

**Minutes
Town of Clifton
Regular Town Council Meeting
March 12, 2015
7:00 p.m.**

Members Present

Felix Callicotte, Mayor
Luis Montoya, Vice Mayor
Barbara Ahmann, Council Member
Ray Lorenzo, Council Member
Roy Tyler, Council Member
B. Waddell Reyes, Council Member
Ray West, Council Member

A quorum was present.

Call to Order: The meeting was called to order by Mayor Felix Callicotte followed by the Pledge of Allegiance.

Call to the Public: Daniel Cervantez commended the Council for their continued consideration to contract with the State of Arizona for continued use of the inmate labor program.

Referring to the proposed property lease agreement regarding Veteran's Park-Parking Lot, Mr. Steve Ahmann stated that this property has been designated as the location for a kiosk as part of the Birding Trail Grant and expressed concern parking issues. He also asked Council to consider the needs of other events held there.

Walter Mares stated that although Veteran's Park is rarely used due to lack of shade, installing ramada's could increase use of that park.

Council Reports: Vice-Mayor Luis Montoya requested that the council be provided a 3rd quarter financial report of the town's budget position.

Council member Reyes provided an update on the award notification of Certified Local Government Conference Scholarships as training for 3 members of the town's Historic Preservation Commission. She also informed the council that the Commission was in receipt of the proposed Historic Preservation Ordinance amendments as prepared by the town's legal counsel. She stated that more changes need to be addressed.

Council member Reyes reported that she has been informed that the town's Flag Park violates the U.S. Flag Code due to lack of illumination during the hours of darkness. Suggested that town staff take corrective actions.

Council member Reyes also reported on the lack of participation by the community on the Neighborhood Watch Program. She suggested that the local newspaper write an article on the program. Mayor Callicotte stated he would focus his "Council Corner" article on the program.

Council member Barbara Ahmann informed the council that the town's request for playground equipment and library shelving had been submitted to the Clifton Unified School District.

Consent Agenda: Vice-Mayor Luis Montoya made a motion to accept the following items listed:

1. Approval of the February 12, 2015 Regular Meeting Minutes and February 26, 2015 Special Session Minutes; (with corrections as noted)
2. Receive Department Reports;
3. Approval of February 2015 Demands.

Second to the motion was made by Council member Ray West. Motion carried.

New Business

Discussion and/or action to authorize the Mayor to execute a Property Lease Agreement between the Town of Clifton and Mr. Kiehne regarding the Veteran’s Park-Parking Lot: Town Manager, John Schempf reported that Mr. Kiehne is requesting the lease to provide over-flow parking for his motel patrons. Mr. Schempf stated that the lease agreement as presented had not been reviewed by the town’s legal counsel.

Comments from members of the Council included that they should have an opportunity to review a copy of the deed held by the town prior to making a decision and concerns that the proposed lease was not provided in sufficient time to thoroughly review the document. Additional concerns included the proposed term of 50 years with no option to renew the lease fee to address inflation.

Vice-Mayor Montoya made a motion to accept the proposed lease and send the document for review by the town’s legal counsel. Second to the motion was made by Council member Roy Tyler. Voting in favor of the motion were Council members’ Montoya, Tyler, Callicotte, Ahmann, Lorenzo and Reyes. Opposing the motion was Council member West. Motion carried.

Discussion and/or action to authorize the Mayor to execute Contract No 15-156-20 Inmate labor with ASPC-Safford and the Town of Clifton: Town Manager Schempf explained that the lease term is 5 years and recommends to continue the contract for inmate services.

Council member Reyes made a motion to authorize the Mayor to execute Contract No 15-156-20 Inmate labor with ASPC-Safford and the Town of Clifton. Second to the motion was made by Council member Ray Lorenzo. Motion carried.

Discussion and/or action to approve, disapprove or make no recommendation to the Arizona Department of Liquor License and Control regarding the Application(s) for Liquor License: Mr. Schempf reported on the Circle K plan to upgrade and expand their facility which includes the purchase of the Green Family property which is currently leased to the Department of Economic Security and the Arizona Workforce Office. He explained that these liquor license applications cover the new site of the convenience store and temporarily allows the license to continue on the current site while the transition is finalized.

- a. Circle K Store #754-New License at 230 N. Coronado Blvd.
- b. Circle K Store #3475-Location Transfer at 236 N. Coronado Blvd.

Council member B. Waddell Reyes made a motion to approve both applications to the Arizona Department of Liquor License and Control regarding Circle K Store #754 and Circle K Store #3475. Second to the motion was made by Council member Barbara Ahmann. Motion carried.

Discussion and/or action to authorize the Mayor to execute the ADOA-GAO Open Books Service Agreement: Members of the council referred to Section 3. Fees to include the \$2,000 initial set up fee and the Annual Fee for 2015 is \$3,000. Discussion from the council was the concern of the unknown Annual Fee for Operating Costs for each of the subsequent year after calendar year 2015.

Staff concurred with their concern regarding the annual fees but reminded the council of statutory requirements under Arizona’s transparency law to make available financial information on the internet.

Motion to authorize the Mayor to execute the ADOA-GOA Open Books Service Agreement was made by Council member Ray West, second to the motion was made by Vice-Mayor Luis Montoya. Motion carried.

Discussion and/or action to declare by Proclamation, April as Fair Housing Month: Council member Roy Tyler made the motion to declare by Proclamation, April as Fair Housing Month. Second to the motion was made by Vice-Mayor Luis Montoya. Motion carried.

Manager’s Report: Mr. Schempf provided information on the following activities/projects:

*Attended the Greenlee County Board of Supervisor’s meeting at which ADOT reaffirmed their plans to implement “Calming Effects” along Highway 191 to address local traffic concerns;

*Discussed current issues with David Rhodes, FMI to include the possibility of joining efforts to upgrade waste water treatment plants and possible assistance to stabilize the hillside on Frisco Avenue which previously had caused a major rockslide during a previous rain storm;

*Recently attended a “Downtown Revitalization Workshop” in Florence, AZ.

Mr. Schempf provided an update from the town’s insurance provider regarding Hill Climb Event. He explained that the pool will not cover the event. He further reported that he and Mayor Callicotte had attended a joint meeting with event organizers, Greenlee County representatives and potential event sponsors.

Council members were provided with batch #4 of employment applications for the Town Manager’s position. Filing deadline is March 18, 2015. Mr. Schempf suggested scheduling an Executive Session to review the applications.

Adjournment: Motion to adjourn was made by Council member Barbara Ahmann. Second to the motion was made by Council member B. Waddell Reyes. Motion carried

Meeting adjourned at approximately 8:15 p.m.