

**CITY OF WILCOX
MAYOR AND CITY COUNCIL
STATEMENT OF LEGAL ACTIONS
WORK SESSION MEETING AGENDA
Monday, July 9, 2012 at 6:30 p.m.
City Council Chambers
300 W. Rex Allen Drive
Willcox, AZ**

(Mayor or Designee will read only **BOLD** print of each agenda item,
except for Public Hearings, Petitions and Communications.)

1. CALL TO ORDER-Mayor Robert A. Irvin called the work session meeting on Monday, July 9, 2012 to order at 6:30 p.m.

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

PRESENT

Mayor Robert "Bob" Irvin
~~Vice Mayor William "Bill" Holloway~~
Councilman Gerald W. Lindsey
Councilman Elwood "Woody" Johnson
Councilwoman Monika Cronberg
~~Councilman Earl Goolsby~~
~~Councilman William "Bill" Nigh~~

STAFF

City Manager Pat McCourt
~~City Attorney Hector M. Figueroa~~
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

3. PLEDGE OF ALLEGIANCE TO THE FLAG-Mayor Robert A. Irvin.

4. DECLARATION ON CONFLICT OF INTEREST- None Declared

5. ADOPTION OF THE AGENDA

It was moved and seconded to adopt the agenda as presented. **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 compressions that use to be fishing ponds that have not been utilized since I have been here we plan to use 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, we hired a civil engineer and the criteria we used is on Amendment 3 attachment. Based upon this you notice the leach and the ADEQ requirements to meet the Cochise county requirement. We know to reserve a piece of property and the trapezoid area we set aside, and pointed to the power point presentation. One idea to look at; currently we have holiday inn express were 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 park and

it will be far enough up to serve the Stouts Cider Mill, chamber of commerce, and DPS. We have sewer, water and gas all the way up to Virginia Ave 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 and 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. I put down a few options: (1) we could do nothing, (2) we could put in a sewer system, or (3) the city could just sell it, the entity that bought it could put in there 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. 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, it 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 object 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 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. I would rather see the city actively working with whatever private enterprise that comes in. Mayor Irvin stated I am in favor of putting this on the market; right know were holding on to this property because we are concerned of what business might come in is it is it worth \$60,000. Mr. Stoddard explained we would have to extend the property 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.