

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD DECEMBER 14, 2010, AT 6:00 P.M., AT THE CITY COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

CALL TO ORDER AND ROLL CALL

Mayor Joens called the special meeting to order at 6:00 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

Diane Joens, Mayor
Karen Pfeifer, Vice Mayor
Tim Elinski, Council Member
Duane Kirby, Council Member
Terence Pratt, Council Member
Darold Smith, Council Member

COUNCIL MEMBERS ABSENT

Linda Norman, Council Member

STAFF MEMBERS PRESENT

Doug Bartosh, City Manager
Marianne Jiménez, City Clerk
Steve Horton, City Attorney
Mike Casson, Fire Chief
Dan Lueder, General Services General Manager

LETTER OF SUPPORT FOR THE CLARKDALE SUSTAINABILITY PARK

Mayor Joens stated she requested this item be presented before the Council due to the Peck's Lake location having been removed from the equation, which was one of her main concerns. She then invited Jody Filardo to speak about the sustainability park.

Jody Filardo, Project Manager of the Clarkdale Sustainability Park (CSP), stated Clarkdale's department heads and the CSP scoping committee developed a vision for the park. Their vision was to be an evolutionary solution for a sustainable community and provide an entrepreneurial environment rich in innovative and multidisciplinary solutions and educational and economic opportunities resulting in a vibrant and viable future. Importantly, when the vision and mission were developed, there were no references to possible locations of the park or the technology to be pursued. The project evolved daily, and adapted to new opportunities and challenges. The efforts taken thus far were still true to the original vision and mission. She then reviewed the following project milestones: October, 2009 the scoping committee was formed aiming developing the feasibility study; November, 2009 developed the vision and mission; February 2010 Clarkdale Council updated strategic plan aiming instilling a culture of sustainability in the Town of Clarkdale; March, 2010 they adopted sustainability as the central theme of the update to Clarkdale's general plan; June, 2010, the Walden Foundation granted money to Clarkdale to support the project; and October, 2010, she was hired as the project manager.

Since October a year ago, the Clarkdale Mayor and Town Manager had made over 70 presentations statewide to both their citizens and stakeholders. She had three goals that must be completed within the first 15 and half months. The first one was to secure funding for the viability study, the second was to develop a plan for treatment of the effluent potable standards, and three, put into place a formal relationship with at least a college or university in Arizona providing internships for individuals working for the CSP. In addition, based on the direction of Clarkdale's Council and public feedback, the project was evolving and they were considering options of dispersing CSP related business throughout the town instead of only focusing on one area for the project. Secondly, they were resizing the original feasibility study grant request from about \$800,000 down to \$50,000 to \$200,000 based on realities of grant fund availability. Plus restricting their approach due to the considerable time frames required in completing a larger feasibility study which may take two to four years. In addition, they were recognizing the proposals for smaller projects that would help focus better opportunities for grant funding and public engagement. They were expanding relationships with Yavapai College and the three state universities for internship and R&D opportunities, and engaging with fellow Verde Valley communities to further promote sustainability across the region. Another key turn of events happened last month, when after 10 months, Freeport-McMoRan indicated they were not interested in donating a substantial 970 acres to the project. While Freeport denied the town's January, 2010 proposal, they left the door open to further discussion about the site, especially discussions relating to the town's purchase of the site. She was excited about sustainability for the future of the Verde Valley and would appreciate a letter of support as Clarkdale moved forward. As these projects became reality, they understood the benefits to the entire Verde Valley and also seek continued collaboration with their Verde Valley neighbors.

Council Member Pratt stated he didn't know why we wouldn't write a letter of support for Clarkdale since it would benefit all of the Verde Valley.

Council Member Kirby stated that as long as it didn't cost us anything.

Mayor Joens stated she had seen a third presentation at the Governor's Rural Development Conference from Ms. Filardo. She was concerned about the location of Peck's Lake and still would be. The other concern she had was traffic through Old Town, including large truck traffic which were things they would have to work on if and when they arose.

Mayor Joens then stated what she would like to do is ask the Council to have staff write a letter of support that Jody could help with. She thought Jerome and Sedona had all written letters, and she would like it to specifically state we were concerned about a Peck's Lake project and traffic in Old Town, but that we support the project and wish them the very best.

Council Member Pratt moved to ask staff to write a letter of support for the Clarkdale Sustainability Park in cooperation with Ms. Filardo, and signed by the Mayor. The motion was seconded by Council Member Kirby, and carried unanimously.

RESOLUTION NUMBER 2553--AUTHORIZING THE PURCHASE OF A PARCEL OF REAL PROPERTY ALONG MINGUS AVENUE FROM DEL MONTE ENTERPRISES LLC, TO FACILITATE THE WIDENING OF MINGUS AVENUE AND THE INSTALLATION OF A RIGHT-TURN LANE ONTO STATE HIGHWAY 89A

Mr. Lueder stated staff had been working on obtaining parcels of land for the widening and improving of Mingus Avenue. They had reached an agreement with Del Monte Enterprises, LLC, and their managing partner Mr. Groseta, to purchase frontage road property of approximately 7700 square feet on the west side of Mingus Avenue and to construct a right turn lane to improve the traffic flow. The utility department would also replace the water main and reclaim line for future use. The City Attorney had reviewed the agreements and the closing would be done before the end of the year. He asked the Council to allow the City Attorney and the Mayor final approval to make any last minute changes to the contract.

Council Member Elinski asked Mr. Lueder about the reclaim waterline and if there would be a meter on it to charge the developer for the reclaim use.

Mr. Lueder stated yes, they would install a meter. Right now they would install the stubs and the main line in, and if someone would connect to it, they would install a meter similar to the one in Cottonwood Ranch and they would charge \$.93 per 1000. This location would be gravity fed from the wastewater plant and not be fed from pump stations.

Mayor Joens stated it would be nice to use reclaimed water on the golf courses.

Mr. Lueder stated their first goal was to use the reclaimed water for Garrison Park, the Recreation Center area, the Public Safety Building, and then the school fields.

Council Member Elinski asked if the property was appraised.

Mr. Lueder stated the property was appraised at a little bit over \$70,000.

Council Member Elinski asked Mr. Lueder to explain the give and take in regards to this purchase.

Mr. Lueder stated the City would gain the ability to install new water mains for the Pine Shadows water line and increase water flows for mid-town areas, and the reclaim line.

Council Member Smith asked if the utility department was going to move the lines further over to accommodate the widening of Mingus Ave.

Mr. Lueder stated they would run a brand new portable water line and then connect into the stubs outside the project and either stub over towards to the Clemenceau acreage or retie into Candy Lane. The reclaim line would have two stubs for Mr. Groseta's property, another stub for Candy Lane and the hospital, and another stub out at Cholla. The reclaim line would go through the roundabout to the end of construction, where they would stub it. There was

another project in the five year plan to redo Mingus from where they left off of this project down to 10th street and have a loop that went from Willard to Fir down to 12th Street to the Fairgrounds to Mingus. They would also install purple hydrants along the reclaim line.

Council Member Kirby stated he was wondering if Chief Casson had approved of this and if there would be adequate water supply for use by the fire department.

Mr. Lueder stated there would be enough with a water reservoir at the waste water plant and they should be able to provide them 2,000 to 3,000 gallons a minute through the reclaim line.

Chief Casson stated that 3,000 gallons a minute was adequate for commercial areas, and the fire department supported the project.

Council Member Kirby asked if there was a possibility to use the reclaim water on the Pine Shadows Golf Course.

Mr. Lueder stated the main problem was the distance to the Pine Shadows Golf Course. It cost about \$65 a foot for piping and would take about a mile, to a mile and half to reach the golf course. They could in the future carry the reclaim line down Willard into Old Town.

Council Member Pratt moved to approve Resolution 2553, authorizing the acquisition of certain real property along Mingus Avenue from Del Monte Enterprises, LLC, for the purchase price of \$75,000 and other consideration; to authorize staff to negotiate a final purchase agreement; and to authorize the Mayor to execute the purchase agreement on the City's behalf once it is finalized. The motion was seconded by Council Member Kirby, and carried unanimously.

Mayor Joens requested the City Clerk read Resolution 2553 by title only.

RESOLUTION NUMBER 2553

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE PURCHASE OF A PARCEL OF REAL PROPERTY ALONG MINGUS AVENUE FROM DEL MONTE ENTERPRISES LLC, TO FACILITATE THE WIDENING OF MINGUS AVENUE AND THE INSTALLATION OF A RIGHT-TURN LANE ONTO STATE HIGHWAY 89A.

LIQUOR LICENSE APPLICATION FOR EXTENSION OF PREMISES FOR ROBIN BREAN, LICENSEE FOR THE BLAZIN' M RANCH II LOCATED AT 1875 MABERY RANCH ROAD

Mrs. Jimenez stated the Council had approved two liquor license applications at the Blazin' M for two different locations. One was for the Copper Spur Barn and the other for the wine shop/storage area. They were now requesting an extension to include the entire fenced area. The applicants were present in case the Council had any questions.

Mr. Ledbetter addressed the Council on behalf of Copper Spur, LLC and the Blazin' M II. Basically his clients desired to sell packaged goods on the property, a series 10 license, to feature local wineries. According to A.R.S. §402.5 (c), it provides that restaurant licenses can extend the license footprint to contiguous parcels. The Blazin' M was something the liquor board would have to extend the footprint of the barn to the saloon building, because the buildings were not attached. The state liquor board was approving this since the entire exterior premises were secured by the fence, and the state liquor board, with the Council's permission, would approve a license to include the entire premises.

Council Member Smith asked if it would be possible to buy a bottle of wine, and then open it in the restaurant.

Mr. Ledbetter stated it was possible, as long as the wine cork was in the bottle after the patron left the restaurant.

Council Member Pratt stated this was an example of a local business supporting the local winery and was good for everyone.

Council Member Kirby stated we spent a considerable amount of time on liquor licenses and none of the Council's recommendations would be followed anyway if they were negative. It bothered him that the city was so consumed with the sale of alcohol, which they were spending too much time on when there were more pressing issues to deal with, but he would not stand in the way of approving this item.

Council Member Pratt stated by law the Council had to vote on approving or disapproving the license, and they were really just showing that they were supporting a local business.

Council Member Smith moved to recommend approval of the liquor license application for extension of premises for Robin Brean, Licensee for the Blazin' M Ranch II located at 1875 Mabery Ranch Road. The motion was seconded by Vice Mayor Pfeifer, and carried unanimously.

ADJOURNMENT

Mayor Joens moved to adjourn. The motion was seconded by Vice Mayor Pfeifer, and carried unanimously. The special meeting adjourned at 6:35 p.m.

Diane Joens, Mayor

Marianne Jiménez, City Clerk

CERTIFICATION OF MINUTES

I hereby certify that the attached is a true and correct copy of the minutes of a special meeting of the City Council of the City of Cottonwood held on December 14, 2010. I further certify that the meeting was duly called, and that a quorum was present.

Marianne Jiménez, City Clerk

Date