



**TOWN OF WELLTON
TOWN COUNCIL MEETING AGENDA
COUNCIL CHAMBERS
28634 OAKLAND AVENUE, WELLTON, ARIZONA
TUESDAY, SEPTEMBER 5, 2023
6:00PM**

6:00 PM Convene Regular Session of the Common Council of the Town of Wellton

- **Call to Order**
- **A reminder to please turn your cell phones off or place them on vibrate. If you must answer your cell phone or text, please step outside. Thank you.**
- **Pledge of Allegiance**
- **Invocation**
- **Roll Call**
- **Introduction of Guests**
- **Final Call** for submission of Speaker Request Forms
- **Call to the Public**

This is a business meeting of the Wellton Town Council. The Town values and welcomes public input. Please address the Council and not individual Council Members. Do not address staff or members of the audience. The Open Meeting Law limits Council action on items brought up in Call to the Public. The Council may direct staff to study the matter and reschedule it for further consideration later. Items on the agenda will not be heard or discussed in Call to the Public. Individuals are limited to three (3) minutes.
- **Presentations**
 - A. Presentation of Employee of the Month: Adolfo Ponce
 - B. Code Enforcement Update

Discussion and Action Items

1. Approval of Minutes:
 - a. For the Meeting of August 1, 2023 (Regular Meeting).
2. Discussion regarding:
 - a. Coyote Wash Golf Course
 - b. Butterfield Golf Course
3. Discussion and possible action to proclaim September 2023 as "Library Card Sign-Up Month".
4. Discussion and possible action to award the Audit contract to CWDL.
5. Discussion and possible action to approve Variance Case #V-24-002: Scott and Twanette Stauth request a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1-D (1): Minimum Interior Yard Setback: 6 on his lot located at 11771 Castle Dome Street (Parcel

- #: 709-59-312). The request is for a 5-foot variance of the interior yard setback for construction of 2 storage sheds and a 2-foot variance of the rear yard setback for one of the storage sheds.
6. Discussion and possible action to approve Variance Case #V-24-003: Jose A Montoya requests a variance of Planning & Zoning Code Chapter 8, Section 8-5.4.1-D (1): Minimum Interior Yard Setback: 6 feet on his lot located at 28412 Telegraph Avenue (Parcel #: 709-58-332). The request is for a 6-foot variance of the interior yard setback for construction of a carport.
 - **Recess Regular Session of the Common Council and open Public Hearing as Board of Adjustment.**
 7. Public Hearing for Rezoning Case:
 - a. Rezoning Case #RZ-24-001: Terry and Catherine Kuhl request a rezoning of a 2.01 gross acre parcel located at PID 200-11-037 in Wellton, Arizona, from Agricultural District to Residential District.
 - **Close Public Hearing.**
 8. Discussion and possible action to approve Rezoning Case #RZ-24-001: Terry and Catherine Kuhl request a rezoning of a 2.01 gross acre parcel located at PID 200-11-037 in Wellton, Arizona, from Agricultural District to Residential District.
 9. Discussion and possible action to approve Resolution No. 712 to adopt a minor amendment to the General Plan to allow a residential use on property located at PID 200-11-037, Wellton, Arizona.
 10. Discussion and possible action to adopt Ordinance No. 151, to amend the zoning map of the Town of Wellton for the property located at PID 200-11-037, Wellton, Arizona.
 11. Discussion and possible action to adopt Ordinance No. 152, amending the Code of the Town of Wellton, Arizona, by amending Chapter 5, Magistrate, Article 5-4, Municipal Court Fund and Fees, Section 5-4.2, Municipal Court fees; providing for an effective date; and providing for severability.
 12. Discussion and possible action regarding the approval of the Liquor License request for Fourth Avenue Minimart at 28873 Commerce Way, Suite B-1.
 13. Discussion and possible action to:
 - a. Appoint Councilmember Michelle Jones as the Town of Wellton representative on the Yuma County Advisory Council (YCAC); and
 - b. Appoint Vice Mayor Cecilia McCollough as Town of Wellton representative on the Regional Council on Aging (RCOA).

14. Discussion and possible action regarding Ordinance No. 147 “Town of Wellton Amendments to the 2018 International Property Maintenance Code”.

15. Discussion and workshop regarding the Council/Manager Form of Government and the Code of Ethics for Elected Officials.

- **Future Agenda Items**

- **Town Manager Report**

The Town Manager’s report is an informational item to inform the Town Council about current developments with respect to Town business. No action will be taken on any information presented.

- **Council’s Report**

The next scheduled Regular Council Meeting will be Tuesday, October 3, 2023, at 6:00PM.

- **Executive Session**

An Executive Session may be called during the public meeting on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of receiving legal advice.

An Executive Session may be held pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney regarding the Municipal Court Fund.

An Executive Session may be held pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney regarding the Council/Manager form of government and the application of the Code of Ethics for Elected Officials.

- **Adjournment**

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973 the Town of Wellton does not discriminate based on disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in Town programs, activities, or services contact: ADA/Section 504 Coordinator, Town of Wellton, 28634 Oakland Avenue, Wellton, Arizona 85356; (928) 785-3348 or TTY (928) 785-3349.