




WELLTON
ARIZONA

Town Council Meeting

Council Packet

March 5, 2024

Mayor Scott Blitz

Vice Mayor Cecilia McCollough

Councilmember Barbara Biggs

Councilmember Sylvia Davidson

Councilmember Michelle Jones

Town Manager Richard Marsh



**TOWN OF WELLTON
TOWN COUNCIL MEETING AGENDA
COUNCIL CHAMBERS
28634 OAKLAND AVENUE, WELLTON, ARIZONA
TUESDAY, MARCH 5, 2024
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. Update: Elston Grubaugh, Wellton-Mohawk Irrigation and Drainage District General Manager
 - B. Tour de Fields 2024 Proceeds presentation to Shirley Reynolds, Pioneer Museum Director by Ricky Rinehart, Yuma Bicycle Coalition
 - C. GYEDC Mid-Year Report by Greg LaVann, Interim President/CEO
 - D. Pioneer Day 2024 Parade Entry Winners
 - E. Introduction of New Assistant Public Works Director: Adolfo Ponce
 - F. Employee of the Month: Richard Guyer
 - G. Code Enforcement Update: Chief David Rodriguez and Code Enforcement Officer Belen Medina

Discussion and Action Items

1. Approval of Minutes:
 - a. For the Meeting of February 6, 2024 (Regular Meeting).
 2. Discussion and possible action to approve Christian Casteneda Lugos request to have ducks on his property located at 30112 Quail Trail.
- **Recess Regular Session of the Common Council and open Public Hearing as Board of Adjustment.**

3. Public Hearing for Rezoning Cases:
 - a. Rezoning Case #RZ-24-002: Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,750 square foot parcel located at PID 709-21-022 in Wellton, Arizona, from Residential District to Industrial District.
 - b. Rezoning Case #RZ-24-003: Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,324 square foot parcel located at PID 709-21-023 in Wellton, Arizona, from Residential District to Industrial District.
- **Close Public Hearing.**
4. Discussion and possible action to prioritize proposed project(s) for the FY2024 Community Block Grant (CDBG) applications to the Arizona Department of Housing.
5. Discussion regarding financing options for the Clarifier.
6. Discussion regarding The Links at Coyote Wash Utilities.
7. Discussion regarding Golf Course.
8. Discussion regarding Community Events.
9. Update on Fire Department EMS.
- **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 Special Council Meeting will be Tuesday, April 2, 2024, 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.
- **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.

1



MINUTES

Town Council Regular Meeting

6:00PM – Tuesday, February 6, 2024

Wellton, Town Hall Council Chambers

28634 Oakland Avenue, Wellton, Arizona 85356

Mayor Scott Blitz called the special meeting to order at 6:00PM on Tuesday, February 6, 2024. Mayor Blitz led the Pledge of Allegiance and gave the invocation. Roll call was taken.

Councilmembers Present: Mayor Scott Blitz, Vice Mayor Cecilia McCollough, Councilmembers Barbara Biggs, Sylvia Davidson, and Michelle Jones.

Councilmembers Absent: None.

Staff Present: Town Manager Richard Marsh, Deputy Town Clerk Sandra Jones, Finance Director Dennis Osuch (via Teams), Public Works Director Joe Grant, Public Works Director Greg Ellingson, Police Chief David Rodriguez, Code Enforcement Officer Belen Medina, Events Coordinator Mary Miranda, Water System Operator Tim Burns, and Attorney Michael Goodman (via Teams).

Guests Present: Lou Landers, Brenda Landers, Bruce Elford, Al Lockwood, Jane Dashiell, Audrey Zingler, June York, Lynda Lake, Ron Hansen, Judy Hansen, Charles Brunet, Bob Leeper, Peggy Leeper, Evie Pistone, Dolores Ward, Kenny Ward, Myra Neff, Richard Neff, Jim Sampson, Bryan Marchek, Toni Marchek, Catherine Blitz, Greg Swank, Dan Hutchings, Brenda Hutchings, Stan Fuseler, Buzz McQueen, Shirley McQueen, Juquin Brown, Tammy Haubrich, Joseph Haubrich, Anthony Ware, John Martin, Valerie Martin, Brian Claar, Adolfo Ponce, Stanford Lucier, Julie Forsyth, Harold Forsyth, Bonnie Hunt, Reyna Curiel, Mike Kaytor, Brenda Kaytor, Jennifer Seelnacht, Dwight Kramer, Frank LaCosse, and Wayne Kerley.

Presentations

- Introduction of the new Public Works Director Greg Ellingson: Outgoing Public Works Director Joe Grant and HR Mary Miranda
- Business Spotlight
- Code Enforcement Update: Chief David Rodriguez and Code Enforcement Officer Belen Medina
- Council Elections – Timeline
- Tour de Fields Recap: Events Coordinator/HR Mary Miranda

Discussion and Action Items

1. Approval of Minutes:

a. For the Meeting of January 9, 2024 (Special Meeting).

Motion made by Councilmember Biggs, seconded by Councilmember Jones, to approve the Minutes: for the Meeting of January 9, 2024 (Special Meeting).

Davidson: Yay

Jones: Yay

Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

2. Discussion and possible action to select the Grand Marshall(s) for the 2024 Pioneer Day Parade & Fiesta.

Motion made by Councilmember Davidson, seconded by Councilmember Jones, to select Jim McCollough as the Grand Marshall for the 2024 Pioneer Day Parade & Fiesta.

Davidson: Yay
Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

Motion made by Councilmember Biggs, seconded by Councilmember Davidson, to select Marge Rockwell as the *In-Memorium* Grand Marshall for the 2024 Pioneer Day Parade & Fiesta.

Davidson: Yay
Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

Motion made by Vice Mayor McCollough, seconded by Councilmember Jones, to select Ken Baughman as the secondary (if needed) Grand Marshall for the 2024 Pioneer Day Parade & Fiesta.

Davidson: Yay
Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

Motion made by Councilmember Davidson, seconded by Councilmember Jones, to select Gary Rinehart as the third (if needed) Grand Marshall for the 2024 Pioneer Day Parade & Fiesta.

Davidson: Yay
Jones: Yay
Blitz: Yay
Biggs: Yay
McCollough: Yay
Motion carried.

3. Discussion and possible direction regarding Butterfield Golf Course, Coyote Wash Golf Course, and Coyote Den Restaurant.

Item 3 was moved to No. 1 in discussion. The audience was questioned as to which option they would like to see the Town move forward. Option No. 2: Staff training, and new/updated equipment purchase/lease was the consensus. Option No. 1 (which was not selected) was to look at outside companies to run the golf courses.

4. Discussion and possible action to approve Dan and Brenda Hutchings request to have chickens on their property located at 30204 Quail Trail.

Motion made by Councilmember Jones, seconded by Councilmember Biggs, to approve Dan and Brenda Hutchings request to have chickens on their property located at 30204 Quail Trail.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

Future Agenda Items

- FY 2022-2023 Audit for discussion and approval.
- Town Manager evaluation.
- 2nd Quarter Financials.

Town Manager's Report

- Report of incident at Coyote Wash Golf Course: "On January 24, 2024, around 5:00PM (perhaps 5:15) our evening course Marshall encountered a person walking their dog on the golf course. Our Marshall asked him to leave, to which the gentleman got very angry. He spat toward our Marshall and yelled at him that the golf course didn't own the ground he was on. The dog was a very large gray and white pit bull, so the Marshall did not engage beyond being spit at." Wellton Police Department has been informed of the situation and is currently investigating.
- The Town of Wellton's average TTHm results are now under the .08 threshold. Our December 2023 4th Quarter average was .077. Tim Burns is doing great work over there as we are below the average 0.08!!!! We are in compliance, let's keep grinding!!!!
- Update Report re: 2024 Tractor Rodeo: "I spoke with Bill Lanier, and he was elated about the success of the 2024 Tractor rodeo. The Microtel sold out and the restaurants mentioned record numbers of customers they served. The Food vendors at the Town arranged to be there sold out both days. They had over 1300 attendees and are already planning the 2025 event. They will start advertising in the national tractor publication in June of this year. They were able to donate an engine to Antelope High School. Southwest forgotten iron is planning on investing in signage for the next event. i.e.: directional signs to indicate where the event is. We are looking for sponsorships for the 2025 event."

- Grant Consultant: Nancy Ngai, previous Community Planning Coordinator/Supervisor at Yuma County. Nancy oversaw the Community Development Block Grant (CDBG) Program, as well as other federal programs in Yuma County. She is now working as a grant consultant for the Town of Wellton.
- The first Public Hearing for CDBG Regional Account/SSP/Colonia Funds was held on Thursday, January 11, 2024 at 6:00PM in the Council Chambers. Minutes are attached. The CDBG Wish List (culled from previous public hearings) is as follows:
 - Installation of the Clarifier
 - Water system improvements
 - Construct recreation complex/facilities
 - Fire department equipment (pumper truck)
 - Street/road improvements – sidewalks on residential streets
 - Street lighting throughout the Town limits
 - Housing Rehab
 - Solid waste disposal & sewer system
 - Community revitalization
 - Historic preservation
- Clarifier update: From ADOH - Yes, this project is eligible with the clarifier that was previously purchased and manufactured in Mexico. The Build America Buy America (BABA) requirements will apply to any additional material or equipment that may be needed for this project. We will apply for CDBG funds for this project. Funding availability after July 2024.
- Staff have been working on the USDA grant application in hopes of the possible procurement of a street sweeper and a residential trash truck. The application will be ready for submission in 2 weeks.
- Staff have been working on the T-Mobile grant application for the future Community Park. The application is to be submitted on March 1, 2024.
- Pursuing FEMA grant for Fire Truck and apparatus:
 - Discussion with Abigail Christian, Grant Specialist – “I’m so glad you wrote to me because the application for the Assistance to Firefighters Grant (AFG) just opened yesterday and is open through March 8 at 4:00 pm ET. This is the grant that allows for the purchase of fire apparatus. Though competition for vehicles is high, I do encourage you to apply. The AFG Grant Office is also offering application webinars that will continue through February 9th. These are live webinars where you can ask the grant officers questions. Here is a link for information on those webinars (there are vehicle-specific webinars: Assistance to Firefighters Grant Programs Workshops | FEMA.gov. At that link, you will find documents to help you get your application in good order. The checklist is especially helpful (I’ve attached a copy to this email). I’ve also attached the 2023 AFG Notice of Funding Opportunity (NOFO). (The grants run one year behind the current fiscal year). If you need more specific one-on-one help with the registration process steps, you can contact the AFG Program Help Desk. They are staffed with firefighters who are also experienced in our grants. They will be able to help you on any specifics.”
 - A Thank You to Grant Consultant Nancy Ngai and Fire Chief Mark Rivera for their endeavors.

- The Public Works Department online auction continues to be a success. Staff have sold 11 golf carts, a trash truck, cement mixer, pipes, a trailer, misc. equipment, and 2 trucks for a total bid price of \$19,504.00. They are still soliciting bids for some available items.
- The feedback we have received regarding the Tour de Fields' impact on Microtel has indicated they had received substantial reservations due to the event.
- The new Public Works Director Greg Ellingson has been hired. He started on Monday, January 29, 2024. We are currently advertising for the Assistant Public Works Director position, closing on February 12, 2024.
- The feedback on the latest "Movie in the Park – Top Gun: Maverick" has been positive. Most of the food vendors sold out that night. The next "Movie in the Park" is scheduled for February 6, 2024 at 7:00PM at Butterfield Park. The family friendly movie Encanto is scheduled.
- Tentative Budget timeline for FY 2024-2025 Budget

Budget Timeline FY 2024-2025

February 5, 2024

Budget Worksheet Packets to Department Heads. Submission Deadline for review: February 19, 2024.

March 19, 2024 at 6:00PM Special Meeting

BUDGET WORKSHOP: Discussion and possible direction regarding fees and Operating Budget.
Packet: Spreadsheet of Proposed Fees and Budget Worksheets from Caselle

May 7, 2024 at 6:00PM

Discussion Tentative Operating Budget
Packet: PowerPoint

Adopt the Tentative Operating Budget
Packet: Resolution

Adopt proposed fee changes
Packet: PowerPoint

June 4, 2024 at 6:00PM

Public Hearing for the Final Operating Budget.
Packet: PowerPoint

Special Session to adopt the Final Operating Budget.
Packet: Resolution

Regular Session to Adopt fee changes
Packet: Resolution

Board of Directors of the Links at Coyote Wash Community Facilities Districts #2003-1 & #2005-1 to adopt budget for the Links at Coyote Wash Community Facilities District #2003-1.
Packet: Resolution

Adopt budget for the Links at Coyote Wash Community Facilities District #2005-1.
Packet: Resolution

July 2, 2024 at 6:00PM

Board of Directors of the Links at Coyote Wash Community Facilities Districts #2003-1 & #2005-1 to adopt levy for the Links at Coyote Wash Community Facilities District #2003-1.
Packet: Resolution

Adopt levy for the Links at Coyote Wash Community Facilities District #2005-1.
Packet: Resolution

- The Volunteer Appreciation Luncheon was very well received. There were approximately 50 people in attendance.

- The next volunteer project is underway. The Volunteer Grounds and Operations Team started on February 5, 2024. It will run from February 5- 9, 2024 at Coyote Wash Golf Course. Palm fronds, bushes, trees, and weeds are being picked up and hauled to the dump. Sprinkler heads are also being cleared of overgrown grass, etc. There are currently 25 volunteers working on this project. Shout Out to the amazing volunteer heroes.
- The Pioneer Day Parade Grand Marshall selection process is underway. A Thank You to Events Coordinator Mary Miranda for spearheading the process.
- The accrued Employee Comp Time is an accumulated 1,401 hours. This equates to \$35,735.85. One employee has in excess of 400 hours of accrued comp time. We currently do not have a policy addressing the accrual and use of comp time. It is in process.
- Reminder - Code of Ethics:
 - "Under the council-manager form of government, the Town Council appoints a Town Manager, who directs the day-to- day operations of all employees. Councilmembers need to be sensitive to the role of the Town Manager and Town staff."
 - "Any critique or criticism of a staff member should be directed to the Town Manager, not the staff member."
- RAGHT Annual Conference is scheduled for Wednesday, February 21 – 23, 2024, in Scottsdale, AZ at that Hotel Valley Ho. Sandra Jones and I will be attending for the Town of Wellton.
- Pioneer Day Parade and Fiesta 2024 Update – scheduled for Saturday, February 24, 2024.
Vendors and Entertainment:
 - Southwest Forgotten Iron
 - Jackson Indian fry bread
 - Tacos locos
 - Tacos durados
 - Hot dogs
 - Hamburgers
 - Agua Fresca
 - Thrifty ice cream
 - Desert refreshers
 - Churros
 - Sweet treats pastries
 - Phat BBQ
 - Face painting
 - DJ
 - Karate demonstration
 - Country line dance demonstration
- The Tour de Fields 2025 planning will be kicking off on March 5, 2024.
- The Community Wash Action Committee has agreed to pay \$500 towards the handyman monthly invoice for the electrical work completed at Coyote Wash Golf Course.
- Concessionary Agreement to be sought by Request for Proposals for Coyote Den Restaurant. The draft of the Concessionary Agreement is in the review process with the Town Attorney.
- The SeeClickFix spreadsheet of archived, open, and ongoing work orders is attached. There are 126 total work orders. Currently 53 are closed/archived and 73 are open/in process. Staff are currently working to update the list and ensure the completed work orders are closed.

- Evaluation and assessment of establishing a Wellton Municipal Airfield, led by the Outgoing Public Works Director Joe Grant and Coleen and Rob Hanafi, owners of Dusty's Pizza and Wings. The Public Works Department is in the process of proposing suitable property for the project. Outcome is sales tax revenue from an estimated 20 hangers that could be leased, sales tax revenue on fuel purchases, and expanding the quality of life for residents, attraction of visitors, tourism, and students training for pilot license.

Council's Report

- Vice Mayor McCollough reported YMPO has received a clean audit and she waws involved in WACOG Strategic Planning Session.
- Councilmember Biggs commented a Thank you for the movie night and a reminder of the upcoming palm tree trimming on Interstate-8 Off Ramp the 1st Thursday in March.
- Mayor Blitz reminded the audience of Night Golf at Butterfield Golf Course on March 16, 2024, Movies at the Park on February 16, 2024, Pioneer Day Parade and Fiesta on February 24, 2024, and Yuma Air Show on March 9, 2024.

Council's Report**Executive Session**

None requested.

Adjournment

Motion made by Vice Mayor McCollough, seconded by Councilmember Biggs to adjourn.

Davidson: Yay

Jones: Yay

Blitz: Yay

Biggs: Yay

McCollough: Yay

Motion carried.

Meeting adjourned at 7:41PM.

Scott Blitz, Mayor

ATTEST:

Richard Marsh, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the regular meeting held February 6, 2024, and the meeting was duly called and posted and that a quorum was present.

Richard Marsh, Town Manager

2

Christian CastanedaLugo

30112 E Quail Trl
Wellton, AZ 85356
(256) 945-1549
ccastanedachristian99@gmail.com

RECEIVED

FEB 22 2024

TOWN OF WELLTON

20th February 2024

City Counsel of Wellton

Dear City Counsel,

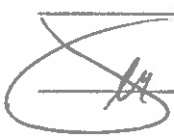
I am writing to you today in regards to the animal ordinance in Wellton. I am an active duty service member who loves animals and have been given guidance that there is an allowance of up to 6 chickens or fowl's upon written approval from town counsel.

Upon review I would like to have 5 ducks on my premises in an enclosed area. I do own a 0.24 acre lot with 6 ft cinder block walls on both sides of my property.

These animals will be kept as a form of sustenance but mainly as pets to keep my family at peace while I'm on deployments. My brother who resides with me will be the maintainer of the animals in question and my wife will be supervising the sanitary living area of the ducks. The area I have designated is within the guidelines of Animal control ordinance 7-4.

Sincerely,

Christian CastanedaLugo

 303-275-1145

3a



Town of Wellton

28634 Oakland Avenue • P.O. Box 67 • Wellton, Arizona 85356 • (928) 785-3348 • Fax (928) 785-4374 • wellton@town.wellton.az.us

Staff Report

To: Board of Adjustment
From: Sandra Jones
Deputy Town Clerk
Date: March 5, 2024
Re: Rezoning Case RZ-24-002

1. Requested Action

Rezoning Case #RZ-24-002: Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,750 square foot parcel located at PID 709-21-022 in Wellton, Arizona, from Residential District to Industrial District.

2. Summary

The property owners have renters interested in opening a welding shop and a sandblasting shop on the parcel.

3. Fiscal Impact

N/A

4. Recommended Motion

Rezoning Case RZ-24-002 will be on the agenda for approval at the April 2, 2024 Regular meeting.

Prepared by:


Sandra Jones, Deputy Town Clerk

Approved for
Agenda by:


Richard Marsh, Town Manager



Town of Wellton
Department of Planning and Zoning

PO Box 67 • 28634 Oakland Avenue
Wellton, Arizona 85356
(928) 785-3348 • (928) 785-4374 Fax

RECEIVED

JAN 29 2024

TOWN OF WELLTON

APPLICATION

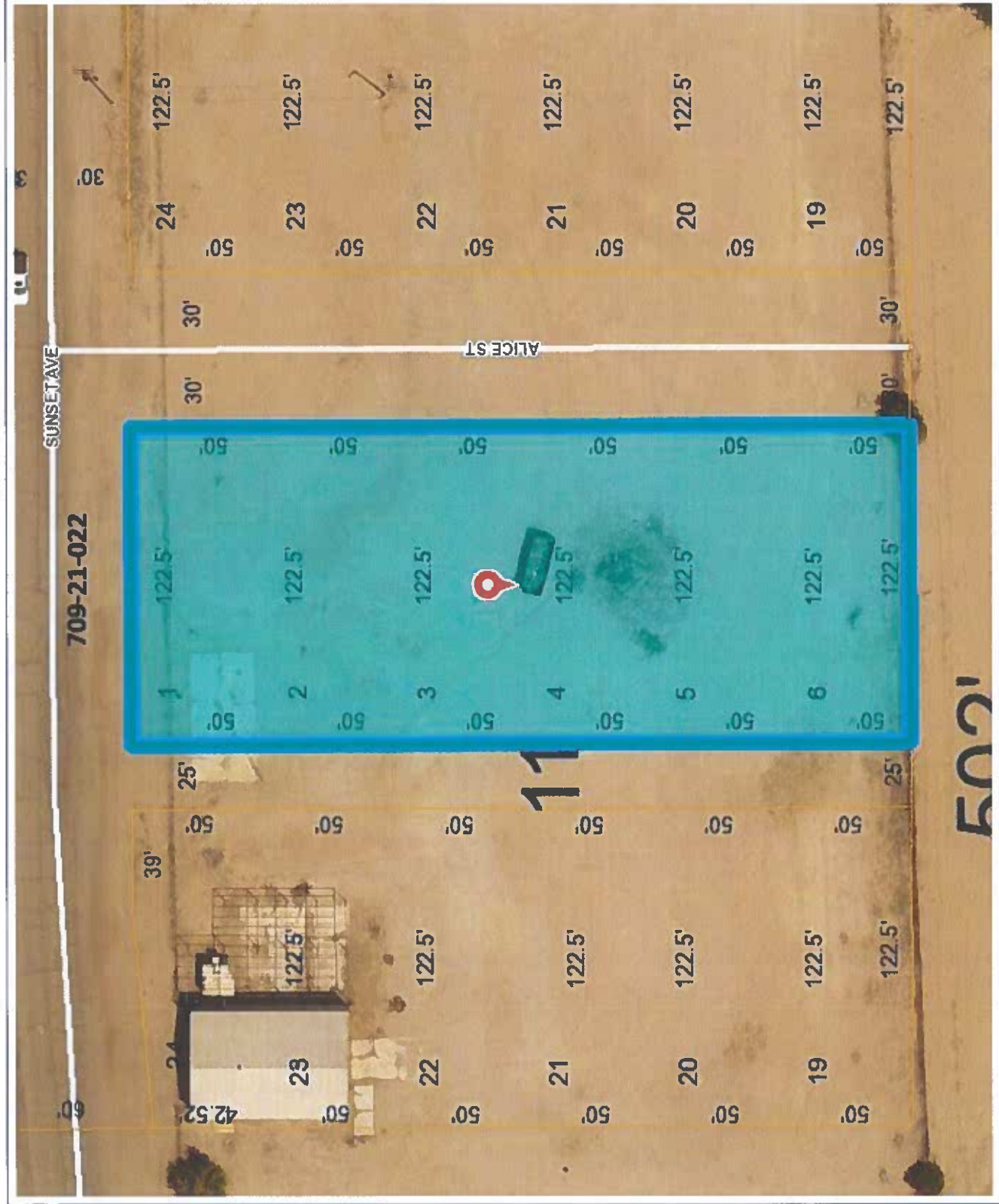
- ☒ **REZONING** ☐ **VARIANCE** ☐ **CONDITIONAL USE PERMIT**
☐ **MAJOR AMENDMENT** ☐ **MINOR AMENDMENT** ☐ **LOT SPLIT/LOT TIE**
☐ **OTHER:** _____

Case Number: RZ24-002 Public Hearing Date: 3/5/2024

Property Information	
Address/Parcel No.: <u>28230 E County 11th St / 709-21-022</u>	Current Zoning: <u>Residential</u>
Area (acres/sq ft) to be affected: <u>36,750 sq ft</u>	Proposed Zoning or Number of Lot Splits/Ties: <u>Industrial</u>
Current Use: <u>Vacant land and trailer pad</u>	Proposed Use: <u>Welding shop and sand blasting</u>
Request:	Valuation of Work:
Purpose of the above requested actions? <u>Rezone to lease property</u>	

Property Owner(s) / Agent(s) Information	
Property Owner's Name(s): <u>Sylvia Avila</u>	Agent's Name(s): <u>Raul Garcia</u>
Mailing Address: <u>2926 W 11th Lane</u>	Mailing Address: <u>2926 W 11th Lane</u>
City, State, & Zip: <u>Yuma, AZ 85364</u>	City, State, & Zip: <u>Yuma, AZ 85364</u>
Phone: <u>928-580-9586</u>	Phone: <u>928-388-8722</u>
E-mail: <u>sylviaavila53@gmail.com</u>	E-mail: <u>raulegarcia1973@gmail.com</u>
Fax:	Fax:

I affirm that I am the owner of record of the subject property. If an agent is named, I hereby authorize that person to act on my behalf in matters relating to this application. Property Owner's signature is mandatory on all applications.		I hereby declare that all of the above information contained in this application is true and correct to the best of my knowledge and belief. I acknowledge that errors in this application may delay review.	
<u>Sylvia Avila</u>	<u>1/28/2024</u>	<u>Raul Garcia</u>	<u>1/28/2024</u>
Property Owner's Signature	Date	Agent's Signature	Date
Property Owner's Signature	Date	Agent's Signature	Date



Legend

1: 668



INFORMATION TECHNOLOGY SERVICES

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

YUMA COUNTY

Geographic Information System

PUBLIC NOTICE

The Town of Wellton Council will hold a Public Hearing, on Tuesday, March 5, 2024, at 6:00PM in the Town Council Chambers, Wellton Town Hall, 28634 Oakland Avenue, Wellton Arizona, to consider the proposed requests as described below.

1. **Rezoning Case #RZ-24-002:** Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,750 square foot parcel located at PID 709-21-022 in Wellton, Arizona, from Residential District to Industrial District.
2. **Rezoning Case #RZ-24-003:** Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,324 square foot parcel located at PID 709-21-023 in Wellton, Arizona, from Residential District to Industrial District.

Copies of the proposed request is available at the Town of Wellton Town Hall, 28634 Oakland Avenue, Wellton, Arizona during normal office hours: Monday through Thursday, 6:30AM to 5:00PM. Any comments or questions regarding these requests are invited and may be submitted to: Town Manager, Town of Wellton at the above address. Telephone: (928) 785-3348.

3b



Town of Wellton

28634 Oakland Avenue • P.O. Box 67 • Wellton, Arizona 85356 • (928) 785-3348 • Fax (928) 785-4374 • wellton@town.wellton.az.us

Staff Report

To: Board of Adjustment
From: Sandra Jones
Deputy Town Clerk
Date: March 5, 2024
Re: Rezoning Case RZ-24-003

1. Requested Action

Rezoning Case #RZ-24-003: Raul Garcia, Agent for Sylvia Avila, requests a rezoning of a 36,324 square foot parcel located at PID 709-21-023 in Wellton, Arizona, from Residential District to Industrial District.

2. Summary

The property owners have renters interested in opening a welding shop and a sandblasting shop on the parcel.

3. Fiscal Impact

N/A

4. Recommended Motion

Rezoning Case RZ-24-003 will be on the agenda for approval at the April 2, 2024 Regular meeting.

Prepared by:


Sandra Jones, Deputy Town Clerk

Approved for
Agenda by:


Richard Marsh, Town Manager



Town of Wellton
Department of Planning and Zoning

PO Box 67 • 28634 Oakland Avenue
Wellton, Arizona 85356
(928) 785-3348 • (928) 785-4374 Fax

RECEIVED

JAN 29 2024

TOWN OF WELLTON

APPLICATION

- ☒ **REZONING** ☐ **VARIANCE** ☐ **CONDITIONAL USE PERMIT**
☐ **MAJOR AMENDMENT** ☐ **MINOR AMENDMENT** ☐ **LOT SPLIT/LOT TIE**
☐ **OTHER:** _____

Case Number: RZ-24-003 Public Hearing Date: 3/5/2024

Property Information	
Address/Parcel No.: <u>24201 Sunset Ave / 709-21-023</u>	Current Zoning: <u>Residential</u>
Area (acres/sq ft) to be affected: <u>36,324 sq ft</u>	Proposed Zoning or Number of Lot Splits/Ties: <u>Industrial</u>
Current Use: <u>Vacant land and building</u>	Proposed Use: <u>Welding shop / sand blasting</u>
Request:	Valuation of Work:
Purpose of the above requested actions? <u>Rezone to lease property</u>	

Property Owner(s) / Agent(s) Information	
Property Owner's Name(s): <u>Sylvia Avila</u>	Agent's Name(s): <u>Raul Garcia</u>
Mailing Address: <u>2926 W 11th Lane</u>	Mailing Address: <u>2926 W 11th Lane</u>
City, State, & Zip: <u>Yuma, AZ 85364</u>	City, State, & Zip: <u>Yuma, AZ 85364</u>
Phone: <u>928-580-9586</u>	Phone: <u>928-388-8722</u>
E-mail: <u>sylviaavila53@gmail.com</u>	E-mail: <u>raul@garcia1973@gmail.com</u>
Fax:	Fax:

I affirm that I am the owner of record of the subject property. If an agent is named, I hereby authorize that person to act on my behalf in matters relating to this application. Property Owner's signature is mandatory on all applications.		I hereby declare that all of the above information contained in this application is true and correct to the best of my knowledge and belief. I acknowledge that errors in this application may delay review.	
<u>Sylvia Avila</u> Property Owner's Signature	<u>1/28/2024</u> Date	<u>Raul Garcia</u> Agent's Signature	<u>1/28/2024</u> Date
Property Owner's Signature	Date	Agent's Signature	Date

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4



Town of Wellton

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Memorandum

To: Mayor & Town Council
From: Richard Marsh, Town Manager
Date: March 5, 2024
Re: FY 2024 Prioritization of Proposed CDBG Projects

Summary:

The Arizona Department of Housing (ADOH) will receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing & Urban Development for non-entitlement communities in the State of Arizona. These funds are categorized in three (3) categories: Regional Account, State Special Projects, and Colonia Set Aside funds.

For Regional Account, the Town of Wellton shares the allocation with Yuma County, City of San Luis, and City of Somerton. The allocation is split 50/50 between two entities each year. In fiscal year 2024, the Town of Wellton & Yuma County will be the recipients, although the specific amount remains unknown.

Town Council is responsible for selecting projects for submission to ADOH, ensuring the projects meet the three (3) National Objectives and strictly adhere to all CDBG requirements. ADOH guidelines dictate that the Town of Wellton can only propose and submit one (1) application for funding for regional account, State Special Projects (SSP), and Colonia.

Staff conducted the first Public Hearing on January 11, 2024, to gather project suggestions from the public.

It is recommended that 18% of the allocation be set aside for grant administration costs.

Recommended Motion:

Prioritize proposed project (s) for the FY2024 Community Block Grant (CDBG) applications to the Arizona Department of Housing.

Prepared by:

Yolanda Galindo

Yolanda Galindo, Grants Director

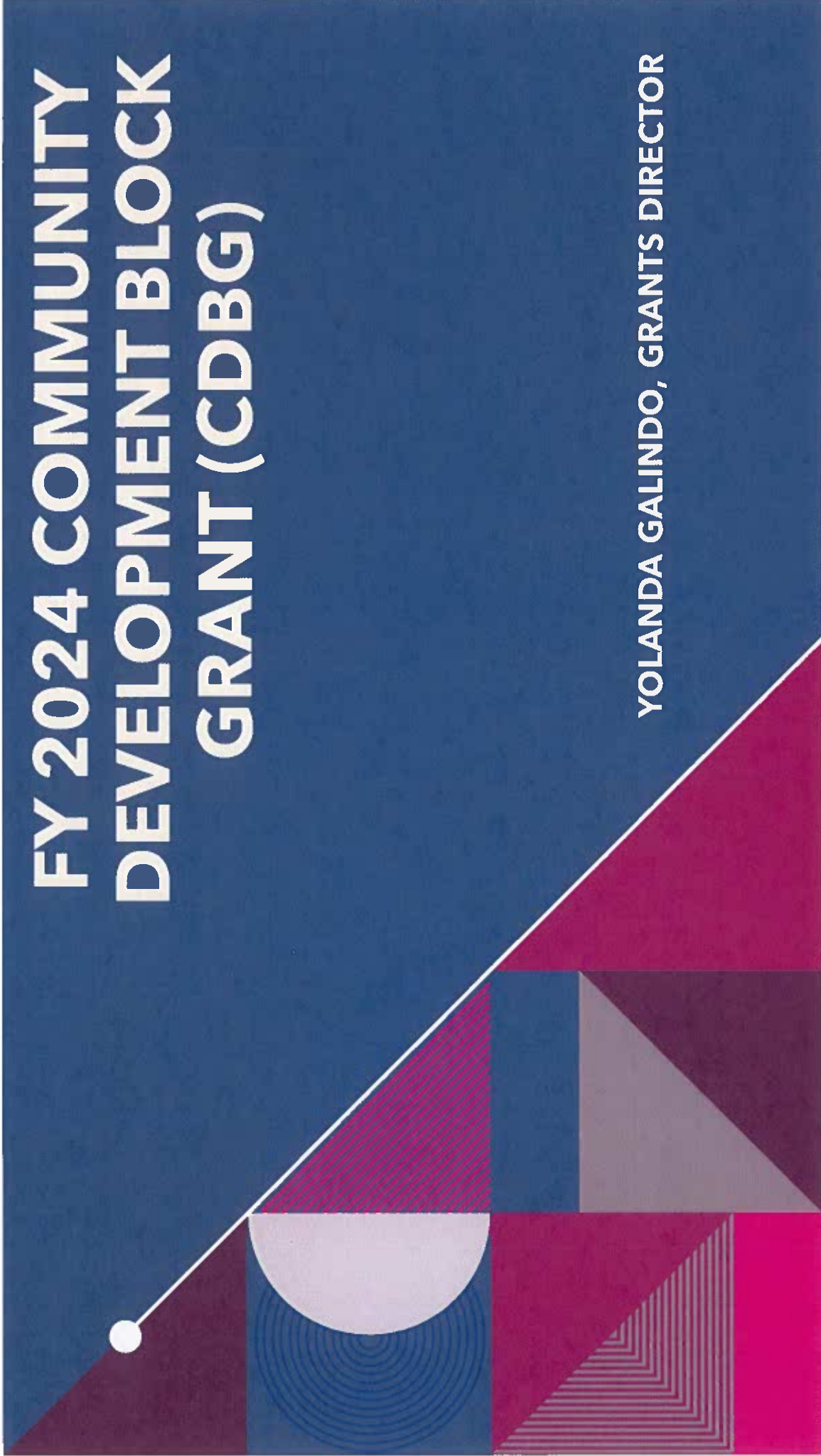
Approved for
Agenda by:

Richard Marsh

Richard Marsh, Town Manager

FY 2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

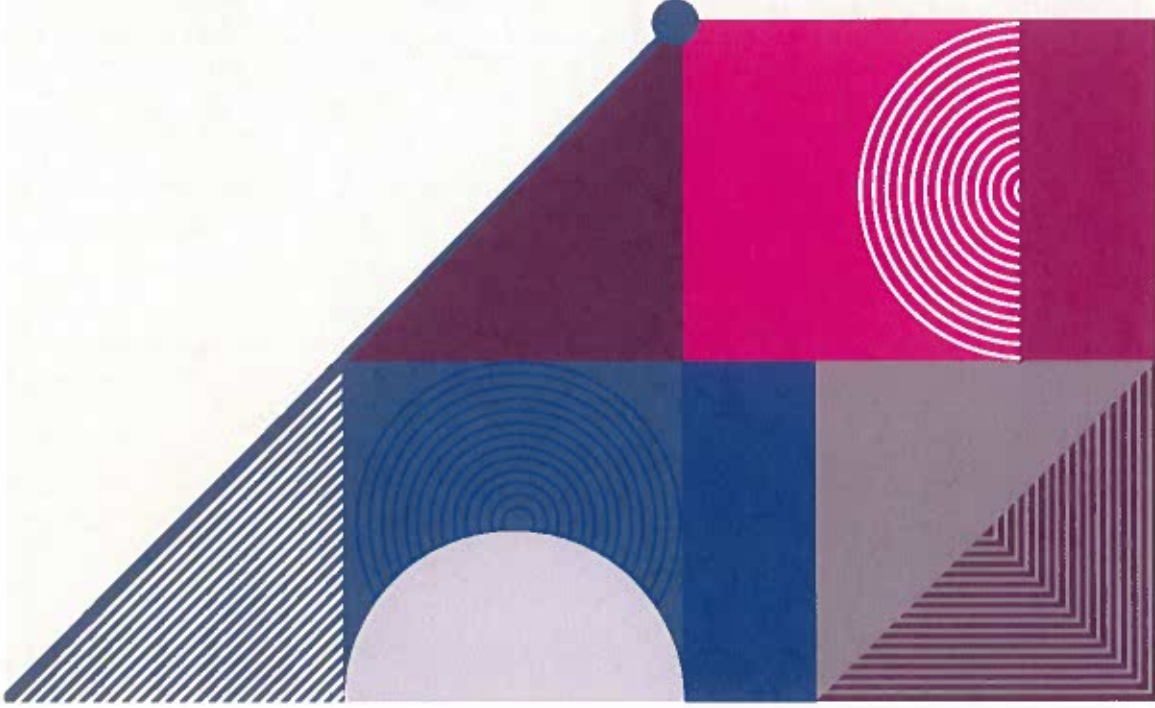
YOLANDA GALINDO, GRANTS DIRECTOR



WHAT IS CDBG?

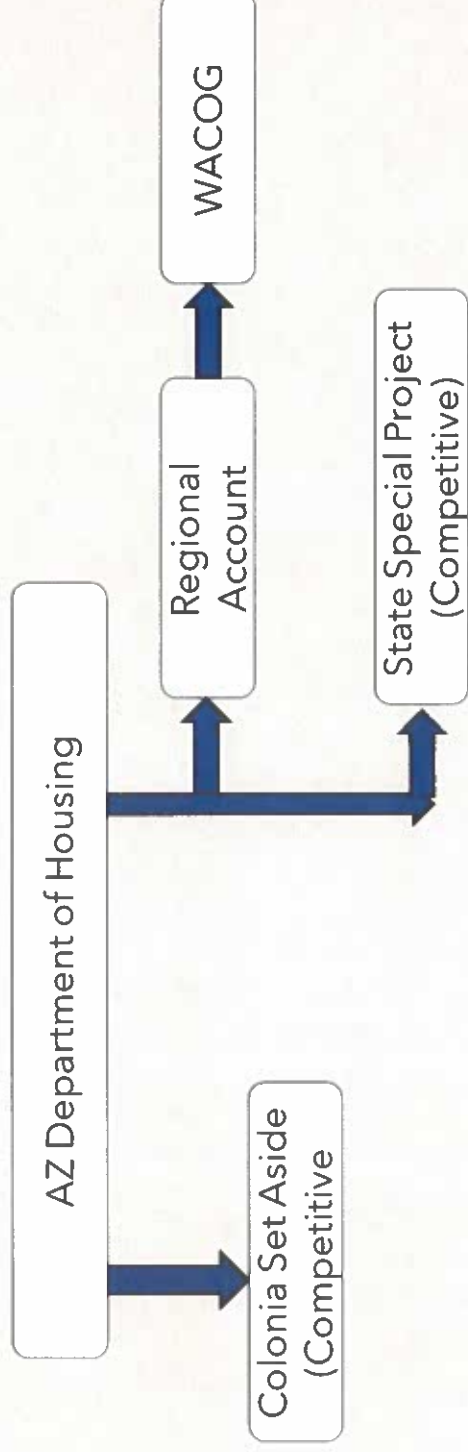
The Community Development Block Grant Program (CDBG)

- Provides communities with resources to address unique community development needs.
- The program is authorized under Title I of the Housing & Community Development Act of 1974.
- The program provides annual grants on a formula basis to local governments and states.



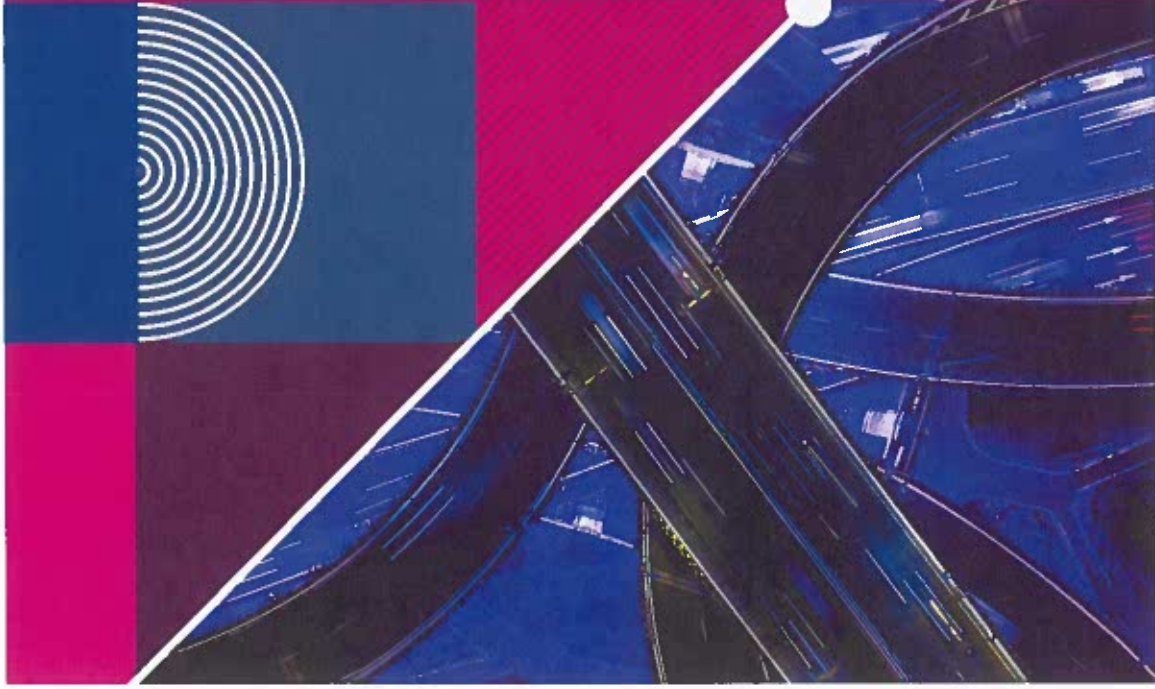
CDBG APPLICATIONS

1. Regional Account (R/A)
2. State Special Projects (SSP)
3. Colonia Set Aside



NATIONAL OBJECTIVES

1. Prevent or eliminate slum or blighted areas
2. Address an urgent or emergency community need
3. Low-moderate (LM) income benefit



EXAMPLES OF ELIGIBLE CDBG PROJECTS

- Public Improvements
- Public Facilities
- Owner-Occupied Housing Rehabilitation
- Public Services
- Acquisition of land or real property to be used for eligible purposes
- Planning & Administration
- Energy Conservation & Renewable Energy Resources



PROJECTED 2024 CDBG REGIONAL ACCOUNT PROJECT TIMELINE

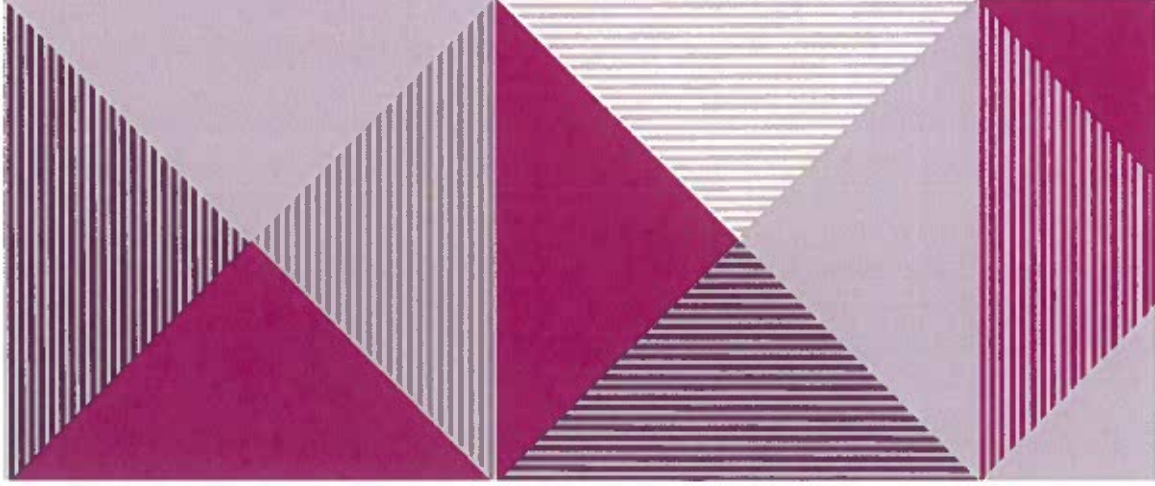


ADOH will issue contracts for Regional Account funding late October early November 2024

GENERAL INFORMATION

- Regional Account is awarded every other year. Town of Wellton shares their allocation with Yuma County, City of Somerton, and City of San Luis. This year's allocation is still unknown.
- Only one (1) application per community is allowed.
- In mid-2024 ADOH is expected to release the Notice of Funding Availability for FY24 SSP & Colonia opportunities.
- SSP & Colonia projects must be "shovel ready" at the time of application submission.
- SSP & Colonia are competitive funding throughout the State of Arizona.

QUESTIONS



CDBG TOWN COUNCIL PROJECT PRIORITIZATION

*Please note: Only one (1) application per community is allowed by ADOH/CDBG Program

	PROJECT REQUEST	ESTIMATED AMOUNT	ELIGIBLE PROJECT?	Low-Income Category	Regional Account/ SSP or Colonia
	CDBG Regional Account \$617,000 estimated allocation				Council to Decide?
	Estimated FY 2024 CDBG Regional Allocation	\$617,000			
	Estimated 18% Administration	\$111,060			
	TOTAL ESTIMATED FUNDS FOR PROJECTS	\$505,940	YES NO		
A.	Water System Improvements - Clarifier Installation	\$ 505,940.00	X	Area-wide	
B.	Construct Recreation Complex/facilities		X	Area-wide	
C.	Fire Department Equipment		X	Area-wide	
D.	Street Improvements		X	Area-wide	
E.	Town-wide Street Lights		X		
F.	Owner-Occupied Housing Rehabilitation Program		X	Limited Clientele	
G.	Solid Waste Disposal/Sewer System		X	Area-wide	
H.	Community Revitalization		X	Area-wide	
I.	Historic Preservation		X	Limited Clientele	
CDBG STATE SPECIAL PROJECTS					
	CDBG SSP Account \$500,000 estimated allocation				
	Estimated FY 2023/2024 CDBG SSP Allocation	\$500,000			
	Estimated 18% Administration	\$90,000			
	TOTAL ESTIMATED FUNDS FOR PROJECTS	\$ 410,000.00			
A.	Water System Improvements - Clarifier Installation	\$410,000		Area-wide	
			X		
	CDBG COLONIA SET-ASIDE FUNDS				
A.	Owner-Occupied Housing Rehabilitation Program			Limited Clientele	
	(Project MUST be located in the Designated Colonia Area Only)				

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