

**THE MINUTES OF THE WORK SESSION OF THE MAYOR AND
CITY COUNCIL OF THE CITY OF WILLCOX, COCHISE COUNTY, AZ
HELD ON THIS 9th DAY OF JULY 2012**

CALL TO ORDER- Mayor Bob Irvin called the work session meeting to order on Monday, July 9, 2012 at 6:30 p.m. and welcomed everyone in attendance

ROLL CALL-City Clerk Virginia A. Mefford, called the roll:

PRESENT

Mayor Robert A. Irvin
Councilman Gerald W. Lindsey
Councilwoman Monika Cronberg
Councilman Elwood A. Johnson

STAFF

City Manager Pat McCourt
City Clerk Virginia A. Mefford
Finance Director Ruth Graham
Library Director Tom Miner
Public Services & Works Director Dave Bonner
Development Services Jeff Stoddard

ABSENT

Vice Chairman Bill Holloway
Councilman Earl Goolsby
Councilman William "Bill" Nigh

PLEDGE OF ALLEGIANCE TO THE FLAG lead by Mayor Irvin

DECLARATION ON CONFLICT OF INTEREST

None Declared

ADOPTION OF THE AGENDA.

MOTION: Councilman Lindsey moved to adopt the agenda as presented.

SECONDED: Councilwoman Cronberg seconded the motion. **DISCUSSION:** None **CARRIED.**

DISCUSSION REGARDING PROPERTY ON CIRCLE I ROAD

City Manager McCourt addressed the council concerning the Property on Circle I Road. He stated Staff asked for this meeting because the City has a piece of property, that the Department of Public Safety leases, the Chamber of Commerce and the third piece is the Stouts Cider mill that ended late last year. We have a building in the Northwest corner and Mr. Wood has the bill board and two large depressions that use to be fishing ponds that have not been utilized since I have been here we plan to us these as flood reservoirs. Staff has understood that the building could be renovated and used as commercial building we thought we could do this for about \$20,000 and we went out to bid for this, we received a broad range in bid. We did not proceed to award any of those bids. He stated, let's get more professional bids and we hired a civil engineer and the criteria we used is on Amendment 3 attachment. Based upon this, you notice the leach line and the ADEQ requirements need to meet the Cochise county requirement. We know to reserve a piece of property and the trapezoid area we set aside here and pointed to the power point presentation, he stated we looked at pricing this and know we have reached about \$60,000 to do the leach line we are know talking about serious amount of money. One idea to look at is, currently we have Holiday Inn express where we could bring up the sewer line up to Stouts' Cider Mill it is pretty flat out here. We could do a lift station because it is too shallow unless we use the cast iron pipe about 200 ft. We get far enough up to serve the Stouts Cider Mill, chamber of commerce, and DPS. The city does have a regulation, Mr. Bonner made a clarification it is not required once the system is there. City Manager McCourt stated the clauses extends to private and I don't know if this was sustainable or not. We looked at this possibility if we could use the cast iron pipe it decreases the cost a lot. We have sewer, water and gas all the way up to Virginia Ave. and showed it on the power point presentation. Councilman Lindsey asked if there was sewer up Virginia Ave. City Manager McCourt stated yes that is available. There is a lot of development land out there. We looked at the cost in the state gravity system I was asked if the city crews could do this job we do have a technical skills and we would have to hire an engineer, but it also has dollar amount cap and this would exceed it. It is conceivable to entice development. Councilman Lindsey stated it is kind of a different equation. City Manager McCourt stated if we wanted to do something like the sewer line we would have to be able to support this with a loan or bond expenditures. I put down a few options: (1) we could do nothing, (2) we could

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put in a sewer system, or (3) the city could just sell it, the entity that bought it could put in their own sewer system. The City would be governed by the Zoning Code unless the Council wanted to put more stipulations. We would still have a lot of land for potential development. I passed out another item on your dais the council may consider on this. There is a lot of private land marketable. Do we want to inject ourselves to this? If we do, we have land that is cheaper we could do this with. The bill boards spaces we have three of them. Councilman Lindsey asked a question regarding one of the power point slides. Mr. Stoddard explained the maximum what this facility we could hold. Cochise County stated we would have to go out for a RFQ with the maximum size of the 150 people coming through and 10 employees, which is two 4000 gallon tanks. Councilman Lindsey stated that a standard home has a 1500 gallon and Mr. Stoddard stated that is what is out there now, if a retail store comes out the 1500 gallon tank would be sufficient but if a restaurant open up we would need the two 4000 gallon tanks and the state requires you to have a reserved field just in case it goes out. Councilman Lindsey stated the objection is to get some use off that building. Mr. McCourt stated that what we need to discuss about what is our objective, do we want economic development if so there are cheaper ways than doing this, if a tornado came and wiped out that building would we even be having this conversation, I don't know. We have tried to give you basic direction and we have reached a point expenses are rising and we wanted to make sure the council felt was wanted. Mr. Irvin asked the City Manager if we sell this land, we would not have to come up with the money to do this. City Manager McCourt stated they could do that and the city could do this also but we assume they would like to maximize the usage of the land. Mr. Johnson stated at one point we had two interests. Mr. McCourt stated we did have two parties interested. If we do have some interest we could put it on the market and see what happens. Mayor Irvin asked the members of the audience if they had any comments. The audience indicated they are here just to listen. Councilwoman Cronberg stated I would rather put it on the market than to be property owners it's not our role as a City anyway and see what happen to see a private enterprise come in and see there ideas for development of this but I would rather see the city actively working with whatever private enterprise that comes in and build a bunch on additional walls beyond the huge problems we have already. Mayor Irvin stated I am in favor of putting this on the market myself. Mr. Stoddard stated we would have to wait and see if we would have to extend this line. Mayor Irvin stated right now we are holding on to this property because we are concerned of what business might come in is it is it worth \$60,000. Mr. Stoddard stated we would have to extend the line to make this sellable and I have moved the property line so they would have parking because it use to go right up to the door of Stout's. City Manager McCourt stated we do not have any use of the building at this point, I kind of like to move things into private hands for development. Mayor Irvin asked do we have concessions for the City Council to put this up for sell. Councilman Lindsey stated to give direction that is my thought also. Councilman Johnson stated yup, the City shouldn't be in the real estate business. City Manager McCourt stated I will give this to my staff to start on this tomorrow.

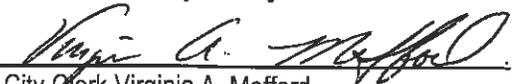
ADJOURN

Being no further business before the Mayor and Council Mayor Irvin adjourned the Work Session at 7:03 p.m.

CERTIFICATION

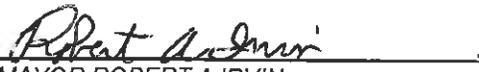
I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the City Council of the City of Willcox held on the 9th day of July 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 9th day of July 2012



City Clerk Virginia A. Mefford

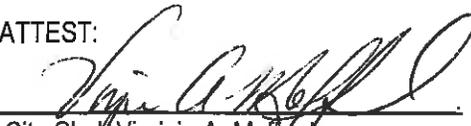
PASSED, APPROVED AND ADOPTED this 4th day of September 2012.



MAYOR ROBERT A IRVIN

Signed 09-18-2012

ATTEST:



City Clerk Virginia A. Mefford