

MINUTES

MINUTES OF THE WORK SESSION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA, HELD ON TUESDAY, MARCH 1, 2011, AT 6:00 PM IN THE BISBEE MUNICIPAL BUILDING, 118 ARIZONA STREET, BISBEE, ARIZONA.

THE MEETING WAS CALLED TO ORDER BY MAYOR PORTER AT 6:00 PM.

ROLL CALL

COUNCIL

Councilmember Boyd Nicholl, Ward I
Councilmember Bennie Scott, Ward III
Councilmember Luche Giacomino, Ward II
Mayor W.J. "Jack" Porter
Councilmember Anna Cline, Ward III
Councilmember Ransom Burke, Ward II, Mayor Pro Tempore
Councilmember Ken Budge, Ward I

STAFF

Stephen J. Pauken, City Manager
Ashlee Coronado, Acting City Clerk
John Charley, Community Development Director
Tom Klimek, Public Works Director

CITY ATTORNEY

John A. MacKinnon

THE FOLLOWING ITEM WAS DISCUSSED AND/OR CONSIDERED AT THIS MEETING:

1. Discussion and Possible Recommendation to City Staff Regarding the Proposed Projects for the City of Bisbee's 2011 CDBG Grant Funds.
John Charley, Community Development Director

Mr. John Charley explained that the reason for tonight's work session was to make possible recommendations for the use of the CDBG funds. In December, council directed staff to return with specific qualified projects for further review. Staff recommended the following, City Hall Elevator approximately \$200,000.00, Renovations to the City Hall Bathrooms on the Second Floor to meet ADA Compliance \$40,000.00 and a Drainage Study for the Bakerville Phase 4 \$50,000.00. These were only estimates but should be fairly reliable amounts.

Councilmember Giacomino asked about the Bakerville project and where it would take the City if the \$50,000.00 was applied to that. Mr. Tom Klimek replied that there were drainage conditions that were not addressed as part of Phase 1 & 2. The engineer was not focusing on drainage at all; he was focusing on surface or pavement. Most of the difficult drainage problems had been left for Phase 4. Mr. Klimek explained that a comprehensive drainage report needed to be done. The study would also address needs for drainage easements.

Councilmember Nicholl asked if the entire \$300,000.00 was applied to Bakerville how far could the City get on phase 4. Mr. Klimek replied that it should close out the whole project. Councilmember Nicholl expressed that the City should complete this project. The CDBG funds could end up going away. This may be the last round the City sees. Councilmember Burke agreed with Councilmember Nicholl and admired the City staff for putting a proposal together that would generate revenue. He felt that the City was creative and could maybe think of another way to fund the improvements to City Hall.

Councilmember Cline asked if Bakerville was completed and there was money left over would the balance be able to be applied to improvements to City Hall. Ms. Bonnie Williams from SEAGO replied, if there was enough time and funds left over in the contract, it could be amended. As long as it had been discussed in the hearings and is on the priority list. Ms. Williams commended on Councilmember Nicholls comment about the CDBG funds possibly going away, and that it possibly could affect this years CDBG budget. The City may not receive the full \$300,000.00. With an application due date of May 1st it would be very critical that the City prioritize the projects so there would be something to work with.

Mayor Porter asked if the City Hall Elevator would be internal or external. Mr. Charley explained that it would be an external unit. Mayor Porter pointed out to the public that the reason for the elevator is to bring City Hall up to ADA compliance. Mayor Porter asked if a chair lift had been considered. Mr. Charley replied that it had not.

Councilmember Scott commented that he was a little concerned about this elevator. The City could possibly receive a fine if the building is not brought up to compliance. Mr. Charley explained that the City would be setting a standard for the rest of the community.

Councilmember Budge asked if the City didn't receive all the funds to complete Bakerville could there be a second proposal in the wings. He thought that since the City requires the buildings downtown and people who remodel to be in compliance, we need to set an example.

Councilmember Giacomino asked how many years the Bakerville project has been going on. Mayor Porter stated that it had been going on for five years. Councilmember Giacomino expressed that if a project had been going on for five years and the people have been waiting, it should be completed.

Mr. Pauken explained why the recommendation from staff came about. Mr. Pauken stated that he didn't think that the full \$300,000.00 would complete the rest of the Bakerville project. It may be double that. We have been focusing on elevators, but the City is really focusing on ADA compliance. The water heater in the upstairs bathroom had to be shut off because it was leaking all over the floor. The bathrooms upstairs are a big symbol of neglect. This building needs to be brought back to functionality and compliance. The City has had a significant amount of damage that is costing us money. The City continues to look for money to be able to make the necessary improvements. This recommendation comes recognizing that the City has some problems that need to be solved in this building. Any recommendation that is made is solely by Mayor and Council.

Councilmember Burke stated that we do need to finish the Bakerville project, not saying either project is more worthy than the other. Mr. Pauken reiterated that in his best estimate \$300,000.00 would not complete the Bakerville project and did not want anyone to leave tonight with any expectation that we would be done.

Councilmember Budge said that the City will be facing some stark realizations come budget this year. The City is going to have to make some hard decisions. When SEAGO leaves it will leave a big hole in the budget. The City will be out a big chunk of money. If the City is going to go out and try to find a good tenant that will keep the City Hall running that will pay the light bills and the gas bills in the winter. We can't expect anyone to pay top dollar or even get someone to come in with a bathroom that is scary to go into. Now would be the City's chance to put some money into this so we can take that off of our budget list.

Councilmember Burke made a recommendation that the City pledge \$330,000.00 to the Bakerville project first, if anything is left over to allocate it to the ADA restroom compliance and third to the lift of some sort.

Councilmember Cline stated that this is such a tough decision and that both are very much needed. She said that she would love to see Bakerville completed, but at the same time the City needs to be in compliance.

Councilmember Scott said that he would like to keep moving right along with Bakerville, but when SEAGO is gone we have a hole. We won't be able to rent that space to someone in a wheelchair. This building is not ADA compliant. The City needs to bring this building back up to standards. Every government building in the state of Arizona that is over two stories has an elevator.

Councilmember Giacomino stated that the people of Bakerville have waited and are flooded all the time. They have been waiting for a long time. She felt that the money needs to be put there.

Mr. John Charley requested that when the recommendation is prepared could low income housing repair be included. A Resolution will need to be passed in April announcing the projects selected and in May the formal application will need to be submitted to the state.

MOTION: Councilmember Scott moved to Adjourn

SECOND: Councilmember Nicholl

ADJOURNMENT: 6:35PM

W.J. Porter, Mayor