

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD NOVEMBER 1, 2016, AT 6:00 P.M., AT THE CITY COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

Mayor Joens called the meeting to order at 6:00 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

Diane Joens, Mayor
Karen Pfeifer, Vice Mayor
Terence Pratt, Council Member
Kyla Allen, Council Member
Linda Norman, Council Member
Ruben Jauregui, Council Member

STAFF MEMBERS PRESENT

Doug Bartosh, City Manager
Marianne Jimenez, City Clerk
Steve Horton, City Attorney
Hezekiah Allen, Recreation Services Supervisor
Richard Faust, Community Services General Manager

PLEDGE OF ALLEGIANCE

Mayor Joens led the Pledge of Allegiance.

SUMMARY OF CURRENT EVENTS

Mr. Bartosh stated Walkin' on Main was coming up on November 12 in Old Town.

Council Member Pratt reminded everyone that registration was currently ongoing at Yavapai College for the spring semester.

Mayor Joens stated she attended a going away event for Officer Matt Watson who was going on a fourth tour of duty.

AWARDS

EYES (EMPLOYEES YIELDING EFFECTIVE SAFETY) QUARTERLY AWARD--A.J. PURINTON, FIRE FIGHTER

Chief Kuykendall introduced A.J. Purinton, Firefighter, and reviewed why he was nominated to receive the EYES award.

CERTIFICATE OF APPRECIATION FROM THE NORTHERN ARIZONA COUNCIL OF GOVERNMENTS (NACOG) TO DIANE JOENS FOR DEDICATED SERVICE

The Vice Mayor and Council re-presented Mayor Joens the certificate of appreciation that was given to her by the Northern Arizona Council of Governments for her dedicated service.

CALL TO THE PUBLIC

There were no comments from the public.

APPROVAL OF MINUTES OF SPECIAL MEETING OF OCTOBER 18, 2016, AND REGULAR MEETING OF OCTOBER 18, 2016.

Mayor Joens stated she would like them to consider approving the special meeting of October 18, but the regular meeting needs a little bit more work, so she was going to table that one.

Council Member Norman moved to approve the special meeting of October 18, 2016. The motion was seconded by Vice Mayor Pfeifer, and carried.

NEW BUSINESS

REQUEST TO WAIVE SECTION 9.12.030, ALCOHOLIC BEVERAGES, OF THE MUNICIPAL CODE, TO ALLOW THE SALE AND CONSUMPTION OF BEER DURING THE DISCING 4KIDS EVENT SCHEDULED FOR NOVEMBER 5, 2016, AT RIVERFRONT PARK

Ryan Bigelow, Recreation Supervisor, stated item number one was in regards to the fifth annual Cottonwood fall classic disc golf tournament being held this Saturday. They already had 108 players registered, so the tournament was completely sold out. This was the second year working with Discing 4Kids, a 501c3 organization. Last year this event raised \$1,000 for the Verde Valley Military Service Park. The goal was to do the same this year. Part of the fundraising that enables us to do that is selling beer products. He introduced Eddie Diaz from Discing 4Kids based in Flagstaff.

Mr. Diaz stated he ran the Discing 4Kids program. He was based in Flagstaff and covered Northern Arizona. Last year we were fortunate to be part of the Cottonwood Fall Classic. We had 90 participants last year, this year we had 108 already registered. As far as the fundraising goes, what we do is put discs in over 2,500 kids' hands. He was involved with Flagstaff Unified School District and went to every elementary school. This is a great way to do fundraising for us. This is an adult event; that is why we are asking for the liquor license. Only two underage people registered for the event. He indicated next year he wanted to do a two-day event to fill the hotels.

Council Member Pratt stated it was a great event and it supports the Military Service Park, and kids, and showcases Cottonwood. It's going to have a positive effect on our economy as well.

Council Member Pratt then moved to approve a waiver of Municipal Code 9.12.030 for the sale and consumption of alcohol at Riverfront Park on Saturday, November 5 for the Discing 4Kids fundraising program. The motion was seconded by Council Member Allen, and carried.

SPECIAL EVENT LIQUOR LICENSE APPLICATION SUBMITTED BY EDDIE M. DIAZ, APPLICANT FOR DISCING 4KIDS, INC., FOR AN EVENT SCHEDULED FOR NOVEMBER 5, 2016, AT RIVERFRONT PARK

Ms. Jiménez stated this was the standard special event liquor license application that Mr. Diaz submitted for the event to be held on November 5.

Council Member Jauregui moved to recommend approval of the Special Event Liquor License application submitted by Eddie M. Diaz, applicant for Discing 4Kids, Inc., for an event scheduled for November 5, 2016, at Riverfront Park. The motion was seconded by Vice Mayor Pfeifer, and carried.

ORDINANCE NUMBER 622--AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR FIVE PARCELS OF LAND TOTALING APPROXIMATELY 100.83 ACRES, LOCATED EAST OF THE INTERSECTION OF GROSETA RANCH ROAD AND STATE ROUTE 89A, APN 406-32-080P; 406-23-036V, 406-32-036W, 406-32-174B, AND 406-32-174C, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF PAD (PLANNED AREA DEVELOPMENT) AS APPROVED PER ORDINANCE NUMBER 408 ON NOVEMBER 20, 2001, TO AN ALTERNATIVE PAD ZONE; FIRST READING

The developers of the project, Michael Foster, Clark Pettit, Swayze McCraine, and K.J. Kasun, introduced themselves.

Mr. Scully stated this was the first reading of Ordinance Number 622, which changes the zoning for the PAD for the Vineyards at Cottonwood project, a 555 unit master planned community located east of SR 89A and the intersection of the roundabout of Groseta Ranch Road on property a little over 100 acres in size. The applicants held a neighborhood meeting in May at the On the Greens club house, attended by approximately 50 people. They had comments and discussion that was a part of the process required for a rezoning. The Planning & Zoning Commission held a public hearing at their meeting in July and discussed the project in detail. There were no comments from the public at that meeting. The council considered this at a work session in September and we went through the presentation in greater detail than this streamlined presentation now. This would be the first reading and will be followed up at the next meeting for the second and final reading to adopt the zone change.

Mr. Horton added the council may adopt the ordinance in two weeks without having its own public hearing, unless either the applicant, or a member of the public, or a member of the council requests that there be a public hearing. Right now staff is planning on scheduling it without a public hearing.

Mr. Scully stated the property has five parcels in the rezone, which he showed on the screen. He then reviewed the history of the zoning for the original Groseta Ranch master plan zoned PAD that was a 144 acre project that had 65 acres of commercial along the highway with multi-unit residential, and a shopping center on the corner. That part was not included in this project. This project would be completed in nine phases over a 100 acre section that has 68 acres of multi-family residential, single-family, and condos, with a small amount of commercial and a club house in the center. It included 30 acres of open space; mainly the natural drainage areas. It was a different configuration and needs a new zoning that goes from PAD to a PAD to update the original PAD that was 15 years old. The master plan for the site has nine proposed phases with the first phase containing 41 houses, and as the market responds the build out could take up to 10 years or sooner if they sell houses quicker. The first phase was immediately to the left as you come in from the highway and Groseta Ranch Road. As part of the PAD zoning, projects have a master development plan that gets approved as part of the ordinance which lays out the framework for what's being proposed. He then showed slides of the craftsman style of buildings that would be in the project. One of the issues that came up was because the housing was along the state highway and at a slightly lower elevation than the road, if we had them build a solid wall it would have to be quite tall to block out noise or visibility and would not work as well. Instead, there is a hedge that grows fairly tall, a photinia hedge that potentially grows as high as 10 feet and forms a solid hedge that will be planted in places between the highway and the houses. In addition to doing the rezoning, the next phase of the process is to do the subdivision planning process starting with the preliminary plat going to the Planning & Zoning Commission. That was a point at which details will get worked out if it seems there are things that are missing in each phase. Those will be public hearings and also for Design Review if you're dealing with multi-unit residential or commercial or any other kind of public amenities.

Council Member Pratt stated we did have a fairly detailed presentation of this in September, and he believed the council was unanimous in saying let's go forward with this. He thought it was a great thing for the community and shows how good the city is at working with the developers and the collaboration between the developer and the city.

Mr. Horton stated there is not anything close to a complete absence of detail. You'll note in your packets there's 37 separate stipulations attached to the rezoning. There will be additional stipulations and a development agreement and other things.

Mayor Joens asked if there were any other questions or comments from council members.

Vice Mayor Pfeifer stated she liked it.

Mayor Joens stated it goes with the city's branding.

Council Member Allen stated it was a good project.

Mayor Joens opened the floor to the public. There were no comments from the public and the Mayor closed the floor to the public.

Mr. Horton stated perhaps we want to see if the applicant wants to comment.

Mr. Pettit stated we appreciate the positive comments and feel it will be a good project.

The City Clerk read the first reading of the ordinance by title only:

ORDINANCE NUMBER 622

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR FIVE PARCELS OF LAND TOTALING APPROXIMATELY 100.83 ACRES, LOCATED EAST OF THE INTERSECTION OF GROSETA RANCH ROAD AND STATE ROUTE 89A, APN 406-32-080P; 406-23-036V, 406-32-036W, 406-32-174B, AND 406-32-174C, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF PAD (PLANNED AREA DEVELOPMENT) AS APPROVED PER ORDINANCE NUMBER 408, ON NOVEMBER 20, 2001, TO PAD (PLANNED AREA DEVELOPMENT) ZONE.

AWARD OF CONTRACT AND APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC., TO DESIGN THE MINGUS AVENUE IMPROVEMENT PROJECT, FROM 8TH STREET TO MAIN STREET

Mr. Scott reviewed the proposed improvements that were part of the Mingus Avenue improvement project between 89A and Main Street. He then reviewed the sections of the project that had been completed to date. For this section, (8th Street to Main Street) Statements of Qualifications were solicited and the submittals were scored, and Southwestern Environmental Consultants were selected. This contract was for design services for the portion of the project from 8th Street to Main Street in the amount of \$190,508. The cost for the base design was \$125,904, with two options. Option one was for offsite drainage mitigation between Main Street and 10th Street for \$48,278, and option two was for a traffic analysis of the intersection of Mingus and Main for \$15,876. Staff recommend both options be added to the design work.

Mr. Horton clarified the amount Mr. Scott was talking about was a not to exceed amount.

Council Member Allen moved to award the contract for the Mingus Avenue Design from 8th Street to Main Street, to Southwestern Environmental Consultants, Inc. The motion was seconded by Council Member Pratt, and carried.

CLAIMS/ADJUSTMENTS

Vice Mayor Pfeifer moved to pay the claims. The motion was seconded by Council Member Norman, and carried.

ADJOURNMENT

Mayor Joens moved to adjourn. The motion was seconded by Vice Mayor Pfeifer, and carried. The regular meeting adjourned at 6:48 p.m.