



MINUTES

Town Council Regular Meeting

6:00PM – Tuesday, September 5, 2023

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, September 5, 2023. Mayor Blitz led the Pledge of Allegiance and Councilmember Jones 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), Police Chief David Rodriguez, Code Enforcement Officer Belen Medina, Town Magistrate Russell Jones, Grants Director Yolanda Galindo, Coyote Wash Golf Course Superintendent Brian Claar, Butterfield Golf Course Superintendent Adolfo Ponce, Butterfield Golf Course Pro Shop Supervisor Shasta Baughn, Public Information Officer Dolores Ward (via Teams), and Attorney John Austin Gaylord.

Guests Present: Darren Simmons, Bob Newquist, Lou Landers, Brenda Landers, Audrey Zingler, Lynda Lake, Mary Callen, Marisol Hernandez, Miley Hernandez, Lilia Wilson, Al Lockwood, Jan Lockwood, Catherine Blitz, Terry Kuhl, Cathy Kuhl, Bruce Elford, Bob Leeper, Peggy Leeper, Jim Rightmire, Stan Lucier, Reyna Curiel, Elizabeth Acosta, Kathy Schaber, Greg Stewart, Michaela Treanor, Sue Sanders, and Ralph Davidson.

Call to the Public

Darren Simmons (Yuma County Board of Supervisors) – Reminder of the Yuma County Planning and Zoning Public Meeting regarding the proposed changes to the Comprehensive Plan at Antelope Union High School on September 14, 2023.

Presentations

- Presentation of Employee of the Month: Adolfo Ponce
- Code Enforcement Update by Police Chief David Rodriguez

Discussion and Action Items

1. Approval of Minutes:

a. For the Meeting of August 1, 2023 (Regular Meeting).

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to approve Minutes for the August 1, 2023 (Regular Meeting).

Davidson: Yay
 Jones: Yay
 Blitz: Yay
 McCollough: Yay
 Biggs: Yay

Motion carried.

2. Discussion regarding:

a. Coyote Wash Golf Course

b. Butterfield Golf Course

Discussion led by Town Manager Marsh with presentations by Coyote Wash Golf Course Superintendent Brian Claar, Butterfield Golf Course Superintendent Adolfo Ponce, and Butterfield Golf Course Pro Shop Supervisor Shasta Baughn discussing the current situations at each of the golf courses, volunteers, and specific equipment needs, etc.

3. Discussion and possible action to proclaim September 2023 as “Library Card Sign-Up Month”.

Mayor Blitz proclaimed September 2023 as “Library Card Sign-Up Month” in Wellton.

4. Discussion and possible action to award the Audit contract to CWDL.

Finance Director Osuch had submitted a Request for Proposals, as well as a Request for Quotes from auditing firms. We received 2 responses and one declination to respond.

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to award the Financial Audit and Single Audit for the Town of Wellton contract to CWDL.

Davidson: Yay
 Jones: Yay
 Blitz: Yay
 McCollough: Yay
 Biggs: Nay

Motion carried.

5. Discussion and possible action to approve Variance Case #V-24-002: Scott and Twanette Stauth request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1-D (1): Minimum Interior Yard Setback: 6 on his lot located at 11771 Castle Dome Street (Parcel #: 709-59-312). The request is for a 5-foot variance of the interior yard setback for construction of 2 storage sheds and a 2-foot variance of the rear yard setback for one of the storage sheds.

Motion made by Councilmember Davidson, seconded by Councilmember Biggs, to approve Variance Case #V-24-002: Scott and Twanette Stauth request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1-D (1): Minimum Interior Yard Setback: 6 on his lot located at 11771 Castle Dome Street (Parcel #: 709-59-312). The request is for a 5-foot variance of the interior yard setback for construction of 2 storage sheds and a 2-foot variance of the rear yard setback for one of the storage sheds.

Davidson: Yay

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

6. Discussion and possible action to approve Variance Case #V-24-003: Jose A Montoya requests a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1-D (1): Minimum Interior Yard Setback: 6 feet on his lot located at 28412 Telegraph Avenue (Parcel #: 709-58-332). The request is for a 6-foot variance of the interior yard setback for construction of a carport.

Motion made by Councilmember Biggs, seconded by Councilmember Davidson, to approve Variance Case #V-24-003: Jose A Montoya requests a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1-D (1): Minimum Interior Yard Setback: 6 feet on his lot located at 28412 Telegraph Avenue (Parcel #: 709-58-332). The request is for a 6-foot variance of the interior yard setback for construction of a carport.

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

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

Motion made by Vice Mayor McCollough, seconded by Councilmember Biggs, to recess Regular Session of the Common Council and open Public Hearing as Board of Adjustment at 7:18PM.

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

7. Public Hearing for Rezoning Case:

- a. **Rezoning Case #RZ-24-001: Terry and Catherine Kuhl request a rezoning of a 2.01 gross acre parcel located at PID 200-11-037 in Wellton, Arizona, from Agricultural District to Residential District.**

Discussion.

- **Close Public Hearing.**

Motion made by Councilmember Biggs, seconded by Vice Mayor McCollough, to close Public Hearing at 7:24PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

8. Discussion and possible action to approve Rezoning Case #RZ-24-001: Terry and Catherine Kuhl request a rezoning of a 2.01 gross acre parcel located at PID 200-11-037 in Wellton, Arizona, from Agricultural District to Residential District.

Motion made by Councilmember Biggs, seconded by Vice Mayor McCollough, to approve Rezoning Case #RZ-24-001: Terry and Catherine Kuhl request a rezoning of a 2.01 gross acre parcel located at PID 200-11-037 in Wellton, Arizona, from Agricultural District to Residential District.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

9. Discussion and possible action to approve Resolution No. 712 to adopt a minor amendment to the General Plan to allow a residential use on property located at PID 200-11-037, Wellton, Arizona.

Motion made by Vice Mayor McCollough, seconded by Councilmember Biggs, to approve Resolution No. 712 to adopt a minor amendment to the General Plan to allow a residential use on property located at PID 200-11-037, Wellton, Arizona.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

10. Discussion and possible action to adopt Ordinance No. 151, to amend the zoning map of the Town of Wellton for the property located at PID 200-11-037, Wellton, Arizona.

Motion made by Vice Mayor McCollough, seconded by Councilmember Biggs, to adopt Ordinance No. 151, to amend the zoning map of the Town of Wellton for the property located at PID 200-11-037, Wellton, Arizona.

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

11. Discussion and possible action to adopt Ordinance No. 152, amending the Code of the Town of Wellton, Arizona, by amending Chapter 5, Magistrate, Article 5-4, Municipal Court Fund and Fees, Section 5-4.2, Municipal Court fees; providing for an effective date; and providing for severability.

Motion made by Vice Mayor McCollough, seconded by Councilmember Biggs, to adopt Ordinance No. 152, amending the Code of the Town of Wellton, Arizona, by amending Chapter 5, Magistrate, Article 5-4, Municipal Court Fund and Fees, Section 5-4.2, Municipal Court fees; providing for an effective date; and providing for severability.

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

12. Discussion and possible action regarding the approval of the Liquor License request for Fourth Avenue Minimart at 28873 Commerce Way, Suite B-1.

Motion made by Councilmember Biggs, seconded by Vice Mayor McCollough, to approve the Liquor License request for Fourth Avenue Minimart at 28873 Commerce Way, Suite B-1.

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

13. Discussion and possible action to:

a. Appoint Councilmember Michelle Jones as the Town of Wellton representative on the Yuma County Advisory Council (YCAC); and

Motion made by Vice Mayor McCollough, seconded by Mayor Blitz, to appoint Councilmember Michelle Jones as the Town of Wellton representative on the Yuma County Advisory Council (YCAC).

Davidson: Yay
Jones: Yay
Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

b. Appoint Vice Mayor Cecilia McCollough as Town of Wellton representative on the Regional Council on Aging (RCOA).

Motion made by Councilmember Jones, seconded by Councilmember Davidson, to appoint Vice Mayor Cecilia McCollough as Town of Wellton representative on the Regional Council on Aging (RCOA).

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

14. Discussion and possible action regarding Ordinance No. 147 “Town of Wellton Amendments to the 2018 International Property Maintenance Code”.

Motion made by Councilmember Biggs, seconded by Councilmember Davidson, to hold a Special Session regarding modifications to Ordinance No. 147 “Town of Wellton Amendments to the 2018 International Property Maintenance Code”.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

15. Discussion and workshop regarding the Council/Manager Form of Government and the Code of Ethics for Elected Officials.

Discussion and workshop led by Town Attorney Gaylord.

Future Agenda Items

- Liquor License request for Desert Penguin.
- Approval to purchase seed for the Golf Course.

Town Manager’s Report

- The First Responder Appreciation Dinner was a huge success-The event was hosted by the Town Manager, Mary, and Charlie Miranda. Please share a special thank you to Mary and her daughter Charlie for doing an exceptional job in planning this amazing event. There were over \$1,000 in donations. The donations included: Mary Miranda donated a 43-inch screen TV, the Yuma Rehabilitation Hospital donated 1 Laptop. Three tablets were donated by Hospice, three gift certificates ranging from \$25-50 dollars in value were

donated from an anonymous donor. The colorful decorations and slide presentations highlighting First Responders in action, all were done with thoughtfulness. The 80 First Responders, to include their families, had a great evening and a tasty dinner prepared by Mary and her daughter as well.

- Wellton Police Department was successful in their grant application for the Earmarked Discretionary Funds from Senator Kelly in the amount of \$44,000. The Town of Wellton proposed to purchase equipment for the Wellton Police Department. The purpose is to eliminate the use of old weapons and the cost of maintenance. The police department equipment project includes the purchase of 10 patrol rifles and pistols with all necessary accessories. Expected outcomes will be to increase the density of high-quality patrol rifles and pistols with modern day/night sighting and properly fitted holsters within the Police Department. Also, to ensure the focus on "train the trainer" as a force multiplier. This ensures when officers deploy their rifles/pistols, they have the confidence and skills to make the best decisions in the field and proper use of the weapons, if the situation mandates their use. The Wellton Police Department is the beneficiary of the project as well as the citizens of the Town of Wellton, Arizona.
- Joe Grant, DPW Director will be hosting three Community "No Pressure" Bike Riding outings on the second Saturday each month in October through December. In October - bikers will meet at the West Open Space area, November at Coyote Wash and December at Butterfield Park. See website and flyers soon.
- The City of Yuma City Manager allowed Drew Smith, Golf Operations Manager, City of Yuma, to tour Coyote Wash Golf Course in August 2023 to conduct an assessment. His Assessment and recommendations are as follows:

I have three courses of action to consider. First, sell the golf courses to the highest bidder, or just sell Coyote Wash and keep Butterfield. Next, lease the golf courses out to a management company, but be forewarned that would entail losing control of customer service and that the company is going to want a significant equipment upgrade prior to taking over.

The third plan is what I recommend The Town undertake. It will be expensive and time consuming, however if we're in the golf business we need to embrace and own that opportunity.

This plan keeps Coyote Wash plus Butterfield and follows these bullet points:

- You as the General Manager need to have total supervision over your clubhouse and golf course maintenance staff. It is counterproductive and self-defeating to have you reporting to another department. I understand what the staffing chart may indicate, but your position should report directly to the Town Manager.
- The Town must invest in a turfgrass professional. I know enough about turfgrass to recognize I am not a Superintendent, nor do I have the science and technical background plus experience necessary to take care of a healthy golf course. That person needs at least a two-year turfgrass degree from an accredited institution and several years of experience. They will be expensive, but I guarantee you they will pay for themselves in year one.
- The annual maintenance plan you shared with me is excellent. That should be the first item you go over with your new Superintendent.

- Your golf course maintenance team must become full scale “turf heads.” They must learn to love working in a great environment and they must feel ownership of the grass. Their investment in turf care will reap huge dividends. You may not need more people, but you need the right people. Committed, energetic, responsive, and willing to learn and they must employ a sense of urgency when the course is burning up and not just go about business as usual.
- The equipment needs are critical. I suggest getting a John Deere forty-eight-month lease quote that includes: three greens mowers; a ProGator with a sprayer attachment; an updated aerator and a core collection system; four Gator utility vehicles; a fairway unit; a rough unit; a sand pro; a tractor; a blower; a reel grinder; a golf course equipment lift.
- An actual maintenance building to house all that new equipment with bathrooms and locker storage, plus safety equipment, should be added. What you have currently is totally inadequate and potentially dangerous in the Yuma heat.

The above is a million-dollar bite and we did not address the irrigation system which has issues as well, but if The Town wants to be in the golf business that is what needs to happen, and I should note the clubhouse is beautiful as are many other features on the property. However, nobody plays golf on those features. Stop spending money on things that don't make money and pour all your funding into greens, tees, fairways, then roughs and bunkers followed by out of play areas. The return on that investment will be incalculable.

Staff will be making thoughtful recommendations to the Town Council soon with next year's budget cycle in mind.

- Coyote Wash Golf Course Putting Green change in condition. One of the two pumps on the front nine pumping station had gone out in mid-July during our hottest July on record.
- The donated crack seal machine was delivered by Yuma County on August 15, 2023. It is said to be in good working order. Our Staff is gearing up for road maintenance in the fall.
- Members of Council and I attended the League of Arizona Cities and Towns Annual Conference in Tucson last week. Some topics of discussions were:
 - Resilient Infrastructure and Sustainable Water Future
 - Housing Trust Fund: Homeruns in Affordable Housing
 - Development Agreements: Incentivizing Development-Pre-Annexation Agreements
 - Effective Council – Manager Relationships
 - Healthy Workforce and Employee Wellness
 - Rural Renaissance: Empowering Communities for Economic Growth
 - Vision-Strategy-Execute (rinse and repeat) – New Mayor/Council Workshop

Council's Report

- Vice Mayor McCollough attended RCOC, YMPO, and the League of Arizona Cities and Towns Annual Conference.
- Councilmember Biggs requested an update on SeeClickFix.
- Councilmember Davidson also attended the League of Arizona Cities and Towns Annual Conference. She stated there were a huge amount of takeaways from every session.

- Councilmember Jones also attended the League of Arizona Cities and Towns Annual Conference. She noted: Water Infrastructure, bridge loans, information on working with schools, affordable housing being a statewide issue, Development Agreements (simple is best), data and development, and the possibility of using Improvement District Bonds.
- Mayor Blitz reported on GYUEDC, 4FrontED, and reminded about the Legislative Wins and Updates that is to take place at AWC on September 19, 2023 at 2:00PM.

Executive Session

An Executive Session may be called 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.

An Executive Session may be held pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney regarding the Municipal Court Fund.

An Executive Session may be held pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney regarding the Council/Manager form of government and the application of the Code of Ethics for Elected Officials.

Motion made by Vice Mayor McCollough, seconded by Councilmember Biggs, to enter Executive Session at 8:43PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to exit Executive Session at 10:44PM.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

Adjournment

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

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

Meeting adjourned at 10:44PM.



Scott Blitz, Mayor

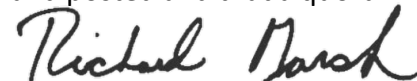
ATTEST:



Richard Marsh, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held September 5, 2023, and the meeting was duly called and posted and that a quorum was present.



Richard Marsh, Town Manager