

**Minutes
Town of Clifton
Town Council – Special Session
December 14, 2021
10:00 A.M.**

Members Present

Mayor Luis Montoya
Vice-Mayor Laura Dorrell
Council member Anthony James
Council member Ray Lorenzo
Council member B. Waddell Reyes
Council member Ray West
Council member, Karen Crump-Frye

*Excused

Quorum Present

Also, in attendance via virtual platform were Horrocks Engineers representatives, Tricia Brown and Jason Carota. Representing ADOT was Jennifer Acuña

Call To Order: The meeting was called to order by Mayor Montoya followed by the Pledge of Allegiance

New Business

Discussion regarding the bridge alternative for the replacement of the Frisco Avenue Bridge (Chase Creek Bridge #1): Horrocks Engineers team members reviewed the Alternative Evaluation Matrix. There were 4 alternatives discussed. The alternatives considered bridge type; change in roadway centerline; roadway width; minimum deck thickness; hydraulic considerations; right of way; utility impacts; design life; maintenance; availability of materials; traffic impacts and construction cost estimate.

Horrocks Engineers team members recommended Alternative No. 1. Alternative No. 1 has the least impact regarding FEMA regulations. This option would be subject to local floodplain approvals and an easement would have to be secured.

Questions from the council included: estimated time-line to detour traffic; what is the weight capacity of the bridge; what other property owners are involved?

Team member responses explained that the estimated time-line to detour traffic is approximately 120 days. The load capacity will increase from 20 tons to 36 tons. Other property owners involved are Freeport McMoRan.

Team members requested that a formal decision should be confirmed by no later than January 13, 2022.

**Discussion and/or action to award the bids for the sale of town property known as:
234 Chase Creek Street and 236 Chase Creek Street:** At this time, the town attorney, Trish Stuhan joined the meeting via conference call.

Questions from the Council directed to the town attorney included clarification relating to prohibited discussion between the bidder and Council until after award has been granted and understanding the process to rejecting all bids and starting over.

Town Attorney Trish Stuhan explained that both bids could be rejected or one bid could be rejected for various reasons. Rejecting bids could occur for various reasons to include more advertising to encourage more participation; possibly waiting for an improved economic market or to add criteria to the future use of the property. Ms. Stuhan stressed that the ultimate goal is to assure a competitive, fair and neutral process. Although rejecting only one of the bids would be allowed, the concern would be to justify the rationale on the decision in this case because the properties are located next to each other.

234 Chase Creek Street:

Addressing the sale of 234 Chase Creek Street, Town Manager Rudy Perez reported that three bids had been submitted for this property. Upon review of all three proposals, he is recommending that the award go to Hampton Healthcare for \$60,000.00, the highest bid.

Mayor Montoya noted that the properties are in a commercial zone which already gives guidance on how the properties can be used and the bid document did establish a minimum amount for each property of which all three bidders did exceed.

There being no further questions, Mayor Montoya made a motion to accept the bid as submitted by Hampton Healthcare for 234 Chase Creek Street in the amount of \$60,000. Second to the motion was made by Council member Karen Crump-Frye.

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

236 Chase Creek Street:

Addressing the sale of 236 Chase Creek Street, Town Manager Rudy Perez reported that three bids had been submitted for this property. Upon review of all three proposals, he is recommending that the award go to Neva Corbell for \$45,477.99, the highest bid.

Motion to accept the bid as submitted by Neva Corbell for 236 Chase Creek Street in the amount of \$45,577.99 was made by Vice-Mayor Laura Dorrell. Second to the motion was made by Council member Ray Lorenzo.

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

Adjournment: Meeting adjourned at approximately 11:10 a.m.

Approved:

Luis Montoya, Mayor

Attest:

Esperanza Castaneda, Town Clerk