

TOWN OF WELLTON

Minutes of the February 7, 2023 Work Session

Mayor Scott Blitz called the work session to order at 5:00PM on Tuesday, February 7, 2023.

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

Councilmembers Absent: None

Staff Present: Town Manager Richard Marsh, Deputy Town Clerk Sandra Jones, Code Enforcement David Williams, and Attorney John Austin Gaylord (via Zoom).

Guests Present: Allen Lockwood, Julie Stevens, Kerri Motovidlok, Rob Murdock, Jim Sampson, Tammy L Monfey, and Bob Ludwig.

Discussion and Action Items

1. Work Session for the 2018 International Property Code Maintenance (IPMC) with:

a. Presentation by Randall Crist, Director of Building Safety for the City of Yuma.

Presentation (with PowerPoint) by Randall Crist, Director of Building Safety for the City of Yuma, regarding the City of Yuma's experience with the 2018 International Property Code Maintenance (IPMC).

The City of Yuma if not proactive in enforcement of the IPMC, they are reactive. They rely on complaints from the public. The assumption is the Town of Wellton would be similar.

"Due process" is probably the most important step. This will ensure the Town is protected.

The Town would move forward with "responsible enforcement" as the City of Yuma does. A thoughtful approach that will not put undue pressure on the residents.

If the Town moves forward with the adoption of the IPMC (with amendments) it would take a few years before you can really start seeing results. Noticeable results.

The IPMC is a stand-alone code that also works in conjunction with the other International Codes (IRC, IBC, etc.). It is about property maintenance, not property use.

The City of Yuma will share their fee schedule and timeline for compliance.

The properties inspected must meet the code that was in effect when the property was initially built.

Liens can be issued on properties that are abated by the Town, per ARS § 9-499.

The City of Yuma is now utilizing Click Fix (a software program/app) for residents to report issues and/or code violations.

Regarding RV/Mobile Home Parks, the common areas are the park owner's responsibilities.

Animals are not in the scope of the IPMC, that falls to Animal Control.

Certification of personnel would take an estimated 6 months.

b. Presentation by Attorney John Austin Gaylord and Code Enforcement Officer David Williams of the recommended amendments.

Presentation by Attorney John Austin Gaylord and Code Enforcement Officer David Williams regarding the recommended amendments to the IPMC for the Town of Wellton.

Concern expressed from multiple sources that the IPMC includes regulations requiring the ability to maintain a certain temperature on the interior of the residence. It was reiterated by Staff that the ability is the only requirement. The IPMC does not dictate that it must be "set" at those temperatures.

Adjournment

Motion made by Councilmember Jones, seconded by Mayor Pro Tem McCollough to adjourn.

Davidson: Yay

Jones: Yay

Blitz: Yay

McCollough: Yay

Biggs: Yay

Motion carried.

Meeting adjourned at 6:50PM.



Scott Blitz, Mayor

ATTEST:



Richard Marsh, Town Manager

CERTIFICATION:

I hereby certify that the forgoing minutes are a true and correct copy of the work session held February 7, 2023, and the meeting was duly called and posted and that a quorum was present.



Richard Marsh, Town Manager