

MINUTES
TOWN OF QUARTZSITE
REGULAR MEETING OF THE COMMON COUNCIL
TUESDAY, AUGUST 25, 2015, 7:00 PM

CALL TO ORDER: 7:00 p.m.

INVOCATION: none said aloud

PLEDGE OF ALLEGIANCE: Council Member Kelley led the pledge.

ROLL CALL:

Present: Mayor Foster, Vice Mayor Simpson, Council Member Kelley, Council Member Warner, Council Member Orgeron, Council Member Davidson, Council Member St. Germain.

STAFF PRESENT: Skylor Miller, Town Manager; Susan Goodwin, Town Attorney; and Tina Abriani, Town Clerk

CALL TO THE PUBLIC AND COMMUNICATIONS FROM CITIZENS:

Richard Thompson shared some historical facts and spoke of his disappointment with the final budget not having been passed, especially the proposed solution of cutting staff. He also talked about the Town's assets, such as the baseball stadium.

Jennifer Jones spoke regarding the ledger of accounts listed on the agenda; the general fund; the debt to HURF; the clarity separate accounts and inter-fund transfers may bring; suggestions for cutting expenses and the need for a plan to make cuts.

Michael Roth spoke regarding his property. He asked that all the agenda items be opened to the public, and noted the placement of the budget work session on the agenda.

Shanana Rain BearCat spoke about the more than one thousand people that gathered in Tucson the week before for the League of Arizona Cities and Towns Conference. She talked regarding the Town officials that attended and the need for training to create a more effectively and efficiently run municipal government.

Starr BearCat spoke regarding money for the budget and suggested the Council donate their pay to the promotion of the Town.

ANNOUNCEMENTS:

Town Manager Miller made a Town announcement. He stated Lieutenant Mike Ewald was in attendance. Town Manager Miller said that some Members of the Council requested that Lieutenant Ewald introduce himself.

Chief Renfro introduced the new Lieutenant. Lieutenant Ewald said that if anyone had any questions, comments, or concerns, he was dedicated to assisting the people of Quartzsite in any manner they needed. Lieutenant Ewald was congratulated and applauded by the Town Council and the audience.

PRESENTATIONS:

- 1. PRESENTATION OF ROCK FIESTA – Mr. Hal Davidson, Show Producer, will give a presentation regarding the upcoming Rock Fiesta.**

Mr. Hal Davidson, a Festival Producer for Festivaland, LLC, producers of the Rock Fiesta, introduced himself.

Mr. Davidson thanked those that had endorsed Festivaland's efforts to produce the event known as the Rock Fiesta. He said that Skylor Miller took the initiative to go to the site to see the vision and encourage Mr. Davidson to pursue his production of the event. Mr. Davidson thanked the owner of Desert Gardens, Hamid, and the property manager, Dennis Kuehl, for their support and for providing the location of the event.

Mr. Davidson explained that the Rock Fiesta will be modeled after México City's Vive Latino event. He said the event would bring attention to and promotion of the Town of Quartzsite.

The event is to be held during Spring Break 2016, March 18th and 19th at the Desert Gardens RV Park & Showgrounds, located at 1055 Kuehn Street, Quartzsite, AZ. More information regarding the event will be available beginning September 15, 2015, at www.rockfiesta.com.

Mr. Davidson presented details of the event, including: extensive security measures, cameras, drones, traffic plans and fencing to ensure that Q-Mountain Estates will have security; billboards on the interstate; and a world-class stage production, camping, RVs, beer sales and pricing.

The Mayor asked if there would be an opportunity for the community to ask questions, and Mr. Davidson replied that he plans to hold future meetings at the Town Hall.

CONSENT AGENDA:

- 2. LEDGER OF ACCOUNTS PAID – Consider approval of check series 39239 - 39302, totaling \$119,090.93.**

The Mayor pulled check numbers 39262 and 39295 for later consideration.

Council Member St. Germain pulled check numbers 39269 and 39281, 39295.

Vice Mayor Simpson pulled check number 39297.

Council Member Orgeron moved to approve the ledger of accounts less the mentioned checks. Council Member Davidson seconded the motion. The vote was unanimous. Motion Passed.

The Mayor asked Town Manager Miller a question about check number 39262 to Atkins for well repair. He asked how much more will need to be paid to Atkins.

Town Manager Miller replied that the project was almost done.

Council Member St. Germain asked Town Manager Miller a question about check number 39269 to Faith, Ledyard & Faith for \$1,775.25. He asked the Town Manager if the case would be on-going or taken care of, and Town Manager Miller advised that the payment was for special prosecutor services in the matter of an on-going appeal.

Council Member St. Germain next asked Town Manager Miller to explain the court case regarding check numbers 39281 and 39295 to Ryley, Carlock & Applewhite, for over \$20,000.

Town Attorney Goodwin said she would provide the Council with the status of the cases. She stated the cases relate to litigation against the Town of Quartzsite.

Vice Mayor Simpson queried Town Manager Miller about check number 39297.

Council Member Orgeron asked where check number 39297 was listed.

The Mayor asked what had happened to check number 39297 and Town Manager Miller said he did not know.

The Mayor said the Council would like a memo with an explanation regarding the status of check number 39297.

Council Member Orgeron moved to approve checks 39262, 39269, 39281 and 39295. Council Member Davidson seconded the motion. The vote was unanimous. Motion Passed.

PUBLIC HEARING:

- 3. PUBLIC HEARING OF A PROPOSED MAJOR AMENDMENT TO THE 2014 GENERAL PLAN – Conduct Public Hearing regarding a change to the land use designation for approximately sixty acres located east of Riggles Avenue along Mockingbird Lane from residential to commercial. The proposed amendment affects the Land Use Element and Map of the 2014 Quartzsite General Plan.**

The Mayor opened the Public Hearing.

Town Manager Miller gave a brief overview explaining there was a rezone request scheduled for later in the meeting. The rezone request had been previously tabled by the Council, in order to allow the Planning & Zoning Commission to review a general map amendment for the General Plan.

Town Manager Miller stated the Chevron properties on the proposed map attached to the proposed resolution were verified as having been legally rezoned to C2 commercial properties.

Town Manager Miller said the Mockingbird Corridor review was initiated because of commercial interest in the area. He explained the proposed land use designation change is not a proposed rezoning of the entire area and does not change the underlying zoning.

Council Member Davidson asked if any residents had expressed complaints regarding the change. Town Manager Miller said there no complaints.

Michael Jewitt asked what the rush was and noted there is no water or sewer down Mockingbird.

The Mayor said there was someone that wanted to put a commercial sign in the area.

Jennifer Jones said she wanted to point out that there is only one parcel of Light Industrial area in the Town, Town Hall. She said that Quartzsite needs an industrial park.

Barbara Cowell spoke regarding the proposed change to the land use map as being a stepping stone to Light Industrial.

Jerry Parker asked how the proposed change would affect the taxes on the Catholic Church.

Town Manager Miller said the taxes are assessed based on the improvements and use of the property. He stated the proposed change will have no impact on the taxes.

Michael Roth spoke regarding taxes on churches and the County Assessor's Office.

Council Member Orgeron moved to close the Public Hearing and Council Member Kelley seconded the motion. The vote was unanimous. Motion Passed.

ADMINISTRATIVE ITEMS:

- 4. ADOPTION OF RESOLUTION TO AMEND THE 2014 GENERAL PLAN – Consider approval of Resolution No. 15-12 amending the Town of Quartzsite 2014 General Plan Land Use Map to change the land use designation for approximately sixty acres located east of Riggles Avenue along Mockingbird Lane from residential to commercial.**

Vice Mayor Simpson moved to approve Resolution No. 15-12 amending the Town of Quartzsite 2014 General Plan Land Use Map to change the land use designation for approximately sixty acres located east of Riggles Avenue along Mockingbird Lane from residential to commercial. Council Member Kelley seconded the motion. The vote was unanimous. Motion Passed.

- 5. REZONE APPLICATION - Discussion and possible action to approve Rezone Application 010615-1: Location: 4225 Mockingbird Street, Quartzsite, AZ 85346. APN: 306-20-014. Applicant: Gurvinder Aujla. Request: Rezone from SR (Suburban Residential) to C2 (Commercial) by adopting Ordinance No. 15-05.**

The Mayor asked the Town Manager if the rezone request was for the purpose of a sign.

Town Manager Miller replied that it was for that purpose and that the owners would be permitted any use that fell under the C2 designation.

Amar Kohli, one of the ARCO partners, introduced himself and said it had taken approximately nine months to reach this stage of the rezone process. He said the Town had been very cooperative, and that he and his partners plan to build a hotel.

Council Member Orgeron moved to approve Rezone Application 010615-1 for 4225 Mockingbird Street, Quartzsite, AZ, APN 306-20-014 to be rezoned from (Suburban Residential) to C2 (Commercial) by adopting Ordinance No. 15-05. Vice Mayor Simpson seconded the motion. The vote was unanimous. Motion Passed.

- 6. MINUTES – Consider approval of the minutes of the Regular Meeting of August 11, 2015, and the Special Meeting of August 14, 2015.**

Council Member Orgeron moved to approve the minutes of the Regular Meeting of August 11, 2015 and the Special Meeting of August 14, 2015. Vice Mayor Simpson and Council Member Kelley simultaneously seconded the motion. The vote was unanimous. Motion Passed.

- 7. PUBLIC WI-FI ACCESS - Discussion and possible action to approve Category II E-rate project for public Wi-Fi access and air bridge to the Community Center.**

Town Manager Miller explained utilizing the E-rate program for Library Services and Information Technology to provide public Wi-Fi access to the Town Hall, including the Library and the Community Center, using 100% grant funding.

Vice Mayor Simpson moved to authorize the Town Manager to execute the contract for Wi-Fi access and air bridge. Council Member Kelley seconded the motion. The vote was unanimous. Motion Passed.

8. WORK SESSION to discuss the 2015-2016 Final Budget.

The Mayor said the FY 15-16 Final Budget was disapproved at the last meeting because the Town needs to deal with the fact that year after year when the auditors finish the books, it is found that the Town owes more money to HURF.

Discussion of the Final Budget included the disapproval of the Final Budget at the last Council meeting and the outstanding debt to HURF.

The Mayor asked for a monthly report, or at least quarterly statements, listing income versus expense, showing the financial status of the Town's commercial ventures: Sewer and Water. The Mayor said the Town's commercial ventures should be making money and paying back some of the HURF debt.

The Town Manager said quarterly statements could be reviewed by the fiscal review committee that the Council had discussed in the past. He said the quarterly figures were already being compiled for the Municipal Utility Administrative Committee. He said that there was currently only one person in the Utilities Office. He humbly and respectfully requested Council to accept the requested reports on a quarterly basis.

The Mayor and Town Manager discussed having an official budget or audit committee that consists of a Council Member, Council Member Warner, if she agrees, a member of the financial staff of the Town and a member of the Town's auditing firm. The Mayor said the committee would create and approve the quarterly report to be an official document. Town Manager Miller said that he would facilitate that.

The Mayor stated the audit committee matter would be on the next agenda.

Town Manager Miller read aloud staffing level statistics for the last five years.

The Mayor said he appreciated that there was a staffing problem and that he understood it. He said the Town must repay the HURF debt.

There was a discussion of fiscal responsibility, the staff vacancies and the provision of services. Town Manager Miller said the positions that have personnel that are scheduled to retire would not be refilled. He said he was committed to evaluating every position, and if there was to be a downsizing opportunity, he would evaluate that potential when it arose.

The Mayor said the Town had used volunteers in the past to perform some of the functions, even in the offices.

Town Manager said the volunteers are limited right now, and he listed volunteers for the summer program, for the police department, COPS, and the library. He suggested that the new recreation coordinator may help to develop a volunteer corps.

Council Member St. Germain left the dais at 8:34 p.m. and returned at 8:36 p.m.

The Mayor moved to open the agenda item to public discussion, and **Vice Mayor Simpson seconded** the motion. The vote was **unanimous**, and the Mayor opened the agenda item to public discussion.

Michael Roth, local resident, spoke regarding taxing, creating revenue, sewer and water, duckweed, pet food, and fertilizer. He asked if the budget includes the 1.5 million dollar loan for the sewer treatment plant expansion and improvement.

Town Manager Miller said the WIFA loan was taken out in 2013, and the Town is already making payments, and the debt payment is included in the Water and Sewer parts of the budget. Town Manager Miller explained there was a WIFA bridge loan of one million dollars that came prior to receiving the 1.6 million dollars from WIFA. He said the one million dollar bridge loan was totally paid off by the other loan, so now there is only one WIFA loan.

Town Manager Miller said the USDA loan is shown as possible revenue and a possible expenditure, but has not been acted upon. He said that if the Town were to take out that loan, there would not be a payment due until the next fiscal year.

Michael Roth spoke about the budget and cutting government spending, as well as the Great Depression, a new Greater Depression that everyone is entering into now, and changing the name of the Town.

Elmer London spoke regarding the work required of the employees to produce the requested reports and information.

George Nault offered the suggestion of charging a one-cent tax on gasoline that would go to the Town for operations.

Richard Thompson congratulated everyone for the positive changes that have taken place in the Town. He complimented the Town for its Park and said the Town is unique. He spoke highly of Town Manager Miller and Police Chief Renfro. He said the budget is a roadmap that the Town Manager uses to run the Town.

Shanana Rain BearCat spoke regarding making motions and the requirement of a second to the motion before voting upon the motion.

Jennifer Jones spoke regarding how municipal budgeting works, maximum spending, oversight, purchasing policy, and fiduciary control over professional services. She told the Council to think very carefully before approving the budget.

The Mayor moved to close the public comment and **Vice Mayor Simpson seconded** the motion. The vote was **unanimous**. **Motion Passed**.

Vice Mayor Simpson said he would like to spend time discussing new methods of generating revenue. He asked if a fuel tax would be a violation of HURF.

The Mayor said he challenged the Town Manager to provide the Council with the reports necessary to allow the Council to determine if there are enough funds available before the money is spent.

The Mayor said the Town needs to live within its means so that it is not borrowing more HURF money.

Council Member Kelley said she did not see how one penny in gas tax would hurt the Town; rather, it would help the Town. She said she thought the Town needed to implement that tax.

Town Manager Miller replied that he wanted to review the Municipal Tax Code.

The Mayor directed staff to look at the possibility of a one-cent gasoline tax.

9. ADOPT FINAL BUDGET FOR FY 2015-2016 – possible motion to adopt the Final Budget for Fiscal Year 2015-2016.

Council Member Warner moved to adopt the Final Budget as presented and Council Member Kelley seconded the motion.

Roll Call Vote: Motion Passed (summary: Yes = 6, No = 1, Abstain = 0).

Yes: Mayor Foster, Vice Mayor Simpson, Council Member Kelley, Council Member Warner, Council Member Orgeron, Council Member St. Germain.

No: Council Member Davidson.

The Mayor called for a motion to adopt 15-11, a resolution adopting the fiscal year budget. **Council Member Kelly so moved, and Vice Mayor Simpson seconded the motion.** The vote was six in favor and one opposed. **Motion Passed.**

10. Reports from the MAYOR on current events.

The Mayor gave a report about the League of Arizona Cities and Towns Conference and spoke in particular about the Youth Council at the conference. He said he spent time with the Youth Council at the conference and was truly blown away by the youth of this community. He said they were prepared, eager, intelligent and really engaged in the conference. He said they did well and were good examples of what youth ought to be. He wanted them to know they were appreciated at the conference. The Mayor thanked the Chief and his wife for chaperoning the Youth Council and added that they did an excellent job with the Youth Council.

11. Reports from the COUNCIL on current events.

Council Member Kelley spoke of her attendance at the Arizona League of Cities and Towns Conference. She commended the Youth Council for their attendance and behavior at the conference. She spoke of the travels of "Humpy", the Town of Quartzsite camel.

12. Reports from the TOWN MANAGER to the Council.

Town Manager Miller made comments about the League of Arizona Cities and Towns Conference. He said he was amazed and pleased by the environment in Arizona, noting that conference provided good communication, networking resources and opportunities for everyone to lift up one another.

Town Manager Miller expressed how impressed he was with all six of the delegates from the Youth Council at the conference. He thanked the Council for giving permission for the Youth Council to attend. He thanked the Chief and his wife for chaperoning.

Town Manager Miller spoke regarding Mr. Frank Oulman, a property owner in Town. Mr. Oulman has been working with BLM and the Town for five years to get his property, located within the Mockingbird corridor, legal right-of-way access. Currently, he can only access his property through BLM land which presents difficulties with developing the property. Town Manager Miller said that he discussed the matter with BLM at a meeting in Yuma on May 21, 2015. He did not receive good news from the BLM, but did receive instruction. He was given the option of either locating and identifying files somewhere in Town Hall with information from a previous application, or the Town could pay to have the right-of-way surveyed in an effort to acquire the land as a public right-of-way. The question is whether or not the Town wants to use public money to acquire that specific piece of land for public access or not. Town Manager Miller said he hopes to find Mr. Oulman's old file so that the Town does not have to make the choice to pay for the survey or not.

Town Manager Miller said there were two other pending applications with the BLM from the Town of Quartzsite, the Dog Park application, and the Cemetery expansion application. He advised everyone that he was still working with BLM on these matters.

Town Manager Miller spoke regarding the recent suicides in our community. He said he would like to start partnering with local organizations, to arrange a few meetings, pool resources, add a page to the Town website and develop PSAs to advise the community of available avenues for help.

The Mayor directed Town Manager Miller to explore partnering with local organizations and to determine the cost of acquiring the right-of-way for Mr. Oulman's entry to his land.

ADJOURNMENT: 9:22 p.m.

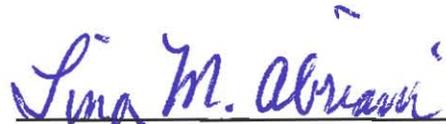
Council Member Davidson moved to adjourn, and Council Member Warner seconded the motion. The vote was unanimous. Motion Passed.

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of August 25, 2015, of the Town Council of Quartzsite, Arizona, held on August 25, 2015.

I further certify that the meeting was duly called and held and that a quorum was present.

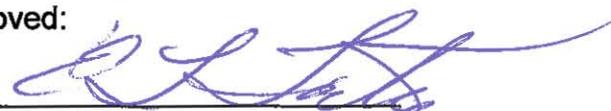
DATED this 8th day of September 2015



Tina M. Abriani, Town Clerk

On behalf of the Common Council

Approved:



Ed Foster, Mayor