

CITY OF SOMERTON  
**MINUTES**  
WORK SESSION

6:30 P.M.

Monday, November 15, 2010

**Council Members:**

**Staff:**

M. Porchas, Mayor	(P)	Bill Lee, City Manager	(P)
A. Magana, Vice-Mayor	(P)	Louie Galaviz, Park & Rec Dir	(A)
J. Yepez	(A)	B. Cotman, Chief of Police	(P)
G. Anaya	(A)	S. Palacios, Interim Public Works Dir	(A)
M. Villalpando	(A)	G.W. Hunt, City Attorney	(A)
L. Ramirez	(P)	M. Figueroa, City Magistrate	(A)
L. Galindo	(P)	G. Halford, Admin. Svcs. Dir	(A)
		VACANT, Interim Com. Dev. Dir	(A)
		P. De Anda, Fire Chief	(A)

**CALL TO ORDER/ROLL CALL**

Mayor Martin Porchas called meeting to order at 6:30 P.M.

Council members Anaya and Villalpando were absent. Council member Yepez arrived at 7:12 P.M.

**Call to the Public - None**

**NEW BUSINESS**

**All items are for discussion and possible action**

1. Presentation by NFPD for possible consideration of developing city Redevelopment Plans.

Dave Fackler-This is a collaboration between NFPD and RSP Architects. Still under contract with the City of Somerton from work done previously. Getting close to 40 years of experience, putting together re-development plans and implementation strategies that moves plans to reality with physical projects. The vision means nothing sitting on the shelf, you have to put together the tools and in such a way that the project can be built or work with a private community to built those projects.

Jason Ploszaj-Where we come in is where we would bring the project to reality. Our firm has been around for over 30 years. We specialize in a wide range of services from master

planning, corporate hospitality re-built. Most of my experience has been based on master planning and hospitality re-built.

Dave Fackler-RSP Architects have been the go to Architect Firm. They've done a lot of work for us. RSP not only do they put together great looking plans, but those plans are based in reality. We were approached to putting a re-development plan from downtown Somerton and we would like to work with the community to bring forward an integral part of the plan. The re-development area is the long grown out, almost 2 miles in length, from canal to canal, from East to West. The Main Street Corridor is fairly small from Somerton to Cesar Chavez.

Dave Fackler-Primarily what you're looking for are people who would be affected by the development of this plan and as well as the implementation of the plan. That input is critical to us and it's critical not only on a resident business owner, but also on a city staff.

Dave Fackler-Ultimately, putting together a conceptual development plan is just a pretty picture of what the future looks like, but that's easy and it puts the project into reality.

Mayor Porchas-Most businesses on Main Street Corridor from State to Union are businesses except for Chicanos Por La Causa and DES, but most of them are owned by MOM and POP and we have fire codes that are very strict. Somerton is struggling when someone wants to do or create a business in their own building. The codes makes it easier for them to start up a business especially now that they might have \$50K or get a loan for \$50K, but we require fire sprinklers and regular sprinklers can go from \$50K to \$70K and that just there another \$20K. Just something that would be discouraging. Dave Fackler-Working with the fire department and the building staff and make sure that everybody understands what is a life safety issue in which there should not be any impossibilities. That creates extreme liabilities of the community versus what would be nice to have, but are not absolutely required based on what the person wants to do. There are a lot of issues once you change the occupancy. If that's the case, than that has to be done to meet the life safety issues involved.

Mayor Porchas-What I've seen around here is that a lot of businesses, the owner, just rents them out. They'll tell the renter to fix it up.

Bill Lee-You see anything that we can use those funds to assist in possibly getting that building completed? Dave Fackler-Perfect scenario would be to work with Chicanos Por La Causa by buying into that building and relocating them to free up that building on Main Street. The key is to take essentially almost 2/3 of the block coverage on Main Street in the retail core and take the service use and put them in the East Main service area. That's the goal. If Main Street is ever going to be successful, it needs to have retail facing retail.

Bill Lee-What would you tell the Council about the two parking lots that Somerton has?  
Dave Fackler-They don't have two air foot in front of each other. We can actually set up to create a pedestrian crossing. Put a significant street crossing.

Bill Lee-What are some of the little things that the city might be able to do in the near future to try to help us with and make an impact? Dave Fackler-Washing some of your federal money and cleaning it up to the point where it can be used without worrying about where you're going to spend it. You need to take a look at your complete CIP and where you're putting money on that you could put Block Grant funds into those projects to offset city funds and take those city funds and put them into store front beautification.

Summary of current events by Mayor, Council Members, and or City Manager, pursuant to A.R.S. §38-431.02(K). provided that the public body does not propose, discuss, deliberate or take legal action on any matter in the summary.

#### **ADJOURNMENT**

**Meeting was adjourned at 8:10 P.M.**

  
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**MAYOR MARTIN PORCHAS**

#### **CERTIFICATION**

**I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Council Meeting for Monday, November 15, 2010.**

  
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**CITY CLERK**