

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

PAGE 1

FEBRUARY 27, 2014
COUNCIL ACTION

I. PROCEDURES:

- A. Call to Order Mayor Moore called the meeting to order at 7:00 p.m.
- B. Pledge and Invocation Police Chief Herman Nixon led the pledge of allegiance, and Judy Givens offered the invocation.
- C. Roll Call Mayor John Moore, Vice Mayor Don Dent, and Councilmen Craig Fritsinger, Bernie Hiemenz, Frank McNelly, Lee Payne and James Wurgler were present and constituted a quorum.
Present from City Staff were Brandon Buchanan, City Manager, Police Chief Herman Nixon, Finance Director Keith Buonocore, Building Inspector Tim Pettit, Planner I/Abatement Coordinator Harry Holmes, and City Clerk/HR Director Susan Kerley.
Kellie Peterson, representing Mangum, Wall, Stoops and Warden, was present.
- D. Approval of Minutes February 13, and February 18, 2014 Councilman Wurgler made a motion to approve the minutes as presented. Councilman McNelly seconded the motion, and it carried 6-0.
- E. Adopt Agenda Councilman Hiemenz made a motion to adopt the Agenda as presented. Councilman Dent seconded the motion, and it carried 6-0.

II. PRESENTATIONS

- A. Mayor Moore introduced Colton Adams whose essay on the purpose of local government won the Mayor for A Day Contest at the High School. He accompanied the Mayor to a NACOG meeting and sat in on this Council Meeting. The Mayor thanked him for his participation.
Presentation to provide Council with information regarding the possibility of turning the old elementary school building into a center for the arts: Kris Williams, representing Williams Alliance for the Arts:
The monthly Art Walk is the Alliance's community event. Their big project is the Old School Building. They believe that having this as a Center for the Arts will be a big draw in the community and region. Artspace is based in Minnesota and assists in setting up artists' spaces across the country. They offer a feasibility study. The local group applied for and received a grant from the Arizona Commission for the Arts for \$10,000 that will pay for reps from Artspace to come to Williams to do a feasibility study. They are scheduled to be here for two days, but the local group hopes to convince them to come a day earlier. Ms. Williams closed by saying her purpose in appearing before Council is informational and to solicit support for this project.

III. PUBLIC PARTICIPATION

Bobby Patricca, a frequent public participant and member of the Parks and Recreation Commission, bid "Farewell to Williams" as he will be moving to Prescott. He implored Council to explore ways of bringing new jobs for the town so younger residents won't have to move away

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

PAGE 2

FEBRUARY 27, 2014
COUNCIL ACTION

in order to earn high enough wages on which they can support a family.

IV. CONSENT AGENDA ITEMS

B. Approval of Purchase Orders: K. Buonocore

Councilman Dent made a motion to approve the purchase orders as presented. Councilman Fritsinger seconded the motion, and it carried 6-0.

CONVENE TO PUBLIC HEARING (7:19 p.m.)

Request by Logan Checketts for a Special Use Permit to continue the operation of the Soaring Eagle Zipline on City property (Parcels 200-10-001R & 200-10-001Y) north of Railroad Avenue between the Recreation Center and the east boundary of the public parking lot.

- **Logan Checketts** said he recently received two phone calls: One in which Rick from Kansas City who travels Route 66 will be here this summer with his wife and her 20 friends who chase zip lines. The second call came from Beverly from Nashville who is excited to hear about a zip line near the Grand Canyon. She will be here on March 18th.
- He appreciates the local support and the opportunity for those opposing the zip line to have a chance to be heard.
- **Daniel Robert Watt, 8348 Red Butte Road:** He and two partners opened a new business, South Rim Wine and Beer Garage. Money comes in two forms – tax revenues or new businesses. He was here to advocate for new businesses. His business did not close this winter. He encouraged Council members to vote for the Zip Line. His grandchildren love it.
- **Dennis Nelson, 366 N. Lakin Drive:** His views were expressed in a letter to the editor in the local newspaper. Some people are not opposed to the Zip Line but are opposed to its location. Lots of time was put into doing the Community Stage correctly. He doesn't think anything can be done to the Zip Line to give it a historic look that fits into downtown.
- **Dan LaPaglia, Canyon View Realty:** He is not opposed to the Zip Line – he is opposed to its location. Parking is a major issue. His desk is directly across from the Zip Line. He urges his employees not to park on Railroad Avenue. No parking is available in the summer months. The noise factor is a disruption to his real estate business. He has found the Zip Line folks to be very cooperative. If his building were to be sold, he would have to disclose to the buyer the parking and noise issues, and that would be detrimental to the price of the building.
- **Sean Casey, Bearizona:** He is not a Williams resident most of the time. He said the community was dying in the 1980's when it was saved by an attraction: the Grand Canyon Railway. In Williams, tourists have less than a 1.5 day average stay. In the Black Hills where there are 50 attractions, the average stay is 4.5 days. He believes that area of Railroad Avenue looks semi-ghettoish with the Lady of the Evening hanging from a window to represent Route 66. He thinks the Zip Line improves the neighborhood. His main point is that this is a pivotal decision for Council members.

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

PAGE 3

FEBRUARY 27, 2014
COUNCIL ACTION

- **John Holst, Red Garter Bed & Bakery:** He believes City Council is making a decision that will have an impact for a long time. He believes the Zip Line is a good thing in a wrong location. P & Z found the Zip Line to be an appropriate use for this location while the Historic Preservation Commission found it didn't fit into the neighborhood. His suggested compromise: Have another year in the same location and determine with the Special Use Permit a date certain to move to a different location. This will give it a chance to be a viable business.
- **Thomas Ross, 2750 Country Club Road, I-40 Fleet Rentals:** He heard three people speak against it, and they were all against the location, not the Zip Line itself. The Zip Line uses no water. Right now, we have one attraction, and we're showing them the door. Along with many other residents, he wanted to encourage City Council to support the Zip Line.
- **Bobby Patricca:** Passengers on the departing trains ask their parents to go on the Zip Line after they return from the Grand Canyon. He's seen enthusiasm for the Zip Line he hasn't seen otherwise. His hope was that City Council gives the Zip Line another year.

RE-CONVENED TO REGULAR SESSION(7:56 p.m.)

VI.

NON-CONSENT AGENDA ITEMS

- C. Council may discuss and make a determination on the issuance of a Special Use Permit to Logan Checketts: J. Moore
- **Councilman McNelly** asked what liability insurance they carry. The response was \$1,000,000 per incident and \$2,000,000 aggregate. **Kellie Peterson** added that this is dictated by the lease that also has an indemnification clause.
 - **Logan Checketts** said they made \$30,000 operating profit last year. He believes the goal is \$100,000 this year. They have no debt service. They have a good marketing plan and experience.
 - **Councilman Dent** introduced a "real" discussion by saying that there are a lot in town who don't want it in that location. The City spent 20 years getting the parking lots and have lost part of the lots and invalidated the integrity of the Historic District. If we are in the business of renting parking lots, we should have done an RFP. It is not the goal of the City to leave it where it is.
 - **Logan Checketts** said it takes up eight parking spaces. Councilman Dent replied that this is a matter of interpretation.
 - **Councilman McNelly** suggested that some kind of surety bond be required.
 - **Councilman Payne** believes this is a fabulous idea for Williams but doesn't think it should be there forever. He would support giving the Zip Line one-two years there, and then find another location.

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

PAGE 4

FEBRUARY 27, 2014
COUNCIL ACTION

- **Kellie Peterson** advised that the Special Use Permit and the terms of a lease are two separate matters. Just the Special Use Permit is before Council now. The City's role as a property owner cannot be mixed up. These are two different actions.
- **Councilman Payne** made a motion to approve a Special Use Permit for the Zip Line for a period not to exceed two years and to bring before City Council the modification of the terms of their lease. **Councilman Fritsinger** seconded the motion, and a roll call vote was taken:

Councilman Payne: Yes
Councilman Fritsinger: Yes
Councilman Wurgler: Yes
Councilman McNelly: Yes
Councilman Dent: Yes
Councilman Hiemenz: Yes

The vote was unanimous, 6-0.

D. Council may discuss and recommend/not recommend that the Arizona Department of Liquor Licenses and Control issue a Series 7 (Beer and Wine Bar) license to John Kennelly for 138 W. Route 66: S. Kerley

Councilman Dent made a motion to recommend the issuance of this license. Councilman Hiemenz seconded the motion, and it carried 6-0.

E. Council may discuss and approve the purchase of carpeting for the Golf Course Club House and Events Building: B. Buchanan

After a brief discussion, Councilman Wurgler made a motion to allow expenditure for carpeting for the Events Building only at this time. Councilman Payne seconded the motion, and it carried 6-0.

F. Council may review and discuss revisions to Title

Brandon Buchanan indicated that the intent for this meeting was to answer any questions from Council members who have reviewed this document. As questions arise, please see Tim Pettit or Brandon

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

PAGE 5

FEBRUARY 27, 2014
COUNCIL ACTION

12, Chapter 13 of Buchanan.
the City Code
pertaining to
Permitted Signs

VII. REPORTS AND INFORMATION ITEMS:

G. Mayor and Council *NONE*

H. Staff Reports *NONE*

IX. ADJOURN: Councilman Wurgler made a motion to adjourn, and it was seconded by Councilman Payne. The meeting adjourned at 8:34 p.m.

Mayor John Moore

ATTEST:

City Clerk