created Owner Occupied Housing Rehabilitation Program
 - Facilitated and established more than a dozen Improvement Districts for improvement projects
 - Created grant policies and handbooks
 - Created grant training program for County Departments
 - Some of her Projects she worked are:
 - Water/Sewer Projects – Speese Addition, Donovan Estates, Gadsden, Dateland, Avenue B/C, 208 Plan
 - Economic Development Projects – Yuma Port Authority, Underhill Development, Investment in Manufacturing Community Partnership,
 - Energy – DOE Block Grant for energy efficiency
 - Housing – Over \$1 million annually in housing repairs, Created policies and administered over \$11 million in Emergency Rent Assistance
 - Broadband – Assisted and facilitated funding and project implementation for the Middle Mile Project
 - Community Parks Development & Renovation – Gadsden Park, Tacna Park, Esperanza Park, Foothills Park
 - Department of Justice – Veteran's Court
 - Roads – Ocean to Ocean Bridge, Dateland
- Staff attended the virtual meeting with the states Rural Water Infrastructure Committee on March 12, 2024, to discuss the need for funding for the Clarifier Project at Wellton Water Plant. Options for funding were expressed by some of the attendees. Staff have followed up on those leads. The representatives of Partners that were in attendance were:
 - Arizona Department of Environmental Quality
 - Arizona Department of Housing
 - North American Development Bank
 - Rural Community Assistance Corp
 - Rural Water Association of Arizona
 - Bureau of Reclamation

- US Department of Agriculture – Rural Development
 - Water Infrastructure Finance Authority of Arizona
 - US Environmental Protection Agency
- Chief Rodriguez received a grant in the amount of \$380,000. It will be utilized to purchase and outfit 4 Chevrolet Tahoe's.
- Federal Program HOME update:
 - The environmental was not submitted to the state for approval as I was informed. The homeowner is patiently waiting. We are working with the state and the county to serve this homeowner.
- Department of Justice Grant update:
 - The Chief wasn't able to access DOJ portal to complete grant process as I was informed, staff working with DOJ to determine status.
- On April 5, 2024, Nancy Ngai will submit a grant in the amount of \$ 1.8 million for installation of the Clarifier to Senators Kelly office through the Discretionary spending program.
- The installation of the Flock Safety Cameras has begun. Chief Rodriguez reported installation of 8 cameras will take place in the following locations:
 - William Street and Commerce Way
 - William Street and Los Angeles Avenue
 - Water Plant (on Dome Street)
 - Town Hall and Police Department Area
 - Coyote Wash Pro Shop
 - Entrance of Coyote Wash 3
 - Butterfield Pro Shop
 - Butterfield Park
- We have posted the advertisement for the part-time Grants Director position.
- Council Candidate update:
 - 7 Nomination packets were pulled, and 5 packets were turned in.
- An incident involving an employee at Coyote Den resulted in the employee being released from employment. Employee was found intoxicated behind the wheel of his car in the Den's parking lot, it was discovered he had a warrant. I have asked the DPW Director to provide me with a report on what occurred. I have also asked the Chief to speak with employees that worked with the employees that day. In addition, I have requested that HR work with the Chief when on boarding new hires.
- The Easter Egg Hunt at Butterfield Park on Saturday, March 23, 2024, went very well. It is estimated that 300 people were in attendance.
- Wellton Municipal Airfield - Project being led by new DPW Director with Joe Grants departure. We will keep you updated as this project progresses.
- Coyote Wash, Community Park - Park Consultant did not deliver rendering as promised staff will contact another consultant to complete this work.
- DPW Director is working on obtaining quotes for retrofitting the Community Center to hold Town Council meetings.

Council's Report

- Vice Mayor McCollough reported she attended the YMPO and WACOG meetings. Discussion re: AZ First Grants, etc.

Executive Session

- A. An Executive Session may be called (i) during the public meeting on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of receiving legal advice and (ii) pursuant to A.R.S. § 38-431.03(A)(1) regarding Employee Review of Town Manager Richard Marsh.

Motion made by Councilmember Biggs, seconded by Councilmember Jones, to enter Executive Session at 9:00PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

Motion made by Councilmember Davidson, seconded by Councilmember Jones, to exit Executive Session at 10:02PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

14. Discussion and possible action regarding Employee Review of Town Manager Richard Marsh.

Motion made by Councilmember Jones, seconded by Councilmember Biggs, to approve the following amendments to Town Manager Richard Marsh's Employment Agreement:

1. Extend severance pay for dismissal without cause from 3-months to 6-months.
2. Free golf at both Town owned Golf Courses during time of employment.
3. 25% discount on water/trash account during time of employment.
4. Increase salary to \$110,000 per year.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

Adjournment

Adjournment

Motion made by Vice Mayor McCollough, seconded by Councilmember Davidson to adjourn.

Davidson: Yay

Jones: Yay


Blitz: Yay

Biggs: Yay

McCollough: Yay

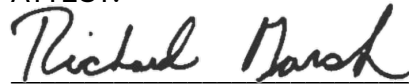
Motion carried.

Meeting adjourned at 10:08PM.



Scott Blitz, Mayor

ATTEST:



Richard Marsh, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held April 2, 2024, and the meeting was duly called and posted and that a quorum was present.



Richard Marsh, Town Manager