

TOWN OF WELLTON

Minutes of the February 7, 2023 Regular Meeting

Mayor Scott Blitz called the regular meeting to order at 7:00PM on Tuesday, February 7, 2023. Mayor Blitz led the Pledge of Allegiance and Councilmember Barbara Biggs gave the invocation. Roll call was taken.

Councilmembers Present: Mayor Scott Blitz, Mayor Pro Tem 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 Marisol Hernandez, Police Chief David Rodriguez, Code Enforcement Officer David Williams, and Attorney Andrew McGuire (via Zoom).

Guests Present: Jim Sampson, Dick Delehant, Jane Delehant, Tammy L Monfey, Scott Monfey, Dolores Ward, Catherine Blitz, Miguel Gamez, Stan Lucier, Regina Langford, Camilla Baycroft, Dit Blackwell, Robert Hall, Howard Holloway, and Darren Simmons.

Presentation

The Presentation by Charles Gutierrez of Yuma Metropolitan Planning Organization (YMPO) regarding the grant funding for potential railroad crossings has been postponed.

Call to the Public

Jim Sampson (30313 Mountain View Avenue) – Thank you to the Town for starting the process to clean-up the Town. Lot 146 on Quail Trail in Butterfield Field Bluff Estates has had numerous inoperable vehicles dropped onto the property.

Presentation

Presentation of Certificate of Appreciation to the Foothills Rotary Club representatives Camilla Baycroft and Dit Blackburn for their grant to Butterfield Park.

Discussion and Action Items

- 1. Approval of Financial Statement:**
 - a. As of December 31, 2022.**

Motion made by Councilmember Davidson, seconded by Councilmember Jones, to approve the Financial Statement as of December 31, 2022.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

2. Approval of Cash Disbursements:**a. For the Period: October 1, 2022 – December 31, 2022.**

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Jones, to approve the Cash Disbursements for the Period: October 1, 2022 – December 31, 2022.

Davidson: Yay (noted abstention regarding Cash Disbursement for Wellton Hardware due to possible Conflict of Interest)

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

3. Approval of Minutes:**a. For the Meeting of January 17, 2023 (Work Session).****b. For the Meeting of January 17, 2023 (Regular Meeting).**

Motion made by Councilmember Biggs, seconded by Mayor Pro Tem McCollough, to approve the Minutes for the Meetings of January 17, 2023 (Work Session) and January 17, 2023 (Regular Meeting).

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

4. Discussion and possible action to adopt Ordinance No. 147 declaring as a public record that certain document on file with the Town Clerk entitled the “Town of Wellton Amendments to the 2018 International Property Maintenance Code” by reference; and amending the Wellton Town Code by amending Chapter 8, Building, Planning, Zoning Code, by adding Article 8-8, Property Maintenance Code; providing for repeal of conflicting ordinances; providing for severability; and providing penalties for violations.

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Jones, to adopt Ordinance No. 147 declaring as a public record that certain document on file with the Town Clerk entitled the “Town of Wellton Amendments to the 2018 International Property Maintenance Code” by reference; and amending the Wellton Town Code by amending Chapter 8, Building, Planning, Zoning Code, by adding Article 8-8, Property Maintenance Code; providing for repeal of conflicting ordinances; providing for severability; and providing penalties for violations.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

5. Discussion and possible action to:

- a. Approve the Request for Proposal for Digital Billboard on Water Plant Property submitted by Champion Outdoor.**

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Davidson, to approve the Request for Proposal for Digital Billboard on Water Plant Property submitted by Champion Outdoor.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

6. Discussion and possible action to approve the endorsement of Application for Bingo License for Pioneer RV Park at 28595 E County 11th Street.

Motion made by Councilmember Davidson, seconded by Mayor Pro Tem McCollough, to approve the endorsement of Application for Bingo License for Pioneer RV Park at 28595 E County 11th Street.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

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

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Jones, to recess Regular Session of the Common Council and open Public Hearing at 8:13PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

7. Public Hearing for Rezoning Case:

- a. Rezoning Case #RZ-23-002: Miguel A & Norma A Gamez request a rezoning of a 6,750 square foot parcel located at 29242 Los Angeles Avenue (709-13-013) in Wellton, Arizona, from Commercial District to Residential District.**

Discussion regarding the Rezoning Request.

• Close Public Hearing.

Motion made by Councilmember Jones, seconded by Councilmember Davidson, to close the Public Hearing at 8:23PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

8. Discussion and possible action to approve Resolution No. 702 to adopt a minor amendment to the General Plan to allow a residential use on property located at 29242 Los Angeles Avenue, Wellton, Arizona.

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Davidson, to approve Resolution No. 702 to adopt a minor amendment to the General Plan to allow a residential use on property located at 29242 Los Angeles Avenue, Wellton, Arizona.

Davidson: Nay

Jones: Nay

Blitz: Nay

McCollough: Nay

Biggs: Nay

Motion carried.

9. Discussion and possible action to adopt Ordinance No. 148, to amend the zoning map of the Town of Wellton for the property located at 29242 Los Angeles Avenue, Wellton, Arizona.

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Davidson, to adopt Ordinance No. 148, to amend the zoning map of the Town of Wellton for the property located at 29242 Los Angeles Avenue, Wellton, Arizona.

Davidson: Nay

Jones: Nay

Blitz: Nay

McCollough: Nay

Biggs: Nay

Motion carried.

Future Agenda Items

- The Comprehensive Plan agreement for approval on March 7, 2023.
- Digital Billboard Lease for Council approval on March 7, 2023.

Town Manager Report

- **Reminder:** Effective February 17, 2023, the Wellton Town Council will hold one meeting per month. It will be the first Tuesday of each month at 6:00PM at the Council Chambers. Additional Special Meetings and Work Sessions will be scheduled as needed.
 - Complete agenda packets for each council meeting will now be available on the Town's website.
- Mayor Pro Tem Mc McCollough and I met with Veronica Shorr Director of the AZ Community Foundation of Yuma as a follow-up to the September Community Meeting. We will have another Community Meeting on March 21, 2023, at the Community Center from 5:00 p.m-7:00 p.m. Dinner will be provided compliments of the Arizona Community Foundation of Yuma.
- USDA Executive Director for the State of Arizona Charlene Fernandez and Veronica Shorr of the AZ Community Foundation of Yuma have also expressed interest in facilitating the acquisition of a street sweeper and garbage truck with a loan/grant combo. This would be a collaboration between USDA and the AZ Community Foundation.
- Sgt Salcido and I met with the resident on San Jose Avenue and William Street regarding the extreme debris, etc. on the property. Sgt Salcido translated. The resident was extremely compliant and in agreement to clean the property.
- The Yuma Jazz Company will be at the "Day on the Green" Jazz Music Concert on Saturday, February 11, 2023, from 2:30PM – 4:30PM at Coyote Wash Golf Course Hole No. 5. Tickets and information are available at Coyote Wash Golf Course Pro Shop (11902 William Street). Please call 928-785-4653.
- The Comprehensive Plan proposals were submitted. The proposals have been reviewed by the committee. Their recommendation will come to Council for approval on March 7, 2023.
- The Town of Wellton's Census Challenge is still in process. The Census is currently running behind.
- Staff (Public Works Director Joe Grant, Deputy Town Clerk Sandra Jones, and I) held a meeting with community members Phyllis McKay and Patricia Wheeler regarding the feasibility of instituting a Town of Wellton Dog Licensing Program. The subject was met with positive reactions. A follow up meeting will be held within the next few weeks.
- Engineers for Tropic Car Wash have submitted the lot split and rezoning applications for review. Propose new business is to be near the Microtel Hotel area.
- The Wellton Police Department has received a \$140,000 Stone Garden Grant. \$80,000 will be for OT and mileage. The \$60,000 allotment will be used to purchase equipment (UTV and trailer, LPR units, and a lidar).
- The City of San Luis is in the process of donating rifles to Wellton PD. When the MOU is approved by their City Council, it will then come before the Wellton Town Council for approval.
- The Wellton Police Department has received a Department of Justice Grant for \$47,000. This will also be used for much needed equipment upgrades.

- I attended the ACMA Annual Conference in Sedona. The useful information and networking were in abundance. Highlights of the conference follows:
 - Opposition of SB1184/HB2067 – Residential Lease Municipal Tax Exemption
 - Potential estimated loss of \$14,098 (1.2%) based on 2022 fiscal year estimates.
 - Opposition of SB10636/SB1089/HB2061 – Food Municipal Tax Exemption
 - Potential estimated loss of \$134,336 (11.5%) based on 2022 fiscal year estimates.
 - Leadership similarities between Military and Municipal leaders. Focus on Culture Change, Excellence, Leading by example and the Public Servant mindset.
 - Colorado River – the largest river in the nation is at historically low levels. Lake Mead is at 28% capacity and Lake Powell is at 24%. Waiting on federal mandate.
- Additional Proposed Tax Cuts to effect local governments:
 - HB2003 - Corporate Income Tax Rates will affect the State Shared URS Revenue. The FY 2023 URS (Income Tax) for the Town of Wellton is \$464,200. The URS Loss Projections are:

▪ FY 2026	(\$16,858)
▪ FY 2027	(\$27,635)
▪ FY 2028	(\$39,545)
▪ FY 2029	(\$50,490)
- Thank you to Dolores Ward. She has been doing a fantastic job as Wellton's new PIO. Based on the hours she has been putting in for her stipend (attending meetings, updating postings, communicating with the public, etc.) it averages roughly \$5.00 per hour.

Council's Report

- Mayor Blitz reported:
 - Reminder of Pioneer Day Parade and Fiesta on Saturday, February 25, 2023.
 - Arizona Colorado Rivers Mayor's Association met regarding protecting the Colorado River Water for local use.
 - Following legislative updates for bills re: food tax and rental tax.
 - The Golf Course Improvement Committee met with Coyote Wash Golf Course. They will be meeting with Butterfield Golf Course.
- Mayor Pro Tem McCollough reported:
 - Attended the Governor's Office meeting. Focus was Faith Family Friends.
 - Flynn Brown Webinar. Focus was Fentanyl.
 - YMPO Executive Board meeting.
 - The Rail Study has been completed.
 - She is gearing up for Flynn Brown Civic Leader training,
 - Grant opportunities are available through: Google and Microsoft. She will be updating on progress.
 - Met with Arizona Western College East Campus Executive Director Jim Larsen regarding the opportunities for local students at the Wellton AWC Campus. These included dual certificates, etc.
 - The Positive Instigators Volunteer Group continues to meet.

Executive Session

- None requested.

Adjournment

Motion made by Mayor Pro Tem McCollough, seconded by Councilmember Jones to adjourn.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

Meeting adjourned at 8:41PM.



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 February 7, 2023, and the meeting was duly called and posted and that a quorum was present.



Richard Marsh, Town Manager