

**Minutes
Town of Clifton
Town Council Regular Meeting
August 14, 2025
2:00 P.M.**

Town Council Members

Shane Kennedy, Council Member*
Chad Brown, Council Member
Anthony James, Vice Mayor
Laura Dorrell, Mayor
Raymond Lorenzo, Council Member
B. Waddell Reyes, Council Member
Barbara Ahmann, Council Member

*Excused

**Participated via telephone

A quorum was present.

The Town's legal counsel, Matt Schiumo, participated via telephone**

Call to Order: The meeting was called to order by Mayor Laura Dorrell at 2:00 p.m. Followed by the Pledge of Allegiance.

Call to the Public

Leslie Ray from the Greenlee County Tourism, discussed three upcoming events and a membership drive:

- San Francisco River Clean-up & Big Quack Duck Race: This event will take place on Saturday, September 6th. For more information or to participate, you can contact Steve Ahmann.
- Colors of Copper Event: The 12th annual event, with the theme "Spirit of the Southwest," is scheduled for November 1st and 2nd. Pam Harrington is the contact person for this event.
- Membership Drive: The Greenlee County Tourism is actively seeking new members. Anyone interested in joining should get in touch with Leslie Ray.

Council Reports

Council Member Barbara Ahmann spoke about how the Council will be attending the Arizona League of Conference.

Council Member Barbara Waddell Reyes reminded everyone that the Chase Creek Street Fair will be this weekend. It's the 3rd Saturday of every month.

Mayor Laura Dorrel spoke about the upcoming conference, noting that the council will have a booth at the Showcase of Cities where they will hold a raffle. She also mentioned that they will be taking their flag and participating in the parade. Mayor Dorrel concluded by saying she is looking forward to networking and meeting new people at the event.

Vice Mayor, Council Member Lorenzo, and Council Member Brown had no reports to give.

Committee Reports

Rates and Fees

Mayor Dorrell: The rates and fees meeting was canceled, but the new rates and fees are now in effect as of August 10, 2025. The updated rates include changes to business licenses, community center rentals, and the RV park. These price increases are intended to bring the fees up to date.

Grants and Funding

Council Member Barbara Ahmann: The Grants and Funding Committee met recently and is recommending that the committee meet on a quarterly basis moving forward. Additionally, staff members who need a grant written should contact the Town Manager to have it added to the committee's agenda. The Mayor also noted that she will be working on a True Impact report for the five United Way grants.

Buildings and Properties

Vice Mayor James reported that they met on the 12th of this month and discussed several building and property issues:

- Fire Department: The new fire truck is still causing some issues, and the committee is working to find a suitable space for it. Asbestos was also found in the building and repairs are being scheduled.
- Police Department: The building has been recently remodeled, including a new paint job and other necessary additions.
- Magistrate: The office will receive some new items, such as chairs and a vending machine.
- Elks Lodge: The committee is still awaiting pending results for asbestos removal.
- Library: The exterior has been remodeled and a new gazebo has been added.
- Train Depot: The committee is still waiting on the pending schedule.
- Art Depot: The committee noted that the roof must be repaired before they can begin work on the ceiling.

Roads and Streets

Council Member Lorenzo reported that Webster has been repaired, and work on both Park Avenue and 6th Street is complete. Next, we will be working on Highline and Metcalf.

Consent Agenda:

Motion to approve the following items listed under consent agenda was made by Council Member Barbara Waddell Reyes:

1. Approval of the July 10, 2025 Regular Meeting Minutes and July 22, 2025 Special Session Minutes
2. Receive Department Reports
3. Approval of July 2025 Demands

Second to the motion was made by Vice Mayor Anthony James.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Public Hearing

Application submitted by Rosa V. Martinez seeking approval of a zone change from Residential (R-3) to Residential (R-3M), on a parcel of land consisting of approximately 8,712 sq. ft. The purpose of this

application is to request a formal zoning designation change to Residential (R-3M). The property lies on Park Ave., Parcel #200-77-040. Parcel located in Section 8, Township 4 South, Range 30 East, Greenlee County, Arizona, identified as Assessor's Parcel Number (APN) 20077040. The project area is located within the Clifton Town limits.

The council held a public hearing for Rosa V. Martinez's application to change a parcel's zoning from residential R-3 to residential R-3M, allowing for two RVs on the property, which is located in a flood zone. The Planning and Zoning Commission recommended approving the change, as it would benefit the town by adding taxable revenue and providing more living spaces. Council members discussed concerns that approving the zone change for RVs could set a precedent and create potential liabilities, referencing past issues with similar requests and visual impact on the town

The Mayor closed the Public Hearing at 2:29 p.m.

New Business

Discussion and/or action to consider the recommendation from the Planning and Zoning Commission regarding the application submitted by Rosa V. Martinez seeking approval of a zone change from Residential (R-3) to Residential (R-3M) property located on Park Avenue. Parcel #200-77-040.

After the discussion, Council Member Barbara made a motion to approve the rezoning change.

Motion failed due to a lack of a second.

Vice Mayor James proposed a motion not to approve the Planning and Zoning Commission's recommendation for Rosa V. Martinez's rezoning application. The application sought to change the zoning of a property on Park Avenue, Parcel #200-77-040, from Residential (R-3) to Residential (R-3M). Second to the motion was made by Council Member Brown.

Voting in favor of the motion were Council Members Brown, James, Lorenzo, Waddell Reyes, Voting against were Council Members Dorrell and Ahmann.
Motion carries.

Second reading Ordinance 01-2025 AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF CLIFTON, ARIZONA, AMENDING THE TOWN CODE BY AMENDING TITLE IX GENERAL REGULATIONS BY ADDING CHAPTER 92: VACANT PROPERTY TO THE TOWN CODE; ALL RELATED TO ESTABLISHING REQUIREMENTS FOR REGISTRATION, MAINTENANCE, AND SECURITY OF VACANT PROPERTIES,

Read by the Mayor.

Discussion and/or action to adopt 01-2025 AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF CLIFTON, ARIZONA, AMENDING THE TOWN CODE BY AMENDING TITLE IX GENERAL REGULATIONS BY ADDING CHAPTER 92: VACANT PROPERTY TO THE TOWN CODE; ALL RELATED TO ESTABLISHING REQUIREMENTS FOR REGISTRATION, MAINTENANCE, AND SECURITY OF

VACANT PROPERTIES, PROVIDING FOR ENFORCEMENT, AND IMPOSING PENALTIES FOR NONCOMPLIANCE

The mayor proceeded with the second reading of Ordinance 01-025, which amends the town code by adding Chapter 92 on vacant property. The ordinance now includes all property types regardless of zoning and has changed the registration renewal period from 10 to 30 days.

Council Member Brown made a motion to adopt the ordinance, seconded by the Vice Mayor James.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, and Ahmann.

Council Member Waddell Reyes recused herself.

Motion carries.

Discussion and/or action to approve Town Staff to go out to bid to procure professional services to update the Town of Clifton Zoning Ordinances and Map.

The council reviewed the first draft of an RFP for professional services to update zoning ordinances and maps, to be funded by a \$100,000 United Way grant.

Councilman Brown motioned to approve proceeding with the invitation to bid, seconded by Council Member Ahmann.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion and/or action to authorize the purchase of seven docking stations/printers/scanners from Mobile Concepts Technology under NASPO Arizona: Master Agreement No.23019 Contract #CTR068894 for the Clifton Police Department in the amount of \$13,960.24.

This purchase is a continuation of modernizing the police force. Allowing them to fully utilize new technology like the Tracks system for digital citations and accident reports. This purchase would include docking stations, printers and scanners for the Police Department.

Motion to approve to purchase seven docking stations/printers/scanners from Mobile Concepts Technology made by Council Member Waddell Reyes. Seconded by Council Member Ahmann.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion and/or action to approve an expenditure of \$86,136.08 to Sunland Asphalt & Construction, LLC, an authorized vendor with 1 Government Procurement Alliance (1GPA), to provide road and street maintenance to Vozza Dr. and Sixth St. and to authorize the Mayor to execute all necessary documents to approve such agreement between the Town of Clifton and Sunland Asphalt.

The Town Manager gave an update that Webster Ave is finished, and we are now negotiating for Vozza Dr and 6th Street. Morenci Water and Electric got the approval to pay their portion to Sunland for Metcalf and Highline. The Mayor expressed that on Vozza Drive there have been problems with water not running down the way it's supposed to. Sunland is aware of this issue and will do additional grading to help the flow of water.

Motion made by Council Member Brown to approve an expenditure of \$86,136.08 to Sunland Asphalt & Construction, LLC, an authorized vendor with 1 Government Procurement Alliance (1GPA), to provide road and street maintenance to Vozza Dr. and Sixth St. Seconded by Vice Mayor James.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion and possible action to authorize the Mayor to execute and submit a Participation Form on behalf of the Town for the Purdue Opioid Settlement, thereby agreeing to the Government Entity and Shareholder Settlement Agreement and enabling the Town to receive settlement proceeds.

The council considered authorizing the Mayor to execute a participation form for the Purdue opioid settlement. The Town Manager explained that Arizona is expected to receive approximately \$73.5 million over 16 payments from a national class-action lawsuit against Purdue, with funds allocated to opioid remediation efforts Matt Schiumo, legal counsel, recommended participation, stating it's a prudent decision for the town.

Motion made to approve the authorization of the Mayor to execute and submit a Participation Form on behalf of the Town for the Purdue Opioid Settlement, thereby agreeing to the Government Entity and Shareholder Settlement Agreement and enabling the Town to receive settlement proceeds, was made by Council Member Ahmann. Seconded by Council Member Waddell Reyes.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion and possible action to authorize the Mayor to execute contract amendment: 21-049-26 Town of Clifton Amendment 2; amending the contract between the Town of Clifton (Contractor), and the Arizona Department of Corrections, Rehabilitation, and Reentry (ADCRR), for and on behalf of its Arizona State Prison Complex Safford (ASPC-Safford), Inmate Labor Rate Increase

The council discussed amendment 21-049-26 to increase the inmate labor rate from \$0.50 to \$1.50 per hour. Town Manager explained that this increase is necessary to remain competitive with other cities and towns, as Clifton has lost inmates to facilities paying higher rates.

Motion made to authorize the Mayor to execute contract amendment: 21-049-26 Town of Clifton Amendment 2; amending the contract between the Town of Clifton (Contractor), and the Arizona Department of Corrections, Rehabilitation, and Reentry (ADCRR), for and on behalf of its Arizona State Prison Complex Safford (ASPC-Safford), Inmate Labor Rate Increase was made by Vice Mayor James. Seconded by Council Member Ahmann.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion and/or action to approve the Clifton Social Club's request for financial and in-kind support from the Town of Clifton for the 2025 Festival of Lights presented by Marina Morales.

Marina Morales, co-chair for the Festival of Lights, presented a request for financial and in-kind support for the upcoming 2025 event. The theme for the 2025 Festival of Lights is "The Magic of Christmas. She emphasized the festival's significance as a 29-year tradition that draws many visitors, benefits local businesses, and fosters community spirit. Morales requested support such as borrowing booths, stage rental and setup assistance, providing trash cans and traffic cones, and continued help from law enforcement and public works. A suggestion was made to place signage on the hill to inform Freeport employees about the event and suggest alternate routes for safety during shift changes.

Motion to approve the Clifton Social Club's request for financial and in-kind support from the Town of Clifton for the 2025 Festival of Lights made by Council Member Ahmann seconded by Vice Mayor James.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, and Ahmann. Council Member Waddell Reyes recused herself.

Motion carries.

Discussion and/or action regarding the property vandalism at the Town of Clifton Shooting Range

The poor condition of the town's shooting range was brought to the attention of the Town Manager. Council Member Brown provided photographic evidence of the issues. After a discussion about what to do next, the council decided to get quotes for repairs. However, they stipulated that if the repair costs are too high and are not included in the current budget, they will need to get additional council approval before moving forward. Fire Chief Varela suggested not replacing the awning since it had been missing for years. He also noted that having less infrastructure might make the range less of a target for vandalism. He also recommended that the range be closed at night. The Vice Mayor agreed that closing it off at night would be a good start.

The council also agreed to put a time limit on the shooting range's use.

Discussion and/or action to request the Council to write-off old accounts' debt

Town Manager reported significant progress in addressing old account debt, with the team having worked through the majority of outstanding balances. They requested approval to write off approximately \$32,000 of uncollectible debt, representing about 42% of the inactive customer accounts. This debt, which dates back to 2004 and includes old garbage fees, is considered too expensive to pursue further. The council approved the motion to write off the old account debt.

Motion to write off \$32,000 in sewer debit was made by Vice Mayor James. Seconded by Council Member Brown.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion only to review and seek Council input on Town of Clifton Wastewater Accounts Receivable Policy

The Town Manager recommended a working session for this topic.

Discussion of possible Ordinance Amendments to Clifton Town Code §51.15 Application for Service, §51.24 Enforcement, §51.41 Consumer Responsibility, and §51.61 Interceptors Required

The council decided that a working session with public invitation would be the most appropriate forum to discuss and review policy and ordinance changes in detail, allowing for transparent discussion and public understanding.

Discussion and/or action to approve Resolution No. 2025-06: A Resolution of the Mayor and Town Council of the Town of Clifton, Greenlee County, State of Arizona hereby approving authorized signers to execute all documents and other items which may be required by the National Bank of Arizona on behalf of the Town of Clifton.

The council discussed and approved a resolution to authorize new signers for National Bank of Arizona accounts due to the departure of Councilman Carrilo and Town Manager. The Town Manager recommendation was to approve Council Member Brown and the new interim town manager as authorized signers.

Motion to approve Resolution approve Resolution No. 2025-06: A Resolution of the Mayor and Town Council of the Town of Clifton, Greenlee County, State of Arizona hereby approving authorized signers to execute all documents and other items which may be required by the National Bank of Arizona on behalf of the Town of Clifton was made by Vice Mayor James. Seconded by Council Member Waddell Reyes.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Discussion and/or action to approve Resolution No. 2025-07: A Resolution Of The Mayor And Town Council Of The Town Of Clifton, Greenlee County, State Of Arizona Hereby Approving and Authorizing Town Personnel To Access The Town's Safe Deposit Box Located At The National Bank Of Arizona-Morenci Branch On Behalf Of The Town Of Clifton.

Town Manager is asking to be removed from the Safe Deposit box and have the interim manager in her place.

Motion made by Council Member Brown to approve Resolution No. 2025-07: A Resolution Of The Mayor And Town Council Of The Town Of Clifton, Greenlee County, State Of Arizona Hereby Approving and Authorizing Town Personnel To Access The Town's Safe Deposit Box Located At The National Bank Of Arizona-Morenci Branch On Behalf Of The Town Of Clifton. Seconded by the Vice Mayor James.

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

Town Manager Report

The Town Manager reported that the wastewater treatment plant received two awards, one earlier in the year and another on July 31st, for which Public Works Director Peter and Larry Barela accepted the award. Peter expressed gratitude for the recognition and support. The town also received the Arizona Governor's Tourism Spirit of Service Award for 2025. Code enforcement in July issued five 30-day warnings and identified 18 illegal sewage accounts, with 17 becoming compliant. The free trash trailer program saw significant use with eight residents and 12 trips to the dump. The Fire Department responded to one fire call with 13 volunteers, conducted floodgate testing with nine volunteers, and held one training with 14 volunteers. Repairs for the fire truck are underway to address water leaks. The library added three new users in July, and its remodel is anticipated to be completed soon, with painting planned for light posts, a flagpole, and handrails. Magistrate stats will now be reported for increased visibility into the department's caseload, including misdemeanors and felonies. The Police Department handled 246 dispatch calls, issued seven citations, and made five arrests in July. Public Works completed 51 work orders in July and finished the town hall remodel, including the council chambers and admin area. The RV Park reported a profit of about \$12,000 last month, though its water bill was notably high at \$3,000. The sewer department collected approximately \$40,000 in July, the largest collection in three months, with zero issues reported at the wastewater treatment plant.

Motion to adjourn into Executive Session made at 3:56pm by Council Member Waddell Reyes, seconded by Council Member Brown

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, and Ahmann.

Motion carries.

*Council Member Kennedy arrived to the meeting

Executive Session

Executive Session pursuant to A.R.S. § 38-431.03(A)(1), (3), and (4) regarding the discussion and consideration of employment of an interim Town Manager:

- a. Bill Shipp
- b. Cindy Blackmore

Executive Session pursuant to A.R.S. § 38-431.03(A)(7): discussion and consultation for legal advice with the Town Attorney regarding the public parking lot owned by the Town at, near, or around, Lots 23-25 in Clifton, Arizona in order to consider the Town's legal position and receive instructions following conversations with the Roman Catholic Diocese of Tucson.

Executive Session pursuant to A.R.S. § 38-431.03(A)(7): discussion and consultation for legal advice with the Town Attorney regarding a lease agreement between the Town of Clifton and Kimberly Henderson for Town-owned Parcel No. 200-77-041, located on Park Avenue.

Council reconvened to regular session at 5:16pm

New Business

Discussion and possible action to authorize the Mayor to negotiate and execute a lease agreement between the Town of Clifton and Kimberly Henderson for Town-owned Parcel No. 200-77-041, located on Park Avenue.

Council Member Kennedy cited concerns with property conditions and made a motion to deny the Town from moving forward with any lease agreements for Parcel no. 200-77-041. Seconded by Council Member Waddell Reyes

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, Ahmann, and Kennedy.

Motion carries.

Discussion and possible action to authorize the Mayor and Town Manager to (1) execute a Quit Claim Deed to the Roman Catholic Church of the Diocese of Tucson to revert ownership of Parcel No. 200-88-023 in accordance with the Real Property Sales Agreement dated October 4, 1995, and (2) take all actions necessary to return title to the real property to the Church.

Motion to authorize the Mayor and Town Manager to (1) execute a Quit Claim Deed to the Roman Catholic Church of the Diocese of Tucson to revert ownership of Parcel No. 200-88-023 in accordance with the Real Property Sales Agreement dated October 4, 1995, and (2) take all actions necessary to return title to the real property to the Church made by Council Member Brown, seconded by Council Member Waddell Reyes

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, Ahmann, and Kennedy.

Motion carries.

Discussion and possible action to authorize the Mayor to initiate and execute contract for an interim Town Manager through Interim Public Management.

Motion to authorize the Mayor to initiate and execute contract for an interim Town Manager through Interim Public Management for candidate Cindy Blackmore made Vice Mayor James, seconded by Council Member Waddell Reyes

Voting in favor of the motion were Council Members Brown, James, Dorrell, Lorenzo, Waddell Reyes, Ahmann, and Kennedy.

Motion carries.

Adjournment

Meeting ended at approximately 5:21 p.m.