

**Minutes
Town of Clifton
Town Council Regular Meeting
July 9, 2026
2:00 P.M.**

*Original Notice Posted: July 7, 2026 Amended Notice Posted: July 8, 2026 at 9:00 a.m.
Second Amended Notice Posted : July 8, 2026 at 12:30 p.m.*

**Call to Order: The meeting was called to order by Mayor Laura Dorrell at
____2:00__ Followed by the Pledge of Allegiance.**

The Town's legal counsel, Matt Schuimo participated via telephone

T Council Member	Title	Attendance	Arrival Time if late
Barbara Ahmann	Council Member	Excused Absence	
Chad Brown	Council Member	In Person	
Laura Dorrell	Mayor	In Person	
Anthony James	Vice Mayor	In Person	
Akos Kovach	Council Member	In Person	
Raymond Lorenzo	Council Member	In Person	
B. Waddell Reyes	Council Member	In Person	

Call to the Public: Arizona law prohibits any Town resource, including staff time, equipment, and anything of value to influence an election. This prohibition applies to Call to the Public at the Council meeting. You may discuss a Town issue but do not “advocate” for a specific candidate or ballot measure. Additionally, soliciting petition signatures or campaign contributions or distributing campaign materials is prohibited on Town property. The Town appreciates your efforts to help the Town comply with state law and avoid using taxpayer monies to influence an election.

Jodi Montoya Resident 691 Turner Ave- addressed the council regarding significant parking congestion on Turner Avenue, attributing the issue to a local rental property that houses numerous individuals with approximately 10 vehicles. They reported that these vehicles block access for residents, obstruct trash containers, and create safety hazards, and requested town intervention. Since the parking is public, the police can not do anything for her. Town Manager Cindy Blackmore acknowledged they had previously consulted with them and offered to explore options, and the council directed the manager to investigate potential solutions, including the possibility of residential parking.

Sheriff Ellison provided an update on recent law enforcement operations, citing the seizure of approximately a half-pound of cocaine, an ounce and a half of meth, and a firearm. The Sheriff's Department will be doing other operations throughout Clifton, York and Duncan as they are taking the drug problem here seriously. They warned of an upcoming influx of motorized off-highway vehicles on July 25th and stated the department is preparing by coordinating with other agencies to provide additional patrols along local rivers and creeks.

Luis Montoya Resident 474 Quin St- raised concerns regarding street safety, citing deep holes and water washouts that have caused his spouse and himself to trip. His road is at an incline and on occasion he has gone out and shoveled sand into the holes. He requested that the council prioritize these infrastructure repairs.

He also brought up the topic being discussed during the executive session. He talks about the flood back a few years ago in South Clifton which involved FEMA and he urges the council to consider flood zone maps and insurance guidelines when evaluating potential development or activities at the 700 South Coronado property.

Council Reports

Council Member Kovach- wanted to Thank Public Works for the maintenance of Side Botham Park, Veterans Park, and Fernandez Park, noting their excellent condition despite recent high temperatures.

He also discussed the recent parade in Morenci where the Mayor represented us as the Grand Marshal. He highlighted the strong community participation and the success of the event.

Council Member Brown- announced a joint community event scheduled for August 22nd at the American Legion, involving the Greenlee Tourism Association and the volunteer organization VOSH. They stated the event will provide free eye exams from 8:30 a.m. to 4:30 p.m. for individuals without insurance or with insufficient coverage.

He attended a meeting, where a gentleman had a petition going around to stop heavy machinery from traveling through our towns. He noted that he declined to sign the petition, explaining that small towns rely on these trucks for essential supplies such as gasoline and groceries.

He discussed upcoming topics for the League of Cities and Towns conference, specifically focusing on a 36% funding shortfall for 911 infrastructure and potential cost adjustments. He asked the town manager to look into our 911 contract. Ongoing issues with short-term rentals, noting the need to review local ordinances. Concerns regarding open records, specifically the practice of individuals accessing police body camera and audio footage for commercial purposes, and advocated for clearer restrictions on such requests.

He reported on a \$1.3 million dollar Brownfield grant for which Clifton is a target area, with public outreach expected in August.

He discussed upcoming transportation program revisions to address issues with grocery store transit and noted the availability of an alternative transportation program for riverfront trails starting in March 2027

He encouraged everyone to stop into the library, recently he took his grandchildren and they enjoyed all the activities.

Lastly he suggested that the town consider televising future meetings to increase transparency and public engagement.

Vice Mayor James- warned of potential damage to local roads caused by heavy equipment associated with upcoming geothermal drilling operations in North Clifton. He suggested that the roads and streets committee explore cost-sharing options with the operators to mitigate these impacts.

Council Member Lorenzo-N/A

Council Member Waddell Reyes- wanted to thank the sheriff's department for their proactive approach to community safety and traffic enforcement. She mentioned to the police chief that the Mountain Lion is back in town. She also wanted to comment on how nice the updated website looked.

Mayor Dorrell- enjoyed doing the parade in Morenci and loved seeing all residents. The mayor showed off the Art Mural that Teri Montoya and the Art Students created. She explained how they took a photo from above with a drone. She thanked the art teacher for pouring it into the kids. She is also aware of all the parking issues/roads issues and thanked the town manager for working with residents to resolve issues.

Town Manager Report

Town Manager reported that the town is working to address a notice from the Auditor General regarding overdue annual financial reports and has hired a professional CPA to resolve the compliance issue. She has been working with the accountants to bring us into compliance.

She highlighted ongoing efforts to refresh the town's web page to improve its presentation to visitors.

She confirmed her attendance at the upcoming City Managers conference in Tucson from July 22nd to 24th and the League conference scheduled for August 18th to 21st . She provided a status update on her home, noting it is 99.9% complete and awaiting inspection. Lastly the Town Manager and council recognized the hard work of staff members Gabby and April, who were noted for stepping up during a period of short staffing. The council also acknowledged Gabby's upcoming departure and expressed appreciation for her contributions.

Consent Agenda: The following items of a non-controversial nature have been grouped together for a single vote without Council discussion. The Consent Agenda is a time-saving device and Council members received documentation on these items for their review prior to the open meeting. Any Council member may remove any item from the Consent Agenda for discussion and a separate vote as deemed necessary. The public may view the documentation relating to the Consent Agenda at the Clifton Town Hall; 510 N. Coronado Blvd., Clifton, Arizona.

1. Approval of the June 11, 2026 Regular Meeting Minutes, June 25, 2026 Special Session Minutes
2. Approval of June 2026 Demands.

Motion: To approve the Consent Agenda.

Motion Made by:	Council Member Kovach	Seconded By:	Council Member Waddell Reyes
Aye Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell	Nay Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell
Abstained:	None	Recused:	None
Motion	Carries	Time:	2:36 p.m.

Presentation and discussion regarding feral cats within the Town of Clifton.

The Police Chief and Animal Control officer presented a proposal for a Trap-Neuter-Return (TNR) program to address the town's feral cat population. After researching other counties they reported that while relocation and traditional trapping are legally constrained, the TNR approach—involving humane trapping, vaccination, and spaying/neutering—would provide a long-term solution to population growth and disease. They noted that success would rely on community participation, collaboration with organizations like Desert Cross and applying for grant programs.

Council Member Brown questioned- without the grant what would the cost be? The council discussed the financial and operational logistics of the proposed cat management program, noting that potential grant funding, such as \$5,000 from United Way, could help initiate the effort. They emphasized the importance of ensuring the program is humane and cost-effective, suggesting that the town explore partnerships with mobile veterinary units and community volunteers to manage cat colonies. Once more research is done a plan will be brought back to the Council for approval.

Discussion and possible action to approve an employment agreement with Mindy Claridge as Town Magistrate Judge.

The Town Manager introduced the proposal to appoint Mindy Clarige as the town magistrate, noting that she had served as interim magistrate for six months and that the proposed contract is for two years as required by state law. She introduced the employment agreement for Town Magistrate Judge Mindy Clarige, noting that while Judge Clarige has a serious family situation and may be temporarily absent, she has not resigned and will retain her current benefits. The Council expressed concern about the difficulty of recruiting a magistrate judge and inquired about whether performance evaluations are conducted.

Motion: to approve an employment agreement with Mindy Claridge.

Motion Made by:	Vice Mayor James	Seconded By:	Council Member Lorenzo
Aye Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell	Nay Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell
Abstained:	None	Recused:	None
Motion	Carries	Time:	3:00 p.m.

Discussion and possible action to approve an agreement with Garet Kartchner for Town Prosecutor services.

The Town Manager presents the contract for Garrett Kartchner to provide town prosecutor services, noting that the previous prosecutor left the position for a full-time role elsewhere.

Motion: to approve Garek Kartchner for Town Prosecutor services.

Motion Made by:	Vice Mayor James	Seconded By:	Council Member Waddell Reyes
Aye Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell	Nay Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell
Abstained:	None	Recused:	None
Motion	Carries	Time:	3:02 p.m.

Discussion and possible action to appoint Rick Guerena as Judge Pro Tem.

The Town Manager requests the approval of a service agreement with Rick Guerena to serve as judge pro tempore, as the Superior Court has offered his services at no cost to the town to assist while Judge Claridge is away. The Council expresses concern about whether Rick Guerena's candidacy for Justice of the Peace would interfere with this role, but Matt Schiumo clarifies that this is an "as-needed" contract with no minimum or maximum service requirements, meaning it will not conflict with his potential election.

Motion: to appoint Rick Guerena as Judge Pro Temp.

Motion Made by:	Vice Mayor James	Seconded By:	Council Member Lorenzo
Aye Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell	Nay Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell
Abstained:	None	Recused:	None
Motion	Carries	Time:	3:04 p.m.

Discussion and possible action to approve a contract with CORE Construction for the demolition of the Elks Lodge Building in the amount of \$159,259, and to authorize the Mayor, Town Manager, Town Clerk, and Town Attorney to execute all necessary documents.

The Town Manager presents a contract with Core Construction for the demolition of the Elks building, which is an addition to the Arizona Copper Company building, for a bid of \$159,259. The project is funded by \$104,000 in grant funds from United Way and \$60,000 allocated in the recently adopted budget. Following approval, the next steps include securing permits from the Americans with Disabilities Act compliance office, followed by an estimated two weeks for contractor mobilization and three weeks for the demolition process. During the discussion of the contract, the Council clarifies that the bid does not include overtime pay for after-hours work and that the contractor is expected to work regular daytime hours. The Town Manager confirms that Core Construction is familiar with the site, having visited it multiple times, and the Council notes the firm's positive past performance on other municipal projects. The Council also expresses concerns regarding traffic management during construction, particularly given the proximity to train activity and daily shift changes. The Town Manager assured the Council that the contractor is aware of the traffic constraints and it is noted that the contractor is responsible for managing the site and ensuring the work is completed according to the terms of the contract.

Motion: approve a contract with CORE Construction for the demolition of the Elks Lodge Building in the amount of \$159,259, and to authorize the Mayor, Town Manager, Town Clerk, and Town Attorney to execute all necessary documents.

Motion Made by:	Council Member Waddell Reyes	Seconded By:	Council Member Brown
Aye Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell	Nay Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell
Abstained:	None	Recused:	None
Motion	Carries	Time:	3:12 p.m.

[AMENDED/ADDED]: Discussion and possible action to adopt Resolution No. 2026-07 setting the Fiscal Year 2027 property tax levy rate at 4.0466.

The Town Manager presents Resolution Number 2026-07 to set the fiscal year 2027 property tax levy rate at 4.0466. She explains that this is the final step in the budget process and that the law requires a 14-day waiting period following the public hearing where the final budget was adopted before the tax rate can be set.

Motion: to adopt Resolution No. 2026-07 setting the Fiscal Year 2027 property tax levy rate at 4.0466.

Motion Made by:	Council Member Kovach	Seconded By:	Vice Mayor James
Aye Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell	Nay Votes:	Council Member Ahmann Council Member Brown Council Member Kovach Council Member Lorenzo Council Member Waddell Reyes Vice Mayor James Mayor Dorrell
Abstained:	None	Recused:	None
Motion	Carries	Time:	3:15 p.m.

Executive Session entered at 3:16 p.m.

1.Executive session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(7) for discussion or consultation for legal advice regarding the acquisition of real property and to consider its position and instruct its representatives regarding negotiations for the potential acquisition of land at 700 S. Coronado Blvd, Clifton Arizona,85533

Exited out of executive session at 3:33 p.m.

Adjournment 3:34