

MINUTES OF THE SPECIAL WORK SESSION OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD MARCH 28, 2013, AT 6:00 P.M., AT THE COTTONWOOD COUNCIL CHAMBERS, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

CALL TO ORDER AND ROLL CALL

Mayor Joens called the regular 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
Terence Pratt, Council Member
Linda Norman, Council Member
Jesse Dowling, Council Member

COUNCIL MEMBERS ABSENT

Ruben Jauregui, Council Member

STAFF MEMBERS PRESENT

Doug Bartosh, City Manager
Steve Horton, City Attorney
Dan Lueder, Development Services General Manager
Matt McLean, Deputy Clerk

ITEMS FOR DISCUSSION, CONSIDERATION, AND POSSIBLE DIRECTION TO STAFF:

OLD TOWN JAIL PARKING LOT PLAN

Mr. Lueder stated there have been at least six different versions of this plan. The original plan was for all parking and then staff added a version with a small park towards the Old Jail Trail.

Council Member Pratt asked if there were only two entrances and exits and if those were from Main Street.

Mr. Lueder stated there is another one that comes out on Yavapai Street and they were thinking that would be an exit.

Council Member Elinski asked if Yavapai Street would remain one way.

Mr. Lueder stated it technically isn't a one way street, but we only have 15 feet of right of way and we have been making consistent efforts to acquire additional property.

Council Member Elinski stated with all the developments we have planned it is essentially going to be a one way flow of traffic coming out of the parking lot.

Mr. Lueder stated if we acquire another 12 to 13 feet we can make that a two way road, but the people that own that property haven't been agreeable to selling it to us anywhere near its appraised value. Staff will continue to work on that.

Council Member Pratt asked how many parking spaces will there be.

Mr. Lueder stated there will be about 50 spaces. We had to balance what the council wanted us to do with parking and what state parks wanted us to do. Under the IGA with State Parks, the State Historic office has to review the plans for the parking lot.

Council Member Elinski stated he wanted the Council to discuss this further since he missed the meeting in February where this was originally discussed. From day one he has always wanted more of a park area around the Jail Trail and the Old Town Jail, and he has always mentioned that every time it has come up. He had met with Mr. Lueder to go over the plans and was disappointed that it was mostly a parking lot. He felt like it was a good opportunity to focus on our access to the Verde River. He and Mr. Lueder went over the plans and made some changes, but he was still hoping for more park space. He knows the Council has already discussed this and gave clear direction to Mr. Lueder and staff to move forward with it, but he thought we have one shot to do this right, and questioned if we were moving in the right direction with this. He does like the arch that staff has designed, but he would like to see some improvements with the space around the Old Jail and more of a focal point for access to the Verde River.

Council Member Pratt stated he agrees with Council Member Elinski that he wants a park and it is a little more park than was originally planned and this is a good compromise. We do need the parking spaces down there.

Mayor Joens asked the Council if we should use the Gardner property for more parking.

Mr. Lueder stated he would be hesitant to eliminate these spots because we leased the building out, so it was implied that there would be parking close to the Old Jail. The IGA with State Parks talks about a parking lot. We have already had comments from Dead Horse that we can't put an arch up because they need to get their backhoes through. If that is the Council's wishes, we can move the parking spaces over to there.

Mayor Joens stated she doesn't think State Parks would not be happy with a park.

Eric Jurisin stated he is the owner of the business across the street and lives at 920 Main Street and every morning he uses the Jail Trail. He really thinks it is a lost asset that people don't know about. The park really begins after the gate and it is a trail head. The benches and tables are a great idea, but he would rather have more parking in that area. He thinks the parking will lend to people to start using the trail more. We do have a transient problem over there and he would hate to give them homes at the same time.

Council Member Elinski stated he would agree that the park is really beyond the gate, but he thinks there should be some park facilities on this side of the gate.

Council Member Norman asked Mr. Lueder if there is going to be more benches.

Mr. Lueder stated we can put in more benches and possibly add benches along Main Street. The way staff is looking at this is the parking lot is what we want to get out to bid. The tables and benches will come afterwards and that is part of the budget process and staff will discuss with Council on what they would like out there.

Vice Mayor Pfeifer suggested that we should add in public restrooms near there.

Mr. Lueder stated that is something staff can look at but it is very expensive. We need to make them similar to a rest stop facility with stainless steel toilets. It is estimated at \$200,000 for the restrooms at the 12th Street Park.

Council Member Elinski stated he is a little bit disappointed since he has always been talking about developing this as a park for a longtime since before we acquired the Gardner property. We have come to the point where we have budgeted for a parking lot, but not the actual park aspect of the parking lot.

Mr. Lueder pointed out where the Gardner property is located on the map. Staff will design whatever Council wants. It takes a lot of time to change these designs around. To design this property as a park puts us into ADEQ standards, since we have to keep it to residential standards. There is background arsenic around that area.

Mr. Bartosh stated as the Council knows we get together every year and put together a strategic plan. The discussion of this being a park as opposed to a parking lot has never been part of those discussions, otherwise it would have been in the plan. There has never been any discussion from the Council of this being a park. The assumption staff has always had is that this was going to be additional parking.

Council Member Elinski stated he remembers specifically mentioning it at the strategic plan, not that the Council was in agreement with him.

Mayor Joens stated she has heard him at least twice say that he would like to see park like features.

Council Member Elinski stated he is one out of seven and he understands that. If this is the direction that Council wants to go, then this is the direction Council will go.

Council Member Pratt stated in an ideal world it could be a park, but he also recognizes the reality of needing parking. We have some park like features, but we also address the parking. Parking is horrendous down there now and this would solve it.

Mayor Joens asked if the trees can be big over the cars so it would look like a park. Even when Wal-Mart built, they needed to put those trees in. She asked where the trees are to make it more park like.

Mr. Lueder stated there are some trees in there, but we are also looking at water conservation.

Mayor Joens asked if we had any ditch rights there.

Mr. Lueder stated no. They have also looked at lights that will complement the lights that we have in Old Town already. If Council would like more trees, staff will put in more trees.

Mayor Joens stated it would help the heat island effect of just having this huge amount of asphalt.

Bob Rothrock, president of the Verde River Greenway, stated we applaud that we were going to get people close to the Verde River. Having an information kiosk down there will do a lot to promote that area. He would like to see a public restroom down there too since there is a lot of drinks served in Old Town.

Mayor Joens stated she has been thinking about how we can draw attention to this being a river access point and was thinking we could put an arch of some kind around that area.

Mr. Lueder showed a plan of the arch to the Council. The arch plan is river rock based and would be similar to the one at the cemetery.

Mayor Joens stated so they see that and there is parking and they might go to the river, they might go to some businesses, but it will really draw attention she thinks.

Mitch Levy, the owner of the business at 1040 North Main, stated he is in favor of the parking area. He would ask the Council to approve the plan as presented.

Mr. Jurisin stated he is anxious for us to put more effort into those 90,000 plus people that ride the train. He does a lot of train packages, but most of them stay in Sedona. He thinks the arch will be a draw and is an important element into this parking lot.

Randy Garrison, from Cottonwood, stated one thing we need to consider is they would see the mess of traffic that is parked there right now that is utilizing the Jail Trail now. If the Council was to ask the people that were using the trail, they would probably like more parking spaces. Adding a park is just going to be an ongoing expense. Old Town is becoming more of a focal point for events, so more parking is needed. He likes the sign concept. We are also getting a lot of equestrian traffic from the river and would like to see some hitching post and more bike racks.

Vice Mayor Pfeifer stated she likes the idea of the hitching post and the bike racks.

Mayor Joens stated she likes that too.

Council Member Dowling stated we should filter the runoff water through a stilling pond or basin. He just wants to make sure that we address that, and we could use it for irrigation in the future, but it should not be going into the river directly.

Mayor Joens stated some of the things we talked about tonight are bathrooms, trees, a kiosk, and hitching post, and asked if the Council if they would like more trees in there. There are probably trees that don't take a lot of water that could provide a park like atmosphere.

Mr. Lueder stated in the IGA the city will be required to provide signage for the Jail Trail. By doing this we are hoping that we jump start State Parks into maintaining the trail.

Council Member Elinski would like to see it more pedestrian friendly. Even just adding pavers along there that would invite pedestrians there instead of vehicles and a nice informational kiosk.

Mr. Lueder suggested we could move the motorcycle parking over and then make that space more open to pedestrians and make a connecting trail.

Council Member Norman stated that seems a little bit safer that way.

Mr. Bartosh suggested that the driveway be moved south and have drivers enter that lower part and make the upper part more of a pedestrian walkway closer to the tea room.

Mr. Jurisin stated you are losing the vision of the sign since it would be past the curve. If you are closer to the building with the arch, more people will want to stop and pull in there to park. It is a trail to a giant park.

Council Member Pratt stated it is critical that we get going with this and we could hurt the businesses down there. He doesn't want to eliminate too many parking spaces.

Council Member Norman asked how soon could staff start on this.

Mr. Lueder stated we could have this out to our JOCs probably within the next week for bid.

Mr. Bartosh stated we will try to bring it back to the Council by May 16th.

Mayor Joens stated if we can't then we should have a special meeting since we need to move on it as quickly as we can.

Mr. Garrison stated the Council should leave it as exactly as it is done. He used to work down there when Verde Valley Materials used that pit and he thinks State Parks might have an issue if they have to get heavy trucks or equipment down in that area in the future.

Council Member Elinski stated we are talking about a kiosk and about these other things and as a Council we should really insist on it. He doesn't want that stuff to slough off of our

radar and should be part of this whole plan, but it looks like we are not going to see it right now. We talked a lot about this stuff with the Orion parking lot, but that didn't happen either, probably because of budget constraints.

Mayor Joens stated with this new budget we could prioritize this and maybe sacrifice something else to get this done.

Mr. Bartosh stated he doesn't see this as a budget issue, but more of a time issue.

Mayor Joens stated the Council should say that they want the park part of it to be part of the project and we should search for funds if we don't have enough.

Mr. Bartosh stated this is the plan and the park is on it. He asked the Council if we should do the parking lot now and do the park shortly after.

Council Member Pratt stated we should do it shortly after.

Mr. Lueder stated they are completely different trades and should not be done by the same contractor. The people that do the parking lot should not be doing the landscaping. There is a lot of it that could be done by staff. Staff would like to bring that back to Council after the parking lot is done to make some decisions on what they would like for the park area such as what type of tables and benches. We can probably keep most of the landscape work inhouse. The best case scenario is the parking lot will be done by June.

Mayor Joens asked the Council if we want to take away the motorcycle parking.

Mr. Levy suggested that motorcycle parking could be in front of his business.

The Council indicated they liked that idea.

Mr. Lueder asked if the area that was the motorcycle parking area be pedestrian walkway.

The Council stated that should be a walkway toward the river.

Council Member Elinski asked where the kiosk would go.

Mayor Joens stated it should be closer to the gate.

Mr. Jurisin stated at the head of the trail is where the kiosk should be.

Mr. Lueder stated we can bring that back to Council and give Council some time to think about it.

Council Member Pratt stated a kiosk by the trailhead does make sense, but we could decide that later on.

Mr. Jurisin stated it would behoove the Council to put in the parking lot and then see what they have. Make sure to keep all the open space they are looking for and then decide how to use it.

Mayor Joens thinks that is a good point.

Council Member Pratt stated the critical thing is to go with the parking lot.

Mayor Joens stated she is hearing that the Council would like to proceed with the parking because of the need of the businesses and we will do the park right after and decide at that time how lush and beautiful we would like it to be. The Council also suggests that staff get back for approval as soon as possible, even if we have to have a special meeting.

ADJOURNMENT

Mayor Joens moved to adjourn. The motion was seconded by Council Member Pratt and carried unanimously.

The special work session adjourned at 7:19 pm.

Diane Joens, Mayor

ATTEST:

Matthew McLean, Deputy Clerk

CERTIFICATION OF MINUTES

I hereby certify that the attached is a true and correct copy of the minutes of a special work session of the City Council of the City of Cottonwood held on March 28, 2013. I further certify that the meeting was duly called, and that a quorum was present.

Matthew McLean, Deputy Clerk

Date