

Minutes
Town of Clifton
Town Council Regular Meeting
March 14, 2024
2:00 P.M.

Members Present

Mayor Laura Dorrell
Vice-Mayor Anthony James
Council member Luis Montoya
Council member Ray Lorenzo
Council member Ray West
Council member Karen Crump-Frye**
Council member Janeene K. Carrillo**

*Excused

**Participated via telephone

Quorum Present

The Town's legal counsel, Jon Paldino, participated via telephone.

Call to Order:

The meeting was called to order by Mayor Laura Dorrell followed by the Pledge of Allegiance.

Call to the Public

Daniel Cervantez, resident praised the library and the library director for all of her hard work and great things at the library.

Will Collins, resident, thanked the Council, and the Town staff for all of their support for the upcoming event on March 17th, for the San Francisco River revitalization project event. All of the support is tremendously appreciated.

Council Reports

Before starting Council Reports Mayor Dorrell expressed sympathy to Council Member Janeene Carrillo and the recent passing of her father longtime Clifton resident Armando Carrillo.

Council Member Carrillo – Brief update on contact with BFAS organization that would help with the animal problem. Has spoken with Manager Perez and Council Member Crump-Frye and they hope to have something on the April agenda to discuss everything further. Carrillo would also like to see more ordinances, or stronger ordinances that allow animal control to do more to help with the problems.

Council Member Crump-Frye- Thanked the Mayor for attending the Tourism Council meeting the night before, glad to see someone from the town there. Adding to what Council member Carrillo had to say about the Best Friends Animal Society (BFAS), She has spoken with AJ Caldwell and Jessica Gutman, they would like to come present next month.

Council Member Montoya – He acknowledged the Chief and Lieutenant again for service, and did take them donuts. He thanked the residents that had come and shared their concerns for the garbage/litter problem around town. Although we have a long way to go, we have been trying to address it. The Town, FMI and even ADOT have made improvements. Montoya informed the Council that he informed SEAGO that the town opted not to move forward with the Chase Creek Bridge project and Rudy is working to ensure that when the funds are returned that SEAGO will get their contribution returned to them.

Council Member Lorenzo- Heard from residents that they were pleased with the clean-up from the maintenance department that has been happening around town, it had not been done in a long time and they were pleased. Lorenzo was glad to hear good feedback.

Mayor Dorrell- Thank you to Council Member West, he had saved a mural for a long time and then passed it on to her and now there is a project underway to get the mural restored and then it will be put up in town and she is very excited. Thank you to Council Members Carrillo and Crump-Frye for spearheading the talks with BFAS. Thank you to the Parks Department and Public Works for their help with the upcoming River Celebration event, she has heard good things about them.

Vice Mayor James and Council Member West had no comments

Consent Agenda:

Motion to approve the following items as listed under consent agenda was made by Council member Ray West, seconded by Council member Ray Lorenzo:

1. Approval of the February 8, 2024 Regular Meeting Minutes
2. Receive Department Reports
3. Approval of February 2024 Demands

Voting in favor of the motion were Council members West, Montoya, Carrillo, Crump-Frye and Dorrell. Council members James and Lorenzo were absent. Motion carried.

Public Hearing:

Intent To Exchange Certain Real Property Owned by The Town of Clifton, Arizona, for and In Consideration of Obtaining Real Property of Substantially Equal Value Owned by Freeport Minerals Corporation.

Town Manager Perez stated that this is the time for the Public to comment on the property exchange between Freeport McMoRan and the Town of Clifton
Perez gave a break-down of the properties involved in the exchange.

Daniel Cervantez resident, stated he has been a resident of the area since he was born and he is in favor of the land exchange between the Town and Freeport.

Clarification was made that after the Public Hearing there would be the first reading of the Ordinance, next meeting we would have the second reading and that is when the Council would vote.

New Business

First reading Ordinance 01-2024 AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF CLIFTON, ARIZONA, AUTHORIZING THE EXCHANGE OF REAL PROPERTY OWNED BY THE TOWN OF CLIFTON FOR REAL PROPERTY OWNED BY FREEPORT MINERAL CORP., WITH ADDITIONAL COMPENSATION FROM FREEPORT, TO CONSTITUTE SUBSTANTIALLY EQUAL VALUE FOR THE EXCHANGE OF REAL PROPERTY; AND AUTHORIZING THE MAYOR, TOWN MANAGER AND TOWN ATTORNEY TO TAKE ALL STEPS NECESSARY TO EXCHANGE THE REAL PROPERTY SUBJECT TO SEPARATE AGREEMENT OF THE PARTIES.

Ordinance was read by Town Clerk Jernigan

Discussion and/or action to recommend granting or denying the liquor license application as applied for by Copper Cloud Smoke & Liquor located at 251 S. Coronado Blvd. to the Arizona State Liquor Board.

Town Manager Perez presented the information in the packet to the Council and stated that the staff advises the Council recommend that the Arizona State Liquor Board grants the Liquor License. Attorney Jon Paldino explained that this is a transfer of names on the liquor license. Council member Crump-Frye questioned the address, it was explained that on some mapping systems there is no South Coronado Blvd., there is North Coronado Blvd., and Coronado Blvd. Town Manager Perez had applicant explain the traffic flow from the drive thru window and how it will go into the alley as opposed to turning around in the already busy parking lot. Process explained as to the Council's role in recommending the license.

Motion to recommend granting the liquor license as applied for by Copper Cloud Smoke & Liquor located at 251 S. Coronado Blvd., to the Arizona State Liquor Board made by Council Member Montoya. Second to the motion was made by Vice-Mayor James

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Discussion and/or action to identify and approve Town of Clifton Projects to be included in SEAGO's Comprehensive Economic Development Strategy (CEDs).

Town Manager Perez thanked Steve Ahmann for serving as a private sector representative on the SEAGO Executive Board. He informed Perez that there were no Town of Clifton projects on the current Comprehensive Economic Development Strategy (CEDs). They're currently updating the CEDs and have until April 30th to do so. Town Manager Perez and Mayor Dorrell met with Greenlee Tourism Association to discuss possible projects. Ideas were, access to the San Francisco River in Town limits, mural project, a GIS (Geographical Information System) to be used for modeling and hydrology of the river, to monitor the flow and -depth of the river and to use that data to develop plans. Informed the Council that the Town has until April 30th to submit ideas to SEAGO. Previously there were no ideas on there, the last time it was updated was in 2021 at that time the Greenlee County Economic Developer represented Clifton, now Town Manager Perez will. Perez would like suggestions from Council and/or public for areas of focus to put on the CEDs. James suggested more river cleanup, not just trash but

debris from weed cuttings and such. Council member Crump-Frye's primary concern would be river access, Mayor Dorrell added also having it be ADA compliant. Discussion on ranking areas of focus.

Motion to approve adding the Clifton projects to the SEAGO Comprehensive Economic Development Strategy (CEDS) was made by Vice-Mayor James. Second to the motion was made by Council Member Crump-Frye.

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Discussion and/or action to approve purchasing a table for the Greenlee County Chamber of Commerce Annual Event; A Black & White Ball.

Town Manager Perez stated he needed approval from Town Council to purchase a table from the Mayor and Council budget. Council Member Montoya reminded that in previous years Council Member West had suggested that if the Council purchases the table staff is able to attend not the Council, to ensure that they the Council are not receiving any benefits from the Town funds. Council Member West also added that it would either be that the staff go or the Town purchase the table and donate it back to the Chamber. Brief discussion held.

Motion to approve the Town purchase a table for the Greenlee County Chamber of Commerce Annual Event and donate the table back to the Chamber, second to the motion was made by Council Member Montoya.

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Discussion and/or action to approve awarding a contract to Veolia Water Technologies to provide short-term operational support services of the wastewater treatment plant in the amount of \$6,525.00/month pursuant to Section 33.08 Professional Services of the Town of Clifton Code of Ordinances.

Town Manager Perez explained that the Town would not have to go out to bid as it is a Professional service therefore our ordinance allows for opting out of the bidding process. Perez explained that at this time he is recommending that the town go with Veolia at this time and not Skinny Horse who quoted the lower price of \$2,000. He is recommending this because Veolia will spend 20 hours a week including visiting daily and Skinny Horse would only visit the plant once a week as required by ADEQ. He is recommending this because after receiving training the Public Works staff does not feel comfortable or competent to run the daily tasks at the WWTP yet. Council Member Montoya listed several concerns with the contract details. He is also concerned about the high cost and how the town will pay for it, with the current sewer rate. Council Member Montoya also asked several questions about the requirements and why the town would need to go with the more expensive company. Vice-Mayor James asked where it would be paid for from, Town Manager Perez informed that currently there is \$29,531 in the sewer budget reserve fund to pay for it for the remainder of the fiscal year. Council Member West asked if Veolia would be training our current staff between now and the end of the fiscal year. Council Member West questioned whether we would be training one or more employees to become certified. Council Member Montoya questioned further details of the contract. Council Member Crump-Frye asked about getting employees certified. Mayor Dorrell suggested that the Council table the item as there are a lot of concerns and questions that require further discussion. Town Manager Perez explained that he did not

want to wait until the April meeting.

Motion to table the agenda item and to schedule a work session for further discussion before the April meeting made by Council Member Montoya. Second to the motion was Vice-Mayor James.

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Discussion and/or action to approve awarding a contract to Conco Concrete Specialists, LLC in the amount of \$78,959 to replace seven (7) flap gates

Town Manager Perez explained that the town received two bids and that although Conco was slightly higher they bid to be able to complete all seven flap gates in the current project, as opposed to the other bidder which bid to complete six flap gates at \$78,673. Vice-Mayor James asked staff to explain to the public about the flap gates. Vice-Mayor James asked if the money for the project was from grant funding. Town Manager confirmed that funding was from a CDBG grant.

Motion to approve the awarding of a contract to Conco Concrete Specialists, LLC in the amount of \$78,959 to replace seven flap gates made by Council Member Montoya. Second to the motion was made by Council Member West.

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Discussion and/or action to appoint Chad Brown to the Board of Adjustment

Town Manager Perez explained that the resident was referred by our Code Enforcement Officer. Perez did question whether he would be able to attend the meetings with his work schedule. Clerk Jernigan explained that he will try as best as possible to attend meetings. Council determined that most of the members work and also can't always attend.

Motion to appoint Chad Brown to the Board of Adjustment made by Council Member Montoya. Second to the motion was made by Council Member West.

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Discussion and/or action to Appoint the Town Magistrate for a Two-Year Term; Approve the Magistrate Employment Agreement; and Deliver the Magistrate's Oath of Office

Town Manager Perez explained that the town had not previously -done this, and that it is required to repeat the Oath of Office every two years for Magistrate Judges and it has not been done. It was advised to include an Employment agreement at the same time. Discussion was held on the contract and the best way to move forward with the details of the employment agreement.

Motion to table the agenda item and direct Town Manager Perez to go over the details with Magistrate Palmer and complete the agreement for request for approval from the Council made by Council Member

Montoya. Second to the motion was made by Council Member West.

Voting in favor of the motion were Council Members West, Lorenzo, James, Dorrell, Montoya, Carrillo, and Crump- Frye. Motion carried

Manager's Report

Representatives from Senator Mark Kelley's office will be at the Train Depot on Thursday March 21, from 10am-2pm.

Update on Chase Creek Bridge #1 ADOT informed the town that they will issue a refund to the town for funds already paid towards construction, exact amount not determined yet. He has also inquired about the funds SEAGO contributed and has not heard back yet

WWTP training and startup has been completed waiting for cleanup and wrap up for project in the next few weeks

Sunland Asphalt will be milling and grading Shannon Rd, Riverside Dr and Park Ave up until the dip on April 9th, 10th, and 11th. They will then pave those roads on 15th, 16th, and 17th. Roads will be closed to traffic during those days.

Executive Session

Convened at 3:49 pm. There was a brief explanation of who attends executive session. As the Clerk set up the conference call for Executive Session.

Reconvened from Executive Session at 5:13 pm.

Pursuant to A.R.S. §38-431.03(A.1) for discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of the Town Manager.

Performance Evaluation – Rudy H. Perez, Town Manager.

Adjournment

Motion to adjourn made by Council Member West

Second to the motion was made by Council Member Lorenzo

Meeting ended at approximately 5:15pm