

Minutes
Town of Clifton
Town Council Regular Meeting
October 14, 2021
2:00 P.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

Call to Order: The meeting was called to order by Mayor Luis Montoya at approximately 2:00 p.m. followed by the Pledge of Allegiance.

Call to the Public: Akos Kovach requested that the Substance Abuse Coalition Lease Agreement be tabled until an alternative location could be found. He stated that the Chase Creek property was not a suitable site for this location.

Bob and Monica Miller requested that Council revisit the pedestrian lighting style currently being considered by the town for the Chase Creek Historic District prior to making a final decision.

Steve Ahmann provided information on the progress of the Welcome to Clifton sign currently being planned by the Tourism Council.

Terry Greenwell, business proprietor at 225 Chase Creek St. expressed her objection to the proposed lease agreement offered to the Substance Abuse Coalition.

Hannah Landers, Director of the Substance Abuse Coalition offered information on the intended use of the building. She explained that the building will be used for office work. Monthly, the coalition group has meetings to organize and plan community events. Educational programs are developed targeting the 12-17 age groups.

Daniel Cervantez stated that he was glad to see the local Circle K convenience store back in operation after a long period of being closed due to building maintenance. He also mentioned the recent opening of the Clifton Bakery and expressed his gratitude to have yet another business open in town.

Betsy Marietti, resident of 520 Webster Avenue, suggested that Council take action to clean up the South Clifton neighborhood.

Council Reports: Council member Barbara Reyes also mentioned that the local Circle K was celebrating their re-opening today and encouraged everyone to stop by and welcome them back. She also reported that the virtual tour of the Greenlee County Historical Society which was developed through partnership between the Town of Clifton Library and the local museum can be viewed through www.youtube.com.

Council member Karen Crump-Frye provided an update on the latest local business activity. She reported that there has been a change in ownership at the Rode Inn Motel. The Council member also provided updates on activities planned by the Tourism Council.

Mayor Montoya reported that plans for the Festival of Lights will follow the same format as last year. A home decorating contest with cash awards will be further discussed at a later date by the committee. The mayor also provided an update on the town's American Relief Plan Act project which is the Vax-for Cash Incentive program.

Council members James, Lorenzo and West had no reports at this time.

Consent Agenda: Council member West made a motion to approve the following items:

1. Approval of the September 9, 2021 Regular Meeting Minutes;
2. Receive Department Reports;
3. Approval of September 2021 Demands.

Second to the motion was made by Council member Reyes.

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

New Business

Red Ribbon Week Proclamation – Mayor Luis Montoya: Representatives from Fairbanks Jr. High School- Morenci Unified School District, were present to receive the Red Ribbon Week Proclamation, declaring October 23-31 as the official “Red Ribbon Week” one of the largest drug prevention campaigns in the nation.

Discussion and/or action to adopt Resolution No. 2021-09: A Resolution Of The Common Council Of The Town Of Clifton Authorizing The Town Of Clifton, AZ To Enter Into, a Marketing Agreement with Utility Service Partners Private Label, Inc., ("USP") D/B/A/ Service Line Warranties Of America ("SLWA") For Advertisement to The Town's Residents Of Warranty Plans for Repairs Of External Water Lines, External Sewer Lines, In-Home Plumbing on Residential Property: Town Manager, Rudy Perez recalled that during

last month's meeting, Council had authorized him to move forward with the program contingent upon finalizing an agreement. Mr. Perez also stated that the town's legal counsel had reviewed the document.

Council member West stated that he objected to the town's participation in this program because he felt that the town was promoting the company.

Motion to adopt Resolution No. 2021-09 was made by Council member Karen Crump-Frye and seconded by Council member Reyes.

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

Opposing the motion was Council member West.

Motion carried.

Discussion and/or action to approve the initial Job Order as presented by KE&G for pre-construction services for the upgrade of the Waste Water Treatment Plant: Mr. Perez explained that the town is in receipt of the initial Job Order for Phase I A of the project which entails pre-construction services to include design, value engineering & constructability, equipment selection, site configuration, exploration, ADEQ review/permits, overhead, profit & GL Phase 1A, Tax Phase 1A and Bond Phase 1A. This initial Job Order totals \$112,323.54.

Council member B Waddell Reyes made a motion to approve the initial Job Order as presented by KE&G for the pre-construction services for the upgrade of the Waste Water Treatment Plant. Second to the motion was made by Council member Ray West.

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

Motion carried.

Discussion and/or action to authorize the Mayor to execute the Lease Agreement between the Town of Clifton and the Greenlee County Substance Abuse Coalition: Town Manager, Rudy Perez explained that Ms. Landers, Director of the Substance Abuse Coalition, has been searching for office space. He reported that the town became aware of the situation and offered the utilization of one of the vacant Chase Creek buildings on a month-by-month lease agreement. Ms. Landers was informed that the properties would be advertised for sale with no expectation of a long-term lease.

Due to concerns regarding the nature of the business presented during Call to the Public, Council member West suggested that the item be tabled.

Council member Crump-Frye expressed concern that the rental opportunity should have been advertised giving other potential business entrepreneurs an opportunity to participate.

Town Manager Perez explained that the Substance Abuse Coalition is a non-profit organization similar to the Food Bank and the Art Depot who have been offered similar leases. Mr. Perez explained that he based the lease rental options as previously approved by Council to other non-profits.

Due to the controversy presented, Ms. Landers withdrew her request to lease the property.

Discussion and/or action to approve the purchase of a 2020 International truck from RWC Group a contracted vendor through the Arizona Cooperative Program and authorize the Mayor to execute the Purchase Order Contract: Public Works Director, Victor Stacy explained that \$60,000 has been allocated in the Public Works, General Fund Budget. Mr. Stacy added that this vehicle is in stock and requests moving forward to secure the purchase. He referred to the nationwide issue of new vehicle shortages due to chain supply and chip shortages.

Motion to approve the purchase of a 2020 International truck from RWC Group in the amount of \$68,380.16 was made by Council member Anthony James. Second to the motion was made by Council member Ray West.

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

Discussion and/or action to approve the purchase of a 2021 John Deere Mini Excavator from RDO Equipment Company a contracted vendor through Sourcewell, formerly NJPA, through a Cooperative Purchasing Agreement and authorize the Mayor to execute the Purchase Order Contract: Public Works Director, Victor Stacy reported that funding for this mini excavator was also approved during the budget process. It has been allocated in the HURF Budget. The quoted amount for the equipment totals: \$36,893.68.

Council member Reyes made a motion to approve the purchase of a 2021 John Deere Mini Excavator from RDO Equipment Company in the amount of \$36,893.68. Second to the motion was made by Council member Ray West.

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

Discussion and/or action to approve the Grants Committee recommendation to apply for the State Historic Preservation Office Federal Pass-Through Grant: Town Manager, Rudy Perez explained that this grant application seeks funding for a consultant to develop design guidelines for historic properties. These guidelines would assist members of the town's historic preservation commission. However, Mr. Perez did report that this grant application requires a 40% match or \$13,334 which was not allocated in this year's budget. If the town moves forward with this application potential funding could be approved from the Mayor & Council's contingency fund, or he would have to find funding within current budgets.

Council member West was not in favor of pursuing the grant because it had not been budgeted.

Council member Lorenzo stated that he would prefer to save the contingency fund for an emergency.

Motion that the town not proceed with the grant application was made by Council member West. Second to the motion was made by Council member Lorenzo.

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

Discussion and/or action to approve the Grants Committee recommendations to apply for the following United Way of Graham and Greenlee Counties Quarter 4 grant applications: Grants Committee Chair, Barbara Ahmann reported that the following grant applications had been reviewed and approved for recommendation to the Clifton Town Council:

- a. **Parks and Recreation and RV Park Lighting Project - \$20,000:** RV Park Director, Liz Pollock proposes to upgrade the lighting to encourage more evening utilization of the facility.
- b. **Purchase a Police Vehicle - \$58,000:** Police Chief, Omar Negrete explained that he would like to take advantage of this grant opportunity to purchase an additional police vehicle which will allow him to upgrade his aging fleet of vehicles.
- c. **Land acquisition for a new Fire Station - \$150,000:** Fire Chief, Ricky Varela informed Council of plans to relocate the town's fire station contingent upon available funding. He addressed the departments space dilemma and concerns regarding parking for volunteers upon responding to the Fire Station when called out to an emergency. He reported that an opportunity has presented itself regarding an available piece of land suited for their needs. The acquisition of land would be applied for by the Fire Department's non-profit organization however, if grant funds are awarded, the plan is for the town to take over ownership of the property. The grants committee felt that it was important to inform the Town Council of their plans prior to finalizing the application. Chief Varela also explained that the next phase of the relocation plan would be to request funding from the town's American Rescue Plan Act (ARPA) Committee to fund a fire station structure.

Motion to approve the submission of all three grant proposals to United Way of Graham and Greenlee Counties for the Quarter 4 application cycle was made by Council member Ray West. Second to the motion was made by Council member Karen Crump-Frye.

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

Manager's Report: Town Manager, Rudy Perez reported on the following projects and activities:

- Reported that the advertisement requesting bid proposals for the Chase Creek Street Lights had been published in the Daily Territorial, a Tucson publication. Unfortunately, no bids were received by the stated deadline. He continued to explain that the advertisement has been re-published with a closing deadline of October 25, 2021.
- Mentioned that the Arizona Department of Transportation will conduct a site visit to the historic Chase Creek Bridge #1 (Frisco Ave) on Tuesday, October 19, 2021 as part of the Chase Creek Bridge #1 Replacement Project.
- Was glad to inform Council that Circle K convenience store had resumed its business operation today.

Adjournment: Meeting adjourned at approximately 4:02 p.m.