

DRAFT –12/12/2007

**SPECIAL MEETING
Superior Town Council
Town Council Meeting**

**Monday December 10, 2007
Superior Senior Center
Superior, Arizona**

M_I_N_U_T_E_S

A. Call to Order

Mayor Hing called the meeting to order at 10:00 A.M.

B. Salute to the Flag

Mayor Hing led the council, staff and audience in the pledge.

C. Opening Prayer

Mayor Hing led the Town Council, Staff and audience in an opening prayer.

D. Roll Call

Members Present: Councilmember Heglie, Mayor Hing, , Councilmember Marquez, Councilmember Cervantes,

Members Absent: Vice Mayor (2) Lopez, Vice Mayor 1 Valenzuela, Councilmember Peralta

A quorum was established and the meeting continued

E. Proclamation

A. Proclamation in Accordance with Established Emergency Procedures to Declare a State of Emergency.

Mayor Hing read the proclamation that would establish a state of emergency in regards to the Magma Hotel property. He explained that this situation is an imminent danger to the community and that that this proclamation would allow for emergency purchasing to abate and remove the structure as needed.

F. Business

Possible Discussion and/or action on the following

a. Discuss/ Approve/ Reject issues related to the recent collapse and unsafe building of the Old Magma Hotel Building and Property

Ms. Cordova explained that that the property is owned by Magma Lodging Group LLC and that the owners have Mr. & Mrs. Gartner's have been contacted and are informed on the status of the building. She stated that the owners confirmed they do not have the resources to complete demolition and clean up and that this would have to become the responsibility of the town as it poses safety and health issues.

Ms. Cordova explained that Wildan has contacted a company to check for asbestos and that report would be complete by Thursday and depending on what the report says will determine how and when the demolition will occur. She also gave a brief overview on a new department at Wildan that has been established to purchase properties and then sell to investors who can develop these properties. She explained that this may be a viable option for this situation.

Local Realtor Pamela Rabago stated that on numerous occasions the property owners had attempted to work with the town on the code violations and she also provided quotes to Ms. Cordova for demolition which the property owners have retained. Ms. Rabago stated the quotes varied from \$23,750 to \$66,000 depending on weather or not the property has asbestos.

Property owner Lisa Gartner gave a lengthy statement regarding the process and communications that they had had with staff and elected officials from the town. She stated

that on several occasions she tried to provide information or possible solutions to the town and they communications were never responded to. She stated her disappointment with their lack of support and understanding and also apologized that this has happened. She stated this was never their intent but due to serious health issues with her husband they were unable to fulfill their goals and plans for the hotel.

Ms. Cordova reviewed the abatement process and how the town could receive its funds back from the property owners.

Mayor Hing explained that this council is committed to enforcing the codes to clean up the town. He stated that the town is required by law to keep the town safe and healthy. He also stated that property owners are required to keep their structures up to code.

Discussion followed regarding the historic registry and if that will affect the demolition. Mayor Hing explained that any provisions to protect the historic value are not valid when the safety is the main concern.

The council engaged Ms. Oliver on possible grant opportunities to start an abatement fund and to assist with other programs to allow building owners to fix structural problems before they become a problem.

Mayor Hing announced that there would not be an executive session.

J. Executive Session

K. In Public Session

Adjournment

Councilmember Peralta made a motion to adjourn the meeting. Councilmember Heglie seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:00 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Town Council of the Town of Superior held on the 6th Day of December 2007. I further certify that the meeting was duly called and held and that a quorum was present.

/s/
Rosie Cordova _____
Rosie Cordova
Town Manager/Clerk

These minutes have been transcribed and compiled by
Mila Lira
Miracle Executive Services
www.miracleexecutiveservices.com