

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

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OCTOBER 13, 2011
COUNCIL ACTION

I. **PROCEDURES:**

- A. Call to Order Mayor Moore called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance and Invocation Mr. Lienhard led the Pledge, and Ruth Sanzari offered the Invocation.
- C. Roll Call Present from City Council were Mayor John Moore, Councilmen Bernie Hiemenz, Frank McNelly, Bill Miller, Lee Payne, and Jim Wurgler. Absent was Councilman (Vice Mayor) Don Dent.
Present from City Staff were Police Chief Herman Nixon, Public Works Director Glenn Cornwell, Water Department Supervisor Bill Pruett and City Clerk/HR Director Susan Kerley.
- D. Approval of Minutes: September 19, 20, 22, and 27, 2011 Councilman Miller made a motion to approve these minutes, and Councilman Hiemenz seconded the motion. It carried 5-0.
- E. Adopt Agenda Councilman Miller made a motion to adopt the Agenda, and Councilman Payne seconded the motion. It carried 5-0.

II. **PRESENTATIONS**

- A. The Mayor's Youth Advisory Group was introduced and reviewed their Mission Statement, History, Rules, and Strategic Plan for the upcoming year. Group members included Amanda Wamble, Chairperson, Sylvia Cardenas, Vice Chairperson, Cheyenne Lienhard, Devin McNelly, Ethan Reinartz, and Josh Stidham. They plan a painting project at Buckskinner Park this month.
- B. Utility Service representatives, Mike Butkis and John Snodgrass, presented their plan for water tank cleaning, repair and maintenance. They have inspected all seven water towers and told everyone about their company, the condition of our tanks and the solutions they offer.

Their firm was founded in 1963 and is the largest provider of contract tank maintenance with over 750 employees. They cover 85% of the continental U. S. with over 5,000 water tanks with full service maintenance agreements. In addition to providing full service maintenance, they provide communications site management by finding providers of wireless Internet services and cellular phone services to generate revenues for the City.

They explained that the City would pay an annual fee for which Utility Services would take responsibility for all future maintenance and water quality management. This would include chemical cleaning of filter media. They shared a Power Point presentation that included the following summary:

- All tanks are showing signs of deterioration. The oldest is more than 64 years old.
- All seven are in need of attention today.
- Coating systems are at or are nearing the end of their useful service life and are not protecting the tanks' steel.

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- Several safety, sanitary, or security items need attention.

Then they reviewed their inspections of all seven tanks.

Mayor Moore asked, "What is the next step"?

- They said that there are currently no structural worries; all tanks are salvageable and can be maintained. Utility Services has created a new business model. A contract with them would include all maintenance and repair with the City having no risk or liability on paint, repairs, etc. Their all-inclusive program offers single-source responsibility for one annual fee. Such a contract is simple and renewable yearly. Each tank would have a separate one-year contract that can be extended indefinitely. They cannot drop a customer except for non-payment. Payments can be arranged monthly, quarterly, semi-annually or annually. Fees are locked for three-year increments. Increases cap at 5% annual adjustment and are locked again for three years.

Councilman Payne asked if any tanks present health hazards. The response was that their firm would provide more protection of tanks, and nothing is posing health concerns. Steel is being lost.

Councilman Payne asked what the expected increase in the life span would be after re-vamping and how often tanks would get cleaned. The reply was that they would recoat the tanks every 10-12 years, and they would guarantee 0% steel loss. Inspections would be done every year, and cleaning would occur every two to three years because of manganese levels.

Councilman McNelly asked if they have analyzed high altitude and extreme temperature change models. They said that these conditions are harder on interior paint, but the main thing is to make sure touch-up painting is done.

Councilman Miller asked about the downtime for renovations. The response was that each tank is a little different. The expectation is three to six weeks for each tank to sandblast, coat, and cure for seven to ten days. This is dependent on steel temperatures, not air temperatures. Utility Services carries \$10 million per incident of environmental coverage, and the City would be named as an additional insured.

The Mayor concluded that the next step is to start talking with the City Manager.

III. PUBLIC PARTICIPATION: NONE

IV. CONSENT AGENDA ITEMS

C. Approval of Purchase Orders: J. Duffy

D. Approval of Check Register month ending September 30, 2011: J. Duffy

After several questions concerning the process the City follows in requesting bids, the purpose of freight charges on P. O. #7932, the delivery of water by L. P.'s to the Grand Canyon Railway pool, and the reminder that Council had reached a decision to not give refunds on brown water claims but to refer them to the insurance company, Councilman Wurgler made a motion to approve the Consent Agenda Items. The motion was

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seconded by Councilman Miller, and it carried 5-0.

V. *NON-CONSENT AGENDA ITEMS*

- E. (Tabled from 9.22.11) Council may make a decision regarding a 60-month lease for two Toshiba color copiers, one for City Hall and one for the Police Department: J. Duffy

In Joe Duffy's absence, Susan Kerley reported that, according to the Copier Purchase Analysis prepared by Joe, the purchase price for two copiers plus service for one year is \$28,965.00. The cost for a 5-year or 60-month lease, including service for one year is \$33,345.00. The monthly service and cost per copy fees are guaranteed for one year if copiers are purchased. Conversely, they are guaranteed for 60 months or the life of the lease. We will save about \$6,500 on the purchase of color printer supplies by having color copiers.

Councilman Wurgler said he has found it frustrating when comparing leasing and purchasing – it's almost a wash. When you buy, the machine becomes out of date. He finds leasing preferable.

Councilman Wurgler made a motion to proceed with the lease of the two copiers, and it was seconded by Councilman Hiemenz. The motion carried 5-0.

- F. Council may ratify an employment agreement between the City and Brandon Buchanan for his services as City Manager: J. Moore

Mayor Moore reviewed several items:

- The City Manager would be an at-will employee.
- The City can terminate an at-will employee and then negotiate a severance package.
- Brandon Buchanan prefers to furnish his own vehicle and insurance coverage with the City providing a \$300/month vehicle allowance.
- He will be here on November 9, 2011.

Councilman Wurgler made a motion to ratify the Employment Agreement, and it was seconded by Councilman McNelly. The motion carried 5-0.

- G. Council may make a decision after discussion regarding Mountain Village Holiday plans for 2011, City sponsorship, and location of the official City Christmas tree: J. Moore

Mayor Moore explained that the first item was the location of the Christmas tree. One possibility would be to put the tree at the Community Stage. He has talked with Chief Nixon who has safety concerns about the Second Street location because of the number of people who gather there in the street. They plan to talk about moving the tree to the Community Stage location next year. It would cost no more there than downtown, and that location already has power.

Councilman Miller noted that Fire Chief Dent advised against the Second Street location. Several businesses suffer because of the tree, and traffic issues arise for

people living nearby.

A public participant known only as Darrie expressed concern that if the location of the tree were changed, more people would not cross the railroad tracks to shop in the downtown area. She maintained that the biggest concern is keeping business on this side of the tracks as some businesses already have plans to stay open longer hours in the winter. Moving the tree to the Stage may severely hamper downtown businesses.

Another participant, Tom, added that the appropriate venue is at the Visitors' Center where the tree would be out of the middle of the road. He is getting tired of going around the tree and being inconvenienced.

Mayor Moore pointed out that without the Polar Express, there would be no people in town anyway. This is why he suggested leaving the tree on Second Street this year and deciding and implementing a relocation next year.

Participant Mike Cowan said that the Polar Express brings people to town, and lots of people gather in the area near the tree. That time is the very hardest time for businesses. He believes Williams has the potential of getting some of that business. Where the tree is placed could make a big difference to businesses.

Councilman Wurgler made a motion to leave the tree in the same location and between now and next year, the Mayor will appoint a committee whose members will include some from the business community, the Fire Department and the Police Department to determine whether or not to relocate the tree to the Community Stage/Visitors' Center location. Councilman McNelly seconded the motion, and it carried 5-0.

Mayor Moore explained that the second item is that the Chamber will spend \$23,000 to \$25,000 on new decorations and is asking the City for \$5,000 toward these expenditures. Councilman Miller said that the City gets a tremendous benefit from these decorations and \$5,000 would be quite a bargain. He made a motion that the City direct \$7,000 to the Chamber of Commerce toward the new decorations. Councilman Wurgler seconded the motion, and it carried 5-0.

VI. REPORTS, CURRENT EVENTS, AND INFORMATION ITEMS

A. Mayor and Council

Mayor Moore said that one item that needs to be looked at again is Impact Fees. He said that he is very pleased with the Mayor's Youth Advisory Group and believes they will

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accomplish a great deal. He explained that Councilman Dent has a blood clot that they hope to dissolve quickly.

B. Staff Reports

Susan Kerley announced that a Retirement Celebration for Glenn Cornwell will be held at noon on Thursday, October 27th at the Recreation Center. Lunch will be provided, but guests may bring an appetizer or dessert. Phone Pam Galvan to make a reservation. Mayor Moore added that the public is also invited.

VII. *ADJOURN:* The meeting was adjourned at 8:29 p. m.

Mayor John Moore

City Clerk

ATTEST:

DRAFT