

**THE MINUTES OF THE REGULAR MEETING OF THE MAYOR AND  
CITY COUNCIL OF THE CITY OF WILLCOX, COCHISE COUNTY, AZ  
HELD ON THIS 4<sup>th</sup> DAY OF NOVEMBER, 2013**

**CALL TO ORDER** - Mayor Bob Irvin called the Regular Meeting to order on Monday, November 4, 2013 at 7:00 p.m. and welcomed everyone in attendance

**ROLL CALL** - City Clerk Virginia Mefford called the roll:

**PRESENT**

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

**STAFF**

City Manager Ted Soltis  
City Clerk Virginia Mefford  
City Attorney Ann P. Roberts  
Finance Director Ruth Graham  
Interim Police Chief Glenn Childers  
Public Services & Works Director John Bowen  
Library Director Tom Miner  
Development Services Jeff Stoddard

**ABSENT**

Councilwoman Monika Cronberg -Excused

**PLEDGE OF ALLEGIANCE TO THE FLAG** - Led by Mayor Irvin.

**CALL TO THE PUBLIC** - Rob Jones told Council the WASA program is up and going well. He noted that Trunk for Treats went over well. The Baptist Church also sponsored a similar program for the kids. He wanted to let Council know things are happening around the city.

**DECLARATION ON CONFLICT OF INTEREST** - None declared by Council or Staff.

**ADOPTION OF THE AGENDA**

**MOTION:** Vice Mayor Holloway moved to approve the adoption of the agenda with a switch in order of business, item #10 to item #11.

**SECONDED:** Councilmember Lindsey **CARRIED**

**APPROVAL OF MINUTES OF THE REGULAR MEETING OF OCTOBER 21, 2013**

**MOTION:** Councilmember Lindsey moved to approve minutes of the Regular Meeting of October 21, 2013.

**SECONDED:** Councilmember Goolsby **CARRIED**

**THE CHAMBER OF COMMERCE IS REQUESTING A STREET CLOSURE FOR LIGHTED  
CHRISTMAS PARADE FROM, RAILROAD AND HASKELL TO RAILROAD AND MALEY ON  
DECEMBER 7, 2013 FROM 4:30 P.M. TO 9:00 PM**

**MOTION:** Councilmember Johnson moved to approve the request. **SECONDED:** Councilmember Lindsey

**DISUCSSION:** Councilmember Lindsey asked if Maley would also be closed. Mr. Baker stated no. **CARRIED**

**THE ARIZONA STATE FORESTRY DEPARTMENT IS REQUESTING A FEE WAIVER FOR THE USE OF  
THE COMMUNITY CENTER**

**MOTION:** Vice Mayor Holloway moved to approve the Arizona State Forestry Department request. **SECONDED:** Councilmember Lindsey **CARRIED**

**RESOLUTION NO. 2013-70 APPROVING AND ADOPTING THE "AGREEMENT TERMINATING THE  
PROFESSIONAL SERVICES AGREEMENT TWIN LAKES GOLF COURSE" BETWEEN THE CITY OF  
WILLCOX, "LESSOR", JASON JONES AND CARRIE JONES, D.B.A. JNC VENTURES, L.L.C., LESSEE  
AND JOHN PETERSON AND BETTY PETERSON, D.B.A. ENCORE CATERING UNLIMITED, L.L.C.,  
"SECURED PARTY"**

# **THE MINUTES OF THE REGULAR MEETING OF THE MAYOR AND CITY COUNCIL OF THE CITY OF WILLCOX, COCHISE COUNTY, AZ HELD ON THIS 4<sup>th</sup> DAY OF NOVEMBER, 2013**

**MOTION:** Councilmember Goolsby moved to approve Resolution No. 2013-70. **SECONDED:** Vice Mayor Holloway  
**DISCUSSION:** Councilmember Johnson asked several questions: Who is going to run the golf course? Mr. Bowen stated Gary Adams would be overseeing the golf course; he has run the golf course before. He is the Cities best asset to run the golf course. Councilmember Johnson asked about the hours of operation. Mr. Bowen stated it would be open dusk to dawn. Councilmember Johnson asked about the liquor license, who will do the inventory, and take of it. Mr. Bowen stated Mr. Adams knows how to do this as he has done this in the past and is more than capable of doing it. Mr. Adams knows the history, has the knowledge, and knows how to make this work. Councilmember Johnson asked about insurance. Mr. Bowen stated we have gained a bit on this; Mr. Jones was paying \$3,000 to \$4,000 a year, but the City will pay about \$600 or \$700. Councilmember Johnson stated the City is inheriting 40 golf carts, 11 that don't run and two that don't work at all. Mr. Bowen stated the previous owners didn't have the money to maintain these golf carts. The cost of parts is all the City will pay as City employees will do the repair work. Mr. Bowen stated the City would not make a profit, but the cost will be kept at a minimum. Mr. Bowen stated the City will reevaluate it in a year or whatever time frame; if the Council feels it is not working, the City can determine what needs to be done at that point.

Mrs. Peterson stated the golf course will not make a lot of money, but it doesn't take a lot of money to run it. Equipment upkeep requires someone who knows what it takes to fix it. She found, from past experience, that when equipment broke down it did not require a large expenditure of money. As for the golf carts, all they needed were batteries, a few tires, and some minor equipment repair. They were always replacing batteries. The only time they needed all of the carts was for tournaments. She added that the golf course provides a great opportunity for charities, such as the hospital, to raise funds. Councilmember Johnson stated the bottom line is this takes the taxpayer money to run. Councilmember Lindsey spoke on the value of the equipment. He didn't think the City could buy replacement equipment for this price. He stated he initially had reservations on this golf course, but he now realizes it is an asset to our community. He stated he had spoken to a lot of people who would like to see this work. **AYE:** Mayor Irvin, Councilmember's Lindsey, Goolsby and Nigh. **NAYS:** Vice Mayor Holloway and Councilmember Johnson **CARRIED 4 to 2**

## **RESOLUTION NO. 2013-71 APPROVING AND ADOPTING THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF WILLCOX, "CITY" AND THE WILLCOX UNIFIED SCHOOL DISTRICT #13, "SCHOOL ", FOR THE PURPOSE OF SCHOOL PROVIDING INFORMATION TECHNOLOGY SYSTEMS MANAGEMENT SERVICES TO CITY.**

**MOTION:** Vice Mayor Holloway moved to approve Resolution No. 2013-71. **SECONDED:** Councilmember Lindsey  
**DISCUSSION:** City Manager Soltis updated the Council on the VTC services and thanked them for the service they have provided the City. The School District has been looking to expand their tech services and the City had discussions with their tech support to see what they could offer the City. They gave the City a fee reduction and unlimited services.

Tim Bowlby updated the Council on the services their tech department could offer. Councilmember Lindsey asked if this was for unlimited hours. City Manager Soltis stated yes. He added that the contract provided for an annual review. **CARRIED**

## **CITY MANAGER REPORTS**

He was happy to see John Cropper is back. John is a valuable member of our team.  
He thanked the LDS church for cleaning up the Historical Cemetery on "Make a Difference Day."  
He thanked Sylvia Stewart and Anita Gulick for helping with the successful book giveaway at McDonalds.  
He thanked Apple Annie's for the great job they did for the harvest festivities. He and his family had a good time.  
On October 25 Public Works held a Meet the City Manager breakfast.  
He gave a Cochise County Airport Master Plan update. They held their first meeting on October 23. The schedule was placed in the packet. He asked if council agreed with holding a public hearing in conjunction with a Council meeting. Council was in agreement.  
He attended the 60% Waste Water Plant meeting. He was very impressed with their presentation. Mr. Bowen provided additional information on the meeting.

## **COMMENTS NOT FOR DISCUSSION FROM MAYOR AND COUNCIL MEMBERS**

Councilman Johnson thanked Mr. Jones for all the hard work he had put into maintaining the golf course.

**THE MINUTES OF THE REGULAR MEETING OF THE MAYOR AND  
CITY COUNCIL OF THE CITY OF WILLCOX, COCHISE COUNTY, AZ  
HELD ON THIS 4<sup>th</sup> DAY OF NOVEMBER, 2013**

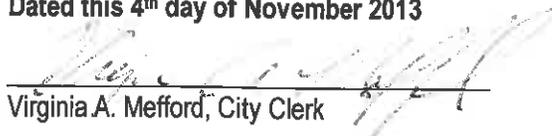
**ADJOURN**

There being no further business before the Mayor and Council the meeting was adjourned at 7:43 pm by Mayor Irvin.

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of the City of Willcox held on the 4<sup>th</sup> day of November, 2013. I further certify that the meeting was duly called and held, and that a quorum was present.

**Dated this 4<sup>th</sup> day of November 2013**

  
\_\_\_\_\_  
Virginia A. Mefford, City Clerk

**PASSED, APPROVED AND ADOPTED** this 18<sup>th</sup> day of November, 2013.

ATTEST:

\_\_\_\_\_  
**MAYOR ROBERT A IRVIN**

Date signed: \_\_\_\_\_

\_\_\_\_\_  
City Clerk Virginia A. Mefford





CITY OF WILLCOX

Virginia A. Mefford

City Clerk

101 S. Railroad Avenue Suite B

Willcox, AZ 85643

M  
E  
M  
O  
R  
A  
N  
D  
U  
M

TO: Mayor and Council

FROM: Virginia Mefford, City Clerk 

DATE: November 14, 2013

SUBJECT: Update by Gayle Berry

\*\*\*\*\*

Mayor and Council,

An update will be given by Gayle Berry on the Willcox Historic Theater Preservation, Inc.

Thank you,

Virginia Mefford  
City Clerk



**CITY OF WILLCOX**  
**Request for Council Action**

**Agenda Item:** 9  
**Tab Number:** 3  
**Date:** 11-18-2013

**Date Submitted:**  
Nov. 12, 2013

**Action:**  
 **Resolution**  
 **Ordinance**  
 **Formal**  
 **Other**

**Subject:**  
Willcox Cares  
Donation Request

**Date Requested:**  
Nov. 18, 2013

**To:** Honorable Mayor and City Council

**From:** Development Services

**History:**

Early in 2012, the Desert Inn located at 704 S. Haskell Ave Willcox, AZ, was destroyed by a fire. Following the fire, the Development Services Department issued a Notice and Order for the demolition of the structure. Upon delivery of the Notice and Order, the City protected the property by fencing off the area, per Building Codes, at a cost of \$551.31 per month.

The City, per Building Codes, started a demolition fund in the amount of one hundred thousand dollars (\$100,000.00). In January 2013, the Development Services Department went out to bid for demolition services. The City received four (4) demolition bids. Only one contractor met all the requirements requested in the bid packet at a cost of three hundred nine thousand, five hundred forty-five dollars (\$309,545.00). In April of 2013, the City Council rejected the qualifying bid as there were not enough monies in the demolition fund.

In the following months, the City Attorney approached both the lien holder and the owner about their responsibility for the property. Neither party has taken steps to remedy the situation.

In the adoption of the FY 2013-14 budget, the Council added two hundred thousand dollars (\$200,000.00) to the demolition fund bring it to a total of three hundred thousand dollars (\$300,000.00).

During this time period the Arizona Department of Environmental Quality (ADEQ) responded to a television production on why 704 S. Haskell Ave. had not been demolished. ADEQ then asked the City to do an asbestos survey. The City went out to bid and received three bids for an asbestos survey; the lowest bid was for approximately two thousand, four hundred fifty dollars (\$2,450.00) from Environmental Strategies Inc. Environmental Strategies Inc. determined that several materials contained asbestos. With the discovery of asbestos, ADEQ and National Emission Standards for Hazardous Air Pollutants (NESHAPS) require that the demolition be done by a certified and licensed asbestos contractor.



The new City Manager and the Development Service Department discussed other possible ways to have 704 S. Haskell Ave demolished. It was decided to ask Willcox Cares, a group administered under the Willcox Chamber of Commerce, if they would like to pursue the demolition.

Willcox Cares agreed and went out to bid; they received three (3) bids. The lowest bid was from Quality Aire LLC for the amount of ninety thousand, two hundred thirty-five dollars and thirty-four cents (\$90,235.34).

Willcox Cares is asking the City for a donation of forty-five thousand dollars (\$45,000.00). Willcox Cares, through donations and fund raising, will provide the remaining forty-five thousand, two hundred thirty-five dollars and thirty four cents (\$45,235.34) to hire Quality Aire LLC to demolish the structure.

**Recommendation:** Donate forty-five thousand (\$45,000.00) dollars to Willcox Cares.

**Fiscal Impact:** \$45,000.00

Prepared By: \_\_\_\_\_  
Jeff Stoddard, Development Services Department

Approved By:  \_\_\_\_\_  
Ted Soltis, City Manager

