

**Minutes  
Town of Clifton  
Council Work Session  
February 23, 2020  
3:00 P.M.**

**IN-PERSON ATTENDANCE AT PUBLIC MEETINGS HAS BEEN SUSPENDED UNTIL FURTHER NOTICE**

THIS MEETING WAS HELD BY REMOTE PARTICIPATION ONLY

PUBLIC PARTICIPATION IN THE MEETING:

Members of the public were encouraged to participate in the meeting via the following options:

**a. Zoom Conference – Meeting ID 822 3008 8255  
Passcode: 1415**

1. Computer:

<https://us02web.zoom.us/j/82230088255>

2. Telephone: Dial: One of these listed phone numbers:

+1-253-215-8782

+1-669-900-6833

+1-346-248-7799

+1-929-205-6099

+1-301-715-8592

+1-312-626-6799

3. On Smart Device: Phone one-tap:

US: [+12532158782](tel:+12532158782).,[+13462487799](tel:+13462487799).,[+19292056099](tel:+19292056099) or [+13017158592](tel:+13017158592)#,[+13126266799](tel:+13126266799)#,

4. *Submitting questions and comments:* email [castaneda@townofclifton.com](mailto:castaneda@townofclifton.com)  
(No comments were submitted prior to the meeting)

### **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, Vacant

\*Excused

### **Items for Discussion:**

**Discussion regarding the proposed land exchange agreement between Freeport Minerals Corporation and the Town of Clifton:** Town Manager, Rudy Perez provided follow up information that was brought up during the December 2020 Regular Council meeting related to the proposed land exchange:

- The proposed land exchange offered by FMI, is sufficient land for future development of the town's Wastewater Treatment Plant (WWTP) per Town Engineer, Chad Crockett, Bowman Consulting.
- As proposed in the current land exchange agreement, the roadway to the WWTP is not included. Per Mr. Perez, explained that if the town would like to include ownership of the road as part of the land exchange, the town would then be responsible to maintain it. The alternative would be to request an easement. Mr. Perez expressed concern on assuming ownership of the roadway due to maintenance.
- Appraisals of the properties in question have not yet been done, per Mr. Perez. Council members expressed hesitancy in moving forward with a preliminary land exchange agreement until the value of each proposed property is determined.

Lack of a formal lease agreement between the town and FMI related to the WWTP property is of particular concern to Council since the town is currently soliciting bids for the facilities improvement. Mr. Perez explained that during the Water Infrastructure Finance Authority of Arizona (WIFA) loan/grant application process a letter of commitment to execute a long-term lease agreement from FMI was acceptable. Mr. Perez explained that as the long-term lease agreement was being drafted, FMI proposed the land exchange.

Other comments included potential negotiations to include the value of the town's water rights as well as consideration of implementing a fee for the town's effluent discharge, which is a valuable commodity to FMI.

However, Council members were also conscience of the support offered by FMI during this time where the town's WWTP has been completely inoperable.

In summary, the Town Manager should address the town's concerns discussed today to include: addressing an easement for access to the town's WWTP and negotiating the timing of the property appraisals and water rights.

**Discussion regarding street light poles and fixtures affected by MW&E's Chase Creek Street underground utilities project:** Town Manager, Rudy Perez provided Council with 4 alternative options to consider.

**Alternative 1:** offers a cost estimate for 17 street light poles and light fixtures plus installation and materials from Morenci Water & Electric Company.

**Alternative 2:** provides an opinion from Wright Engineering on the Stargo street light poles.

**Alternative 3:** is an updated cost estimate from Wright Engineering for 17 street light poles and fixtures previously approved by the Clifton Town Council as recommended by the town's Historic Preservation Commission.

**Alternative 4:** suggests leaving the existing wooden poles and light fixtures.

Council recalled that during the January 2021 Regular Meeting, the general consensus was "uniformity" of street lighting along the project area which includes Lynch Street through the town's historic district up through Highway 191.

Council member West stated that he had attempted to determine a cost comparison between the updated cost estimates provided by Wright Engineering and MW&E. He opposed Alternative No.'s 2 and 4.

Council member Reyes will provide information on the historic appropriateness of all alternatives.

Mayor Montoya disagreed with the financial burden placed on the town to pay for the street lighting components and installation by MW&E as part of their project.

Council member James suggested adding **Alternative 5** which would request that MW&E leave the stubs for installation of street lighting at a later time or until funding could be secured. The negative impact however would be no immediate lighting for the neighborhood.

Funding sources were also discussed to pursue for the hardware. Suggestions included pursuit of Community Investment Funds, (recently announced as available for potential applicants) and Community Development Block Grant Funds which will be available for the town to apply for in the next funding cycle.

**Adjournment:** Meeting adjourned at approximately 5:05 p.m.