

**THE MINUTES OF THE JOINT WORK SESSION OF THE MAYOR AND
CITY COUNCIL AND THE PLANNING & ZONING COMMISSION OF THE
CITY OF WILLCOX, COCHISE COUNTY, AZ**

HELD ON THIS 3RD DAY OF JANUARY 2012

CALL TO ORDER-Vice Mayor Monika Cronberg called the joint work session meeting with Planning & Zoning to order at 6:04 p.m. on Tuesday, January 3, 2012.

ROLL CALL-City Clerk Cristina Garcia Whelan, CMC, called the roll:

PRESENT

Vice Chairman Cronberg
Councilman Elwood A. Johnson
Councilman Stephen Klump
Councilman Bill Holloway
Councilman Bob Irvin

ABSENT

Mayor Gerald W. Lindsey
Councilman Donahue

ABSENT P&Z

Commissioner Don Ulises-**Absent** –out-of-town

STAFF

City Manager Pat McCourt
City Clerk Cristina Garcia Whelan, CMC
Library Director Tom Miner
Finance Director Ruth Graham
Public Services & Works Dave Bonner

PLANNING & ZONING

Chairman Jim Fusco
Vice Chairman Earl B. Goolsby
Commissioner Doyle Miller
VACANT

STAFF

Development Services Jeff Stoddard

PLEDGE OF ALLEGIANCE TO THE FLAG-Vice Mayor Cronberg.

DECLARATION ON CONFLICT OF INTEREST-There was no response from the Council members, Planning & Zoning members or staff.

ADOPTION OF THE AGENDA

MOTION: Councilman Johnson moved to adopt the agenda.

SECONDED: Councilman Klump seconded the motion. **CARRIED.**

DISCUSSION REGARDING TITLE 11 ZONING

City Manager Pat McCourt addressed the Vice Mayor and members of the Council and the members of the Planning & Zoning Commission. At the last Council meeting there were some reservations expressed where we were on the process on re-adopting the Planning & Zoning element of our the City Code. During that discussion we had gone through some work sessions looked at individual sections and had some discussion on those. Now we are back and looking at entire picture and is this really what we want or not or what we want. Staff is not clear on what direction the Council is providing us. We indicated we would bring back the entire Code and Council need to provide staff indications where we want to go. Mr. Stoddard is the expert working with the Council.

Mr. Stoddard stated he is not sure what the Council direction is or wanting to talk about. Councilman Klump has brought up several areas to talk about. Vice Mayor Cronberg asked it is best to bring up questions and address the questions and Mr. Stoddard agreed and bring to P&Z if need too.

Councilman Johnson said one of the questions he has if we have an Infill District or Historic District and we want to rebuild that and thinks part of that asked are the fees set throughout the whole City? This was about approving the Building Permit Fees and asked how we can encourage growth in our Downtown Historic area which if we didn't have Railroad Avenue everything else is falling apart. Look down Haskell from one end to the other it is collapsing and deteriorating. The center of town is the 340. How can we encourage businesses or rebuild if we are charging a phenomenal fee, so it looks like fee that is comparable to other Cities. Asked we can we encourage growth, how encourage re-build. The hotels have been closed a long time due to safety. If someone pulls a permit to rebuild hotel and talked about solar panel fee and the permit is astronomical. Mr. Stoddard explained fees we looked at last time and we were in line with everybody else. The fess talked

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about on hotels is not our fee that is State requirements having asbestos removal. The party had a lot of problems on that cost for asbestos removal. That costs a lot of money and we have no jurisdiction over State requirement. The last motel cost \$50,000 and he can not do anything about that because he can not set that fee. Councilman Johnson said that was ADEQ and Mr. Stoddard said asbestos removal is a State requirement on all Commercial buildings when being remodeled. Councilman Johnson stated when paying \$30-50,000 for asbestos removal and then paying building permits on top of it we need to look at that and asked how we can encourage growth and rebuild. Mr. Stoddard stated that is why he came up two (2) years ago with Infill Incentive. Councilman Johnson said with Infill Incentive what our breaks are for people is it in our building permits because there was no breakdown for that. Mr. Stoddard responded on Infill it has more to do with new structures than it does with existing structures. On new structures we are giving price break on gas, water meters and hook up for sewer connection fees. Infill Incentive requirements are that it has to be within area that already has water, sewer, gas so that the City does not have to put out any more money. Impact they would have is waiving 50% labor costs incurred for connection fees for water and gas. Commercial Zone waives water, gas connection fees those would be returned determined upon completion of project. We never know what the cost is going to be on those. Waive all sewer connection fees, and those are determined by fixture units. For Subdivision has max limit of 25 lots or if come in with 50 houses they would get waivers on 25 lots.

Councilman Holloway said going back to motel renovations if person willing to pay \$50,000 for asbestos what would the permit cost. Mr. Stoddard replied probably and he is guessing right around \$6-\$7,000.00. Councilman Holloway said that is what people are paying for the impact fees on homes in Sierra Vista and other places. Mr. Stoddard said that fee is on Commercial property. Councilman Holloway stated that is not a big hunk for somebody who is making a large investment in a motel. Mr. Stoddard currently has 4-sets of plans right now for big companies and they do not have problem with our fees. They are saying we are the lowest they have paid. The blue house on Railview they just bought that and the Apple Plant and happy with services we have given them and what they are paying. We can cut fees and that is the Council's choice and Council need to know these fees pays our salaries and when he goes out to do the things he does. Last time looked at permits bring in about \$50,000 on a \$160,000 budget. City Manager McCourt explained the fees do not cover the immediate operations and Mr. Stoddard said they cover costs in case there is lawsuit with a contractor. He has to search for paperwork. Right now he has to search for paperwork and make a deposition and the permit fees received pays for him to stay in motel down there and administration costs. About a year ago the Clerk had to do a lot of paperwork and took about 40 hours that we had to send on the last law suit. It was not against the City it was Court directive to supply information for Contractors. There are a lot of things involved in his position besides doing inspections, teaching classes, Code Enforcement and issues at no charge Elevation Certificates. That is a big cost and in other Cities they do not do it and those that do they charge \$250.00.

Councilman Klump said he is not sure fees are an issue. The Council liked infill and thinks all agreed on that and it has been voted on and approve. His issue is "does it make Willcox the most attractive place to come and open a small business or Industry or whatever." Does this make it look so much more attractive than anywhere else? Realizes there are issues such as we do not have a huge labor pool and pulling labor from Mexico. Just because we the lowest on the lower end of that he does not like we are going to compare that and we will definitely be lower than anybody else and it is not an issue. Issue just passed was on new Commercial is the landscaping. Very little is landscaped in Willcox and realizes that it might be beautification but does not feel it is our position is to go and say have to landscape by company and should not fall on City's shoulders on what you landscape. Suggestion is that might put in to use water in landscape to preserve the natural resource, and blank it that but to go and ask for more engineering, architecture which costs more and more money. Realizes Tucson probably wants people to do it and maybe Benson does although he does not know what they require.

There is certain number of these things Councilman Klump saw such as Signage, some of it is regulated so much to a point that City is specifying what kind of business is here in this location and this is sign they want. Does not feel we should be in that business in regulating that so far. Councilman Klump has been a small business since out of College and before that. It gets to a point where it is incredibly frustrating to be in business when all you are writing is a check to government organization and other to this and another to that one. When first starting off there is big chunk of money paid and asked what they are getting for this check written. He stated they are getting a spot with customer base of 10-20,000 people in Willcox. He stated he can spend that same amount of money and go to Tucson and would have a million customer bases. Willcox

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needs to be so attractive in these kinds of things. He does not say we should go against Code but Codes is in Arizona Statute, building codes are there. Mr. Stoddard said he can not speak for P&Z but a lot of landscape is beautification of Willcox or do we want a bunch of places around here with just empty lots with nothing on them and they would not be required to do nothing. Councilman Klump said we have empty lots now and as long as they keep them mowed that is all that is required. He would much rather have an empty lot with a building on it that is providing a service with a big flat piece of ground next to it bringing income. Mr. Stoddard said in "your opinion as Councilman" is that our fees and our Ordinances are what are keeping people out of Willcox. Councilman Klump replied he does not know what is keeping them out and he is not saying that is what is keeping them out but he is saying that we want Willcox to be so appealing that they say "okay, what is it going to cost, well its going to cost this much, what is it required we say we want to see a set of building plans." We want to see it, approve them and send them off and whatever the State requires us to and that's it. If we are adding to that it is one more thing, and asked what are we going to do here? Look at Western Bank, they did a nice job and guesses then did everything and not sure it would follow everything that is in this or not. Mr. Stoddard stated it does not follow the new code. Councilman Klump asked would it pass the new code and Mr. Stoddard replied "no." Councilman Klump stated the Bank went over and beyond what they needed to have done. Mr. Stoddard stated they followed the existing code.

City Manager McCourt said if he recalls correctly we are talking about Section 11-4 pages 46-48 and he is trying to make sure he understands where we are at. Asked how does this compares with existing code? Mr. Stoddard explained the existing code mostly states couple of plants and mostly says "make the area look presentable." Councilman Klump said to him that is enough. We shouldn't be in the business of: "okay, we have to pull this" and asked who are we going to pay to look at this landscape design and determine if that plant is actually low water use or is it another. There are things in there like signage and a bunch of those things and in the Old West they said the signs were huge and bright pink and purple and everything else so that you could be seen. Here if going to put big sign you want people to come. Realize do not want to stick it out on the road where people can run into it or block the view. It is signage it may be gaudy or ugly looking thing, doesn't know, and it is another issue and asked who it is attracting, who it is hurting if sign is bigger than it was. Is it the competitors or other citizens? These are things he sees that he didn't mention the other time because thought going to come back after discussed the whole thing.

As a small business owner Councilman Klump asked why he would open up shop. For his line of work he is in now depends on something happening in Willcox all the time. Everybody has conflict of interest and if we don't keep the town somewhat going we won't live here. His thinking might be different or totally backwards to what everybody else is thinking and the more rules there are they are not helping us at a time when we are not building. Councilman Johnson mentioned Benson, Tombstone, Bisbee, Sierra Vista or Maricopa South, Douglas, Safford, Thatcher, Pima is building and Willcox is not. We are moving businesses from a tent and a wagon and that is new business. Councilman Stoddard said they have these codes. Councilman Johnson what is attracting them to those locations and not here and is it our permits or fees. Mr. Stoddard replied location. Vice Mayor Cronberg said we have a great location and what can we do to really entice people in because we do have a great location. She thinks that the point that Councilman Klump is getting at is we may be comparable and yet it is not serving us well. Mr. Stoddard said one of the big things for us is FEMA, the Flood Zone, and there is nothing he can do about it. Councilman Johnson then Willcox should move 10 miles north.

City Manager McCourt stated these are good policy questions. The landscaping section as Mr. Stoddard has indicated may not be out of line with other communities and we may have the same thing. This is our community and question is "how do we want to create image and build our community." Vice Mayor Cronberg said we need to think beyond that box. Mr. McCourt explained this is proposal to require some additional requirements as Councilman Klump indicated above what we have now with the goal of creating a better community. P&Z Chairman Jim Fusco stated that was their intent. They took information from smaller communities similar to our size and are trying to move Willcox into the 21st Century. He can't tell us why Willcox won't grow, and thinks some of the reasons is there is nothing here, no services. Then he asked how do we get services or how do we get jobs and he doesn't have the answers. It is a tough economy. If we want growth we can certainly create growth in this community, and if we want infill we can do that. P&Z did this many, many years ago when thought Manufactured Housing that it was growth for the sake of growth and found that it doesn't build a community. The Council mentioned size then if we say let's not worry about the size and they do their own thing and somebody puts up a gaud awful

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thing with lights then who are the first ones going to catch “crap from this.” People will come to staff and then to P&Z. We have to have some structure. Councilman Johnson asked how we balance that. City Manager McCourt replied that is the exact question asking “how do we balance that.” Councilman Johnson said many discussions they have held on Haskell and today had three (3) people from interstate and they asked why Willcox is dying. We have had investors come into community, buy hotels, and spent millions of dollars and closed up because of ADEQ and laws like that. What can we do to entice infill?

City Manager McCourt stated he has been here for a few years and this town is changing. We have had growth going on we have new hotel, and a new bank. We have growth going on and we have in other parts of community that is not growing and it was pointed out that it has been declining. It is normal to have these fluxes going on within our society especially when taken major road from downtown and that is going to have a big affect in the community. Question is how do we build a community we want in the future? There has to be change. He does not think government can or should even try to run the economy. We can make it as attractive as possible to allow entrepreneurs to reinvest to rebuild areas and to reconstruct them. Typically old downtowns like this change i.e. like change into Professional Service Centers with lawyer offices, and other offices of that type. These offices are what happen in old downtowns. We have different type of development in this part of the community. This discussion is exactly what needs to happen. As Councilman Johnson said ‘where’s the balance’ and as Councilman Klump said we are putting in more requirements on development that is not just downtown that is people here in town. Most economic growth is really internal. Are our requirements reasonable enough? People want a more attractive community and when they come and visit and it looks junky they do not want to come here or stay. It has to look decent and maintain standards and how do we get to a balance that is exactly the policy questions that the Council has to have answers and staff will enforce. Councilman Johnson said it is like “branding the community” and Mr. Stoddard agreed.

Councilman Johnson asked what Willcox is. Is it the Cattle Capital of the Country or is it Lordsburg of New Mexico. City Manager McCourt said this is the policy decision that needs to be made and landscape brought up because it is a good example. Councilman Johnson wants to make Willcox to look attractive and they have talked about trees, talked about bushes and talked about greening Willcox up. If drive down the Interstate you’ll see mixture of pines and palms and they think they are in California and people want to pull up but not if it is brown and dead. Mr. McCourt reminded everyone that there is cost to doing that. Chairman Fusco said they looked at a lot to do and asked if we want a spot in Interstate or do we want to try to build a better community and attract people. He thinks we can try to make a better community with Zoning and regulations and getting into compliance it may help.

Councilman Johnson said he commends what P&Z did because we want the community to be safe and even 10 years ago it was said just go ahead and do it and get it done. We want it to be a safe and healthy community. Economic question is “what is City of Willcox doing wrong that the other communities are doing to grow and we are not.” Mr. Stoddard explained we had several companies come in and we do not have the land. Councilman Johnson said we are looking at 7 sq. miles and can’t get infill or our property sold. Mr. Stoddard said the last one he had they wanted 5-acres and most they want something with it and do not want to pay for all of it either. Councilman Johnson said you can go to Iowa and buy stuff for the price of a car and have 5-acres. Mr. Stoddard said look at City limits and Councilman Johnson said developers are looking at City limits and think they can do this outside the City limits. If we don’t think in 5-10 years everything is going to expand outside the City and where is Willcox going to be. Mr. Stoddard replied there is no place in the City limits and that is why they are going to the County to look. Mr. McCourt said they are not going to the County either. If that was the case then we could see what they were doing in the County.

Mr. Stoddard thinks what we need to do is sit down where there isn’t a Council meeting afterwards and go over this and discuss with P&Z what they like and what they do not like what is in this book. An hour before every regular meeting is not enough. Councilman Johnson agreed it is not enough and we need a special meeting next Monday for 3-hours. City Manager McCourt stated this is how public decisions are made. As difficult as it seems we had to have discussion available to the public and Councilman Johnson said “but we don’t have public.” The City Manager stated it is available to the public to come in and participate and see the discussion and see discussion of different ideas and pros and cons. This section will create a better looking community.

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Vice Mayor Cronberg asked if there is provision within this Title for renewal for what is already here because we have a lot of really "shotty" areas in this community that look so run down and when somebody does come in and drive through they say "Oh my gosh I don't want to be here." Asked what is the provision for that and if going to bring in new people and require "this much from them" what are we doing to help those who are here to make better what they have so that it does affect the entire outlook on this community. Councilman Johnson asked where is "our teeth" and Mr. Stoddard said he doesn't have teeth until they do something. Councilman Johnson said look at Wee Blu Inn and Vice Mayor Cronberg stated she is not talking just about Commercial. Mr. Stoddard explained on Code Enforcement he can only do so much and only what Ordinance says. On existing building we do not have in there that you have to paint your house. Vice Mayor Cronberg asked him how long after permit expires or they decide not to do further work. They leave that "shell" and with no fix up or upkeep and junk you drive by every single day. Is it not fixed because they don't have too? Mr. Stoddard explained they have to call him for certain number of times for inspections. These people know the law that is doing this. Vice Mayor Cronberg thinks until we have some way to address renewal and making things that are already here and "finish up." City Manager McCourt stated if he understands the question sometimes people take out permits and started working on buildings and for whatever reason like maybe they ran out of money, or they died, and they quit in the middle of the project that is half finished. What are we doing about it? We do not require it to be finished and the reason we don't, he suspects, because probably that is another cost. Mr. Stoddard agreed. Mr. Count said so we trade off trying to encourage development by not putting these additional costs. If we require on the Bonds if they do not complete it that again is raising the cost of development. Mr. Stoddard said they also have to repay for the whole permit if they do not finish and after 6-months if they do not call for inspections. He has a few that call him when they do a little bit on the house or just enough to get by and will call for inspection. Sharon Nigh interjected that at their 2.5 acres on East Maley, the old Bowling Alley, they have made a very concerted effort to take down the trees to make it more attractive. Usually they have 1-2 people a week come by a week and complimented them. The point is to make it visually attractive does work. Mr. Stoddard explained he goes out; writes letters to people to "please let's clean up and take pride in our community." That is all he can do right now with the existing code. Once they do work with permit then have to follow existing code. We do not have something that states they have to keep their house at certain standards. Mr. McCourt stated the question is personal freedom or government regulations.

Earl Goolsby, Vice Chairman P&Z, just came back to City and visited with his son and daughter-in-law who live in a nice upscale house and thinks we are talking about Home Owners Organizations. His son would be fined if not kept up and they will bring suits against home owners. Freedom of your choice versus organization and your "choice be hanged." Mr. Goolsby does not disagree with anything that has been proposed this evening and thinks this is where they are going. Pride in City and pride with how things look. Mr. McCourt stated that is what talking about Home Owners Association and if don't want to abide with those rules then don't get in it. That is what talking about personal freedom versus collective freedom. Councilman Johnson thinks going back to government regulation versus what I can and what I can't do. How can someone take it and buy a hotel and make it better place to live without phenomenal fees and phenomenal permits. How do we do it to where they take hotel, house or commercial building and most houses we'd like to say level them and start over from scratch and that is a whole different issue?

City Manager McCourt reported there are provisions in the existing code to take down unsafe buildings. The City has a process to do that and place a lien on the property and try to collect that. Talking again about private property rights and how far is it right for government to intervene. Do we go in and try to get someone to fix their property or clean it up? If they don't make it a safe structure then at some point we have to protect the public. The City has process and procedure where we can go in and actually condemn the building and take it down or safe guard it by fencing it up and ultimately to tear down the building. Now it is a public expense and public needs to know they are paying for that and how do we recoup that property that is still private property? Councilman Johnson asked doesn't the City put a lien on it. Mr. Stoddard replied "no" the process is we go out there and condemn building and they have so many days to fix it or tear it down. Then if it is not done the City has to put up notice that we will tear it down and we tear it down at cost to the public and then we can put a lien on it. The problem is the owners they do no have to sell the property. Councilman Johnson example is the Wee Blu Inn that has a burned out building that sits in the back and it is an eyesore and horrible. Mr. Stoddard explained that we recently demolished a 700 sq. ft. house and that cost the City \$12,000 to demo. A commercial building we now have to follow State law and have to have asbestos survey like we did with the old Police building. Councilman Johnson said most buildings in town there is

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asbestos. Chairman Fusco stated anything prior to 1975 has asbestos. Councilman Johnson asked do we encourage leveling and start over from scratch or do we add cost to person rebuilding. Do our fees match with what has to be done? Mr. Stoddard replied the demolition permit is \$50.00. Mr. Fusco brought that up before if level building because the cost comes back to the City. City Manager McCourt said it is not just the City costs, let's be more specific, it comes back to General Fund which is place we currently have difficulty. Councilman Johnson asked if level it and spend \$5-\$12,000 are you going to get something in return. Mr. Stoddard said \$12,000 cost to demo a 700 sq. ft. house that was for residential and did not require asbestos survey. Take a motel and \$50,000 asbestos survey and by the time take motel, asbestos survey, talking about another \$100,000 to demo. City Manager McCourt added with no promise that anything will be built in the foreseeable future. Councilman Johnson stated it is cheaper for them to rebuild in the County than it is in the City.

Mr. Stoddard said as an example which he just went through this with Councilman Klump as a Contractor and put notice out that the Federal Government had new requirements for a house older than 1978 have to be lead certified before work on them. Councilman Johnson asked as a personal resident. Mr. Stoddard said as a Contractor. Councilman Johnson said there is asbestos in 98% of the homes in Willcox and Mr. Stoddard agreed. He tries to help out and is putting together a class on lead, and bringing certified instructor down here so that the Contractors do not need to go spend hotel in another City. Councilman Johnson asked how much is that costing the City and Mr. Stoddard replied cost is his time. Councilman Johnson asked what the objective is that the Contractors then know what to do. Mr. Stoddard explained by taking the class they will know for example if they are caught it is a \$35,000 fine and Councilman Johnson asked why would they want to do any work in Willcox. Mr. Stoddard said it is law and the City has no jurisdiction and Commissioner Doyle Miller said that is just for lead prior to 1978. Councilman Johnson said he could put 30 coats of paint on his house and still be lead based. Chairman Fusco said take it further if oil spill found that is EPA and have to dig out all the soil.

Councilman Johnson stated with what has been discussed and discussed with P&Z we need see where we are at and asked what we can do. Chairman Fusco said where we want to go, zoning, at what point do we want to water it down or leave it as it is. Councilman Johnson asked where the fine line or flexibility or what about a five (5) year plan and this is what we want to do? Councilman Klump stated currently there are very few City business owners who live in the City of Willcox. Very few of the City employees live in the City asked why this is, and will this bring them back. Think about why and there is a reason is it regulations and doesn't need an answer and saying reason why business owners sick and tired of that and moved out. Is there reason why City employees don't live here because they work here all the time? Doesn't know it could be something like that and something to think about. Is this going to help or hurt? Mr. Fusco said his opinion does not think it is going to hurt. A lot of people he does hear not enough stuff or services here and does not have that answer. We have Chamber of Commerce and motivate them to work on Economic Development and that is not a P&Z issue and Councilman Johnson said it is not the City either. Mr. Fusco said have to start somewhere. If we want to try to make community grow he does not think they are too out of line from other communities and they are growing and we're not. Talking about location we have a nice climate and are a long ways. Councilman Johnson asked would waiving business permit or fees encourage and Councilman Holloway said it is not enough to make a difference. Vice Chairman Goolsby said what Community looking at with Mr. Stoddard and staff was to get ourselves in line with other communities in terms of fees. We were not trying to put out more obstacles or hurdles they were just put some teeth into the process. Mr. Stoddard has brought a lot of information for them to consider on what other communities were doing. The P&Z does not think the fees were the issue thinks other industrial or commercial issues, Chamber of Commerce or City Council. If it is not the City Council's to promote Willcox then whose is it? Thinks City Council would be in the same frame of mind as well. The fees and again he said he is speaking for him does not think they are the issue. Councilman Johnson said they are not outrages but when a business wants to put solar panel and their first quote on permit was \$1,600 when Safford was \$250, Benson was \$75 and Cochise County was \$250 and we have a problem with what we are charging. Mr. Stoddard explained in fees we were the lowest then Benson and Sierra Vista and lowest on that particular one was Safford. A report was sent prior to Council. Councilman Johnson stated when first contacted us they were told \$1,600 and Mr. Stoddard said they did not contact us at all. When they came to get permit then they realized what the fee was. You can have Green Incentive, and a lot of places have that, and give percentage of permit back. Councilman Johnson said Bisbee is phenomenal on that they are giving you a free permit to go Green. Mr. Stoddard said he does not know that although he knows of some communities if go green they will give a discount. Thinks we need another open meeting that does not coincide with a Council meeting with P&Z and going through Title 11 and see what they want to

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change. Mr. McCourt said what we have had is philosophical discussion and need to answer those philosophical questions first. That is what we need to be wrestling with at this particular point: where are we, P&Z has looked at this and this is type of community we want to build and enhance our community and make it grow better and there is a cost. There is a cost to building that community and question is do we want to pay that cost? It goes back again to the question of personal freedom which is restricted and is that good or bad? Most of us want a better community with higher quality of life and there is a price to pay and some of that is giving up personal freedom. Where do we find that balance point and it is different in very community. This community is different from Scottsdale, Sierra Vista and this is our community and we need to decide where that balance point is. Commissioner Miller lived here 15 years and people have asked him if service station downtown and asked if this is the only place to get gas. We could do a lot of things if could get people downtown and show a different view. As long as St and Fed requirements things the way they are on those business boarded up in downtown and that is not going to change. Going to have to have person with money and that is not going to happen until election in November. He grew up in Scottsdale and remembers Ordinance all signs on ground and no higher than 48" and people screamed and yelled and there were lawsuits. They got the public educated and in Scottsdale you need to look down for a business sign and it took years to get people educated. So long as Willcox sits as it is with the freeway exits as they are there is not a lot they can do to change until we get industry to come in here to provide jobs then trickle down affect. Chairman Fusco if get industry it will change. Councilman Holloway thinks we are selling business people short. They know how to study a community and they know how to figure out if they can make a profit and if they can't it's not because they hate us; it is not that they hate our landscape fees it is they can not make the bucks that they want to make. The "x number" of people that shop here the truth is we have 3,700 people in town and we have some people option to shop here and we have a lot that shop in Safford and do the same by going to Benson. We are land locked. If someone wants 15,000 sq. ft. building then forget it. We have motel and you will have to pay for asbestos and 7.5 miles is not very much. City Manager McCourt stated staff works with developers in surrounding areas too. Example was the potential prison and none of the sites they looked at were within the City and we do not restrict ourselves to City limits. Mr. Stoddard looking at racetracks, wineries, and recent purchase of the Apple Plant to bottle wine. Location and how downtown looks and he tries to bring companies here by taking them out and about a 2-mile radius and try to get Economic Development and there are not a lot of companies moving right now. City Manager McCourt stated that protects quality of life such as on the meat packing. Mr. Stoddard stated we have taken steps we are designing Quail Park and steps to get land for people to come in and development. It is taking a little time and there are not that many grants out there to make these developments happen.

Vice Mayor Cronberg asked the Council members if they want to talk about this without Council meeting that follows and specifics and allows staff proposals. City Manager McCourt does not think they are "done chewing on this." We need another session at a minimum before next Council meeting and talk about things that they talked about and discuss them again. This is trying to take policies that community wants to do and put them into City Code and need to be sure we have philosophy right. It is up to the Council to decide when and this is important issue.

Vice Mayor Cronberg would like to hold a specific meeting to clarify philosophy. Next Work Session meeting is on Monday, January 9, 2012 at 6:00 p.m. and no decisions to be made.

ADJOURN

There being no further business before the Mayor and Council, Vice Mayor Cronberg adjourned the meeting at 7:05 p.m. and requested with the public indulgence a five (5) minute break before starting the special Council meeting.

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**THE MINUTES OF THE JOINT WORK SESSION OF THE MAYOR AND
CITY COUNCIL AND THE PLANNING & ZONING COMMISSION OF THE
CITY OF WILLCOX, COCHISE COUNTY, AZ
HELD ON THIS 3RD DAY OF JANUARY 2012**

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the joint work session meeting of the City Council of the City of Willcox and the Planning & Zoning Commission held on the 3rd day of January 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 6th day of January 2012

/s/ Cristina Garcia Whelan, CMC
City Clerk Cristina Garcia Whelan, CMC

PASSED, APPROVED AND ADOPTED this 17th day of JANUARY 2012.

/S/ MONIKA S. CRONBERG
~~MAYOR GERALD W. LINDSEY~~
Signed: 01-17-2011
Vice Mayor Monika S. Cronberg

ATTEST:

/s/ Cristina Garcia Whelan, CMC
City Clerk Cristina Garcia Whelan, CMC