

MINUTES OF THE WORK SESSION OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD FEBRUARY 12, 2013, AT 6:00 P.M., AT THE COTTONWOOD PUBLIC SAFETY BUILDING, 191 SOUTH 6TH STREET, COTTONWOOD, ARIZONA.

CALL TO ORDER AND ROLL CALL

Vice Mayor Pfeifer called the special meeting to order at 5:00 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

Karen Pfeifer, Vice Mayor
Jesse Dowling, Council Member
Ruben Jauregui, Council Member
Linda Norman, Council Member
Terence Pratt, Council Member

COUNCIL MEMBERS ABSENT

Diane Joens, Mayor
Tim Elinski, Council Member

STAFF MEMBERS PRESENT

Doug Bartosh, City Manager
Steve Horton, City Attorney
Marianne Jiménez, City Clerk
Morgan Scott, Development Services Operations Manager
Hezekiah Allen, Aquatics/Special Events Supervisor

UPDATE FROM THE COTTONWOOD YOUTH ADVISORY COMMISSION REGARDING ITS EVENTS AND SERVICE PROJECTS

Mr. Allen introduced the Youth Commissions officers, Robert Valentine, Spencer Midkiff, and Ashleigh Makuch who briefly reviewed the following events the commission had participated in. Completed Programs: Yavapai Food Bank--donated Turkeys; Teen Night; Verde Valley Sanctuary--provided 15 families with a Christmas; Angel Tree--62 youths provided with presents; Santa Pictures--50 youth get the experience of a life time by meeting Santa; Walkin' on Main--fundraiser; Welcome Home Vietnam Veterans Poster Competition. Proposed Programs: Rent local theatre; Stewards of Public Lands; Parent's Night Out; Senior Center Dance; Dive-in Movie; Teen Night x 3; Block Party; Sponsor Little League Team; Ultimate Frisbee Tournament; Easter Bunny pictures; Operation Graduation; Career Day; and Dive-in Movies.

DIRECTION REGARDING THE OLD MAINTENANCE BUILDING LOCATED BEHIND THE CIVIC CENTER

Mr. Scott stated a couple of years ago the building maintenance personnel vacated the maintenance building behind the Civic Center in Old Town and moved to the Public Works facility on Mingus Avenue. Since that time staff has pondered on what the best use for that building would be and researched what it would take to renovate the building. The historic

significance of the building was researched and the conclusion is that the building is not of historical significance. It was estimated the initial portion of the building was built in the 1950's and additions had been added over the years. If the building were to be used again it would require a significant amount of new roofs, ADA access and new ADA bathrooms added, new windows, and multiple other fixes. Staff was requesting Council direction regarding the building.

Mr. Bartosh stated staff's recommendation was to remove the building as the cost to put into the building was probably more than it was worth. Council Member Elinski went over the building from the historical perspective and agreed it was probably beyond repair.

Council Member Pratt stated it would probably be cheaper to build a new building. He was amazed at what poor shape it was in. He questioned if the building was torn down what the plan was to do with that area where the building is.

Mr. Scott stated one option that had been discussed was a large parking lot, but that depended on what we ended up doing with city hall.

Mr. Bartosh stated they had talked about a bona fide town square which the area kind of served as now, but it was hard to see and the parking wasn't that good or available so that was one of the concepts discussed.

Mr. Scott stated he had received a quote in the amount of \$32,000 from Spray Systems to abate and demolish the building.

Council Member Jauregui stated he agreed with Mr. Pratt and it was probably a good idea to remove the building and utilize the space.

The direction of the Council was for staff to proceed with removing the building.

PROPOSED PARKING LOT AND PARK IN OLD TOWN (FORMERLY GARDNER'S RECYCLING AREA)

Mr. Scott stated this item had been discussed with the council a few times before. The engineering department had come up with a slightly new design with many more spaces and did not require a public/private partnership for the area behind Foxy Fashions. It will also allow the project to be phased. There was a plan for a parking lot on the north side of Yavapai Street with 45 regular parking spaces, 3 handicap parking space, and 7 motorcycle parking spaces. The south side of Yavapai Street would contain 25 regular spaces. Mr. Jurisin was present and might want to discuss a concern about foot traffic for the restaurant he was putting in across from this proposed parking lot and if a crosswalk should be added. Staff looked at that and although there may be a need for one, they were concerned about the safety of putting a crosswalk there or ask people to go to Yavapai Street to cross.

Vice Mayor Pfeifer stated both Mayor Joens and Council Member Elinski were concerned

with trees and areas for people to sit.

Mr. Scott stated staff recommended a park area along the greenbelt with seven picnic areas including the area behind the Old Jail.

Mr. Bartosh reminded the council one of the things we have talked about in terms of our economic development plan is making the connection better between the river and Old Town. As part of the development of the Old Town area it would provide more parking. The lot mostly owned by state parks was in very bad repair and consequently staff was working on an intergovernmental agreement with state parks and they have expressed their willingness to allow us to use the lot if we want to go ahead and do the improvements and maintain it. We also want to create some monument signage along Main Street directing people into this parking area for access to the Verde River. There has been some discussion about trying to get coordination with state parks and some other greenway advocates to try and improve the Jail Trail so it was more attractive for people to use. We are seeing more interest in development in the north part of Old Town, and even with the opening of the Orion parking lot it seems we still have a demand for parking in the Old Town area.

Council Member Pratt questioned if the concern with the crosswalk there was the curve.

Mr. Scott stated that was one of the concerns; site visibility. Staff looked at different configurations of crosswalks trying to protect pedestrians in the middle of it and the most recent direction we got was we couldn't make it safe enough. If the council desires, staff can continue looking at that. Something they had also considered was reducing the speed limit on Old Town.

Mr. Backus addressed the council and stated he had talked to staff about putting a crosswalk on Cactus with a sign in the middle of the street and maybe having a different speed limit into Old Town. It was not so bad in the afternoon, but in the morning people come around the corner on two wheels and we need to figure out how to slow them down before they get to Old Town. Whether or not they put a crosswalk there, they were going to have people crossing the street.

Mr. Darold Smith questioned if anybody had thought about putting one of those electronic signs that flash how fast you are going and what the speed limit is, as they seem to slow people down.

Mr. Bartosh stated he and Tim Elinski had talked about was doing some kind of an entry into the north end of Old Town that would cause people to slow down and go around a monument sign that would serve as a traffic calming way and adding crosswalks.

Mr. Scott stated if they did something like what they did on 12th Street and if they do crosswalks that would make it safer.

Council Member Dowling suggested slightly elevated walkways, and Mr. Bartosh stated the

downside was they created a lot of noise.

Eric Jurisin addressed the council and stated he would be in front of them in March to discuss the restaurant going in across from this parking lot. He had never done a project so backwards. He and Mr. Backus had their permits and were under construction and everything was correct, but their timing was way off. Today they were here to talk about the parking lot and the approvals. He couldn't be more in favor of the parking lot. He did not know what the time frame was, but sooner was better than later. They were hoping to open in April, but what they had done was build a restaurant without a parking lot knowing the parking lot was coming. He had tried to buy some of the adjoining property for parking and couldn't get a deal together. He tried to negotiate for any piece of dirt near him down there trying to do these public/private partnerships which they've done (in the past.) Here he was again trying to put a building with zero lot lines. The particular building that he purchased and started spending money on before he had anything in writing is all over the place. On every single corner he was partnering with all of you. He was hoping they can move forward on this. It's a million dollar investment down there that will provide plenty of jobs. We employ 200 and some people now and he bet they would employ 50 more. He took up a lot of the parking in Old Town and he tried to help and sweep it and be a good neighbor. He thought they contribute a lot to Old Town and invested a lot of time, energy, and money into it. He did not know what the time frame is, but tomorrow would be great and he would love to hear what they were thinking on the time frame.

Council Member Pratt stated he would say to move on it as soon as possible and get it done. Eric had invested in Old Town when it was questionable and his businesses had really helped and are one of the reasons the city is pretty healthy.

Mr. Bartosh stated one of the holdups is state parks. They had already given them the agreement and they had promised to give him the agreement back by the 15th of this month. If our attorney is good with it we will bring it to the council to get it approved. After that he believed the only thing was putting it out to our job order contractors and getting them started.

Mr. Scott stated he had just received a phone call from Max Castillo about an hour ago and our engineering people are putting the final exhibit together for the agreement and will get that to them tomorrow morning. Another question he had for the council was regarding the south parking lot south of Yavapai Street which was not in the original budget and if they would like to phase that to another year.

Council Member Pratt questioned if we had the funding to do it.

Mr. Bartosh stated he would have to check with Rudy. He thought at this point his recommendation to the council would be to hold up on that and see what comes of that because we had another party that was interested in buying that and developing it.

Council Member Dowling stated that would be prudent.

COMMUNITY GARDEN-UPDATE, GARDEN METHOD, PROPOSED FEES AND REGULATIONS

Ms. Jiménez stated back in November the council terminated the Memorandum of Understanding with Community Gardens, LLC, and she had assumed responsibility for the garden. This past week staff had cleaned up the garden area and filled a 30 yard roll off container with trash which did not include the weeds that had been removed and placed in piles to burn later. Since it had been cleaned up people were coming forward to reserve plots at the garden. She was looking for direction from the council regarding the draft garden user agreements and rules she had placed in the packet. She had basically used the rules that were implemented by the previous group. The plot leases would be for one year beginning April 1. Since she had put the packet together she had come across other regulations that were used by other community gardens that she would like to add to the user agreement and would be coming back to the council for final approval after Mr. Horton had reviewed it. She questioned if there was anything else they would like to see in the plot user agreement or the rules and regulations.

Council Member Pratt stated he thought the rules were good. He had noticed that the railroad ties were removed from the garden and questioned if that should be one of the rules; not to have railroad ties or tires.

Ms. Jiménez stated railroad ties leach chemicals into the soil which is why they were removed and they had also removed 42 tires. She also wanted to know if the council wanted to keep the garden organic or allow chemicals. She had inquiries from people asking if the garden was organic that wanted to garden organically or where sensitive to chemicals.

Council Member Pratt stated his inclination was to go organic because you can get into problems with people overusing that stuff.

Council Member Dowling questioned if there was any precedence with other community gardens, and Ms. Jimenez stated a lot them were going organic.

Council Member Pratt stated he liked the Square Foot Gardening idea, and Vice Mayor Pfeifer agreed.

Ms. Jiménez stated she thought it would work really well in the garden. The south side of the garden was basically clear and the north side contained 16 plots that were not equally spaced but were 16 x 16 in size. Her recommendation was to charge \$25 for a 16 x 16 plot for an individual/family for the year which included the water, and \$75 for a for-profit business such as the restaurant that was growing vegetables for their catering business and making a profit off of the city.

Council Member Pratt stated that wasn't expensive.

Vice Mayor Pfeifer stated in order for it to be organic the whole area had to be organic.

Mr. Horton stated for our purposes he thought using the term organic only spoke to the things people will be able to apply in the garden. In other context there is what you can and can't use in order to be able to label the produce as organic for sale and he did not think that is what we were talking about here in a community garden context. As part of the authorization for Marianne to be the manager of the community garden she would have the authority to enforce restrictions and nobody can apply anything that's not lawfully applied for that purpose.

Ms. Jiménez questioned if it was okay to reserve the south side of the garden for Square Foot Gardening to see how it goes and if the suggested fees were okay.

The consensus of the council was to reserve the south side of the garden for Square Foot Gardens, make the community garden an organic garden, and implement the suggested fees.

ADJOURNMENT

Council Member Jauregui moved to adjourn. The motion was seconded by Council Member Norman, and carried unanimously. The work session adjourned at 6:46 p.m.

Diane Joens, Mayor

ATTEST:

Marianne Jiménez, City Clerk

CERTIFICATION OF MINUTES

I hereby certify that the attached is a true and correct copy of the minutes of a work session of the City Council of the City of Cottonwood held on February 13, 2013. I further certify that the meeting was duly called, and that a quorum was present.

Marianne Jiménez, City Clerk

Date