

**Agenda
Town of Clifton
Town Council - Work Session
January 12, 2015
10:00 A.M.**

Members Present:

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

The work session was called to order by Mayor Felix Callicotte followed by the Pledge of Allegiance.

Presentation and discussion on an Elgin Street Sweeper – Ron Larsen, Norwood Equipment

Representative: Mr. Larson provided members of the Council with information on Elgin Street Sweepers and recommends the “Pelican Broom Sweeper” model. Mr. Larsen explained the two types of sweeper systems. One type of equipment operates as an “air machine” and the other type is a “mechanical machine.” Mr. Larsen’s recommendation is the “mechanical machine” which is better equipped to handle the town’s streets. Also mentioned were some of the features of the sweeper to include John Deere as the engine manufacturer, the availability of climate controls in the operator’s cab and other than regular maintenance performed on standard vehicles, the only other type of care would involve replacing filters and brushes. He added that the unit will have a 1 year warranty and stated that the sweeper may have a life span of 10 years if well maintained. Mr. Larsen also informed the Council that his company could offer a Municipal Lease Purchase as an option.

Members of the Council presented various questions regarding cost estimates to maintain the sweeper. Mr. Larsen provided cost estimates on the replacement parts for the main broom and gutter brooms as well as noting that the nearest facility for repair and service was in Phoenix. He also stated that the purchase also included onsite training for the operator of the sweeper. Mr. Larsen further mentioned that there is an approximate 5 month delivery wait.

There being no further comments on the presentation, Town Manager, John Schempf informed members of the Council that the town’s legal counsel was not scheduled to arrive until 12:30 p.m. and asked for the meeting to recess until that time.

Council member B. Waddell Reyes made a motion to recess the meeting until 12:30 p.m. Second to the motion was made by Council member Ray West. Motion carried.

The meeting recessed at approximately 11:00 a.m.

At approximately 12:30 p.m. Mayor Felix Callicotte called the meeting to order followed by Roll Call of the Clifton Town Council.

Members Present were Mayor Callicotte, Vice-Mayor Luis Montoya, Council members' B. Waddell Reyes, Lorenzo, Tyler, West and Ahmann. A quorum was present at this time. Also present was Kelly Schwab and Town Attorney's Curtis, Goodwin, Udall

Discussion regarding Clifton House – RV Park: Town Manager, John Schempf provided a history of the property now known as the Clifton House – RV Park. Mr. Schempf recalled that the original property owner had offered the property/building to the town for \$40,000. At that time the town was not interested in obtaining the property and so the property was purchased by Mr. Lynn Ray. Mr. Ray was provided with information regarding town ordinances which directly affected the property. Of immediate concern was his requirements to comply with the town's floodplain ordinance. Mr. Ray obtained the services of a qualified engineer and submitted and obtained the required "No Rise Certificate" from the town thus meeting floodplain requirements. Mr. Ray's next step was to comply with the town's current zoning ordinance and suggested that the definition of the CC-1 section that an RV Park would comply with "other tourist accommodations." Mr. Schempf explained that the town's Planning and Zoning Ordinance is a very complex document and agreed that although he initially referred to the development of the RV Park as not compliant to the ordinance due to the inadequate lot size requirement as defined under Large Scale Development, Mr. Ray pointed out that the Large Scale Development required 4 acres. Mr. Schempf issued the permit subject to appeal by the public of which none was formally received.

Mr. Schempf also explained that Mr. Ray has also been granted a variance from the town's Board of Adjustment to install an 8' fence. Current concerns from the public and council are about the stability of the building. Mr. Schempf stated that the Clifton Town Council had met in Executive Session to obtain legal advice on working with Mr. Ray to stabilize his building and construction site. The Town Manager also reported that he had the property surveyed to determine the town's property line and explained that the results of the survey revealed that travel trailers were parked on town property. Mr. Schempf stated that he has already addressed this with Mr. Ray and provided him with a 60 day deadline to relocate these units. The town's engineering firm also provided Mr. Ray with recommendations to secure the building.

Members of the Council presented various questions to the town's legal counsel regarding the Town Manager's decision to move ahead to issue the permit due to the conflicting interpretations within the Planning and Zoning Ordinance. Town Attorney, Kelly Schwab explained that the Town Manager acts in the capacity of the town's Zoning Administrator and interpretation of the code is within his authority.

Comments from the council included continued concerns presented to them about the unsightly condition of the property as well as the hazardous view it represents to the community. Of immediate concern is the open trenches on Mr. Ray's property and the observation by the public on the installation of his sewer system. Mr. Schempf stated that the building official can address the safety precautions of the trenches with the property owner by making recommendations to reduce his liability.

The Town Attorney stated that although these are concerns, the liability is solely on the property owner.

There being no further questions Council member Roy Tyler made a motion to adjourn. Second to the motion was made by Council member B. Waddell Reyes. Motion carried.

Meeting adjourned at approximately 1:40 p.m.

Approved:

Felix Callicotte, Mayor

Attest:

Esperanza Castaneda, Town Clerk