

## CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES  
AGENDA ITEM

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MARCH 6, 2014  
COUNCIL ACTION

### ***I. PROCEDURES:***

- A. Call to Order Mayor Moore called the meeting to order at 4:59 p.m.
- B. Pledge and Invocation Mayor Moore led those present in the Pledge of Allegiance. Invocation led by Katie Glen.
- C. Roll Call Mayor John Moore, Vice Mayor Don Dent (left at 6:10 p.m.), 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, Finance Director Keith Buonocore, Street Superintendent Hoch Ortiz, Water/Wastewater Superintendent Jim Courchaine Water/Wastewater Department employees Kathy Fuller, Bill Pruett, Aaron Anderson, and James Grantham. Also present were City Attorney Kellie Peterson and Executive Assistant Jan Shirley.
- D. Adopt Agenda Councilman Dent made a motion to adopt the Agenda as presented. Councilman Fritsinger seconded the motion, and it carried 6-0.

### ***II. PUBLIC PARTICIPATION:***

Mayor Moore had several questions from the public regarding the water issue. Since the water issue would be discussed later in the meeting, he set aside those questions until then.

### ***III. NON-CONSENT AGENDA ITEMS***

- A. Council will consider and may approve a contract with Zip Adventures, L.L.C.: B. Buchanan  
Comments on the contract:
- Regarding lightning protection, Councilman Dent asked that the engineering report be reviewed to make certain that adequate lighting protection is assured.
  - Councilman McNelly asked whether there was a County or Federal agency whose job it was to inspect amusement rides. Brandon Buchanan said that he was not aware of one.
  - Council discussed the \$5000 performance bond which had been added to the contract and the owner's request that the \$5000 be in the form of a bond or an escrow-type account. The escrow account would be owned jointly by the City and the owner of the Zip Line. This was acceptable to Council.
- B. Council will review and may accept a bid for bleacher covers for the Rodeo Grounds.  
No discussion.

Councilman Wurgler made a motion to approve the contract with Zip Adventures, L.L.C. and to accept a bid for bleacher covers for the Rodeo Grounds. Motion was seconded by Councilman Hiemenz and approved by all.

### ***C. CONVENE TO WORK SESSION***

- Budget Presentation from the Chamber of Commerce: Gioia Goodrum; Heather

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Hermen; Doug Wells:

The Chamber asked for a reinstatement of \$26,000 which had been cut from the budget the last two years, and for an additional \$24,000. The monies would help sustain the Chamber, allow it to more effectively compete for tourism nationally and internationally, and to take advantage more fully of opportunities offered by the Arizona Office of Tourism program. A hard copy of the presentation was given to each Councilman which included copies of ads placed in the last year.

Councilman Fritsinger asked how the Chamber measures the impact of the travel and tourism events. Heather Hermen said that she handled the media portion of Pow Wow last year. She received a media list of 75 journalists from around the world and added them to the Chamber's media list; Chamber staff handled the tour operators and travel agents who want to book travel to Williams. Those contacts can be targeted and tracked to know who is coming to Williams based on that particular event.

Council McNelly asked what the Chamber membership has been in the last four years. Doug Wells responded by saying that membership was at 210, but that non-paying members had been part of that count. Those members were removed and membership is now at about 190. The Chamber Board of Directors is strong and diverse, with representatives from Williams hotels, attractions, retail and restaurants. Because of the cooperative program with the Arizona Office of Tourism, AOT has been sending many travel writers to Williams for FAM tours. The Chamber, reaching into its reserves and with donations from many hotels, restaurants and attractions, has invested thousands of dollars to host these tours. Since 2010 the BBB is projected to increase over \$100,000, which translates into over \$5 million in sales, and the Chamber wants to keep that positive growth happening. A cooperative marketing program is underway with the Chambers in Sedona and the Grand Canyon. Mountain Village Holiday has helped bring people into downtown from the Polar Express.

- Water Issues
  - Water Restrictions (Issuance of Building Permits, Ball Fields, Triggers for Excessive Rates, etc.)

Brandon Buchanan asked for guidance and clarification on issues staff has encountered regarding issuance of building permits, among them whether to issue building permits for construction not requiring water. Tim Pettit asked whether the restrictions were strictly for new buildings, and also asked whether areas such as Pine Meadows and the ski run, which have their own systems, were part of the restrictions. Mayor Moore asked about the restrictions being put in place when only lake water was used. Councilman Dent said eight years ago the city had restrictions; factoring in all water currently available from the wells and lakes, the town is running out of water; can change the criteria, but need to have the restrictions in place today.

Councilman McNelly said building should be encouraged. Brandon Buchanan said that it takes six months to build a house and longer to build a

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larger project; which means water would not be used for maybe a year. Part of the discussion has been whether to issue the permits, collect money from the building permits and impact fees which can be used for the development of water. Councilman McNelly asked what percentage of water was used by new houses. Tim Pettit said that 18 building permits were issued last year and two the year before, but he did not know the percentage. Brandon Buchanan said that a house uses on average about 5000 gallons, so it is not a significant amount. Councilman McNelly said that, if it is not a significant amount, perhaps building permits should be allowed. Councilman Dent pointed out that the building permits would also include larger developments. Mayor Moore asked City Attorney Kellie Peterson whether the city could pick and choose to whom building permits could be issued. Kellie Peterson said yes, if the city established reasonable criteria, e.g. the number of fixtures, etc., or a garage that does not need water, etc. Brandon Buchanan pointed out that larger projects would bring in larger impact fees. Councilman Payne said that the water problem would not go away and the issue of producing more water cannot be put on the back burner to be dealt with in a later year.

Mayor Moore then went to the written questions from the audience and called on Kevin Young. Mr. Young (owner of Canyon Motel and RV Park) said that in the last month the shower cartridges in his rooms have been filling with rocks and debris from the water line which he has had a problem with in the past. Mr. Young said that work is being done on Forest Purdy's property and asked whether the water line would also service that property. Mayor Moore interrupted by saying that it is not the intent of the City at this time nor have there been any discussions or plans for Forest Purdy to do anything up on that hill and that Forest Purdy has nothing to do with the water issue. Mr. Young said that whenever there is a surge in the water and because of the age of that pipe the water supply is filled with debris. He asked whether money was allocated in the budget to repair the water line. Brandon Buchanan said that the budget this year does not include capital projects and, therefore, there is no money to replace the water lines. In response to Mr. Young's question as to what the City could do to help him, it was suggested that he put in a filter on his line, which is what many businesses have done. Mr. Young said that his line was replaced in 2003 and he was told then that it was not on his side of the service.

Mayor Moore then called on Dwayne Weston, attorney from Flagstaff, who wanted to speak on the issuance of new building permits. Mr. Weston said that he represented the Williams Lodging and Business Coalition, a group of Williams businesses that are concerned about the water issue. Mr. Weston pointed out that Williams has had drought conditions since 1995, and that this year has only received 10% of normal precipitation. Under the current restrictions residents and businesses can only use the amount of water they used in April of last year. He urged caution in issuing new building permits to new housing or new hotels, which could use 200,000 to 400,000 gallons of water a month.

- Ball Fields:

Discussion included: it takes about 60,000 gallons a year to water the ball fields and about 227 kids use the fields. Councilman Payne said that the ball fields should be kept alive. Mayor Moore felt that there are some things that should be maintained, and ball fields were one of them. The City has invested millions of dollars in the ball fields and the golf course. Mayor Moore added that the City needs to start tomorrow to find more water as well as to make plans for today's issues. Mayor Moore recommended asking staff to take care of the ball fields with the minimum amount of water.

Councilman Fritsinger asked about the criteria for using reclaimed water. Jim Courchaine said that it needs to meet a certain criteria and what the City has does not. There is not enough reclaimed water now to keep the golf course green. And now the County, which had been shut off, wants 4 million gallons and the Grand Canyon Railway wants reclaimed water. Councilman Dent said that 8 or 9 years ago the City only watered the tee boxes and the greens and did not water the fairways. Jim Courchaine was told by Council to tell the County and the Railway that the city cannot supply them with the water.

- Brandon Buchanan asked for direction on building permits and whether changes to the ordinance should be drafted. The current ordinance says to issue no building permits. Changing the trigger rates and penalties is a longer process.

Councilman Dent said that the city should not be doing anything with building permits until a discussion with SRP takes place. Brandon Buchanan asked Jim Courchaine to talk about Dogtown well: Mr. Courchaine brought in Scott Martin who has been working on the wells with Tiger for a number of years. Dogtown-3 was brought up to produce 15-20 gallons/minute (just under the maximum) and Dogtown-1 was brought up to 75-80 gallons/minute. Can produce about 720,000 gallons, but need to have variable speed pumps to move the water around; right now have to close and open valves or shut off a well. The city is meeting the 600,000 gallon demand, but putting pressure on the old plastic city line. Can draw down 227 million, but at the rate it is going will be up to 331 million. Kellie Peterson pointed out that if the city goes over its allotment, it would risk facing fines and losing the water supply. Kellie said the city needs to start the process for requesting more water. Mayor Moore asked that staff make plans tomorrow to meet face-to-face with SRP. Mayor Moore also said that, in the long run, need to go through State legislation to make changes to the statute to pump more water. Brandon Buchanan said that if the system pumps more water, it may not be able to handle it. Councilman Wurgler said the Council does not tell the water department how to operate the system. Brandon Buchanan said the issue is that whatever is done will require a lot of money and has other policy implications outside of operating the system.

Brandon Buchanan asked Jim Courchaine to look into the four different water supply issues. Jim Courchaine was asked about the Rodeo well. Mr. Courchaine reported that the arsenic level is .01 now. In 2000-2001 it was .027 which is three times the maximum EPA standard. This well has not been looked at in over 14 years and he doesn't know whether it is good. And if it is good, he doesn't know how many gallons it will yield and at what cost. Councilman Dent said that the proposal from HIS included a quote for \$180,000 to lease a test pump and equipment, and then \$60,000 to purchase the pump. Councilman Dent suggested just buying a pump for \$60,000 and installing it ourselves at a cost of \$20,000. There was much discussion about the cost of renting a pump versus buying a pump and installing it; testing of the well; dissolved oxygen; water quality; electrolysis and corrosion issues; the problem of pumps being damaged and other issues that may be effecting the pumps; as well as new technology that may be available. Councilman Payne asked for clarification as to the short term and the long term fixes: SRP is a short term solution; Rodeo well may be a long term solution. And he asked what the best, most cost effective, common sense solution would be. Long term solutions would include the Rodeo well and the Young Life well, in addition to drilling a new well. Brandon Buchanan pointed out that all the solutions were just best guesses. Rodeo well is currently the cheaper and faster possibility. Jim Courchaine said that treating the arsenic is an easy problem to fix. Patch Carr said that the Rodeo well is tied into the Kaibab line and into the raw water.

- Meter Replacement Program

Jim Courchaine said that 21 meters were selected from a wide-range of usage and were sent out for testing. Brandon Buchanan said there are about 1500 water meters in town and some are 50 years old. He explained that as soon as a meter is put in the ground it starts degrading. It has been estimated that 50% of the water being used is not being billed, because the meters are underestimating water usage. This means the city loses about \$900,000 per year. Jim Courchaine said that a new meter reading system is also needed. Mayor Moore asked staff to come back with a finance plan to install all new meters, which Brandon Buchanan estimates would cost one million dollars.

- Street Rehabilitation Program

Brandon Buchanan said that staff is working on recommendations for next year. They are focusing on the \$300,000 in the street fund generated from the sales tax increase a year and a half ago, and starting with chip sealing to preserve what is in decent condition now. The engineers are looking at what projects need only street resurfacing and could be paid for from the flood control money of about \$200,000. Brandon should have a final recommendation in one to two weeks.

- Other 2014-2015 Budget Issues.

Brandon Buchanan said that he and Keith Buonocore are working to have a the preliminary budget ready to present to Council in April.

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***RE-CONVENE TO REGULAR SESSION***

- D. Council may direct Staff or take action on the items discussed during Work Session: J. Moore
- Issuance of Building Permits  
Brandon Buchanan summarized the issue by asking whether citizens are willing to sacrifice and come up with \$2.5 million to find additional water sources or does the put that cost on the back of new development. Councilman Wurgler asked how practical it is to set criteria for different types of permits. Kellie Peterson said that the city could set criteria for new permits when the city is in a Level 4. The restrictions on water usage would be the same. Council directed staff to draft an ordinance proposing new criteria. In the meantime Council directed staff to use common sense with building permits on a case by case basis. Cannot water the ball fields or the golf course until ordinance is changed.
  - Water supply  
Motion made by Councilman Wurgler and seconded by Councilman Fritsinger to authorize the City Manager and staff to use emergency funds on the first step to determine whether Rodeo well can be used and to report back to City Council at its meeting on March 13. Approved by all.

**IX. ADJOURN:** Motion made by Councilman Wurgler to adjourn; seconded by Councilman Fritsinger. The meeting adjourned at 6:40 p.m.

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Mayor John Moore

ATTEST:

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City Clerk