

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

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SEPTEMBER 11, 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 George Glen offered the invocation. Before the invocation, Mayor Moore asked everyone to observe a moment of silence in recognition of September 11th.
- C. Roll Call Mayor John Moore, and Councilmen Craig Fritsinger, Bernie Hiemenz, Lee Payne and James Wurgler were present and constituted a quorum. Vice Mayor Don Dent and Councilman Frank McNelly were absent.
Present from City Staff were Brandon Buchanan, City Manager, Police Chief Herman Nixon, Finance Director Keith Buonocore, Building Inspector Tim Pettit, Public Works Director Kyle Christiansen, and City Clerk/HR Director Susan Kerley.
Kellie Peterson, representing Mangum, Wall, Stoops and Warden, was present.
- D. Approval of Minutes August 14, 2014 Councilman Fritsinger made a motion to approve the minutes as presented. Councilman Hiemenz seconded the motion, and it carried 4-0.
- E. Adopt Agenda Mayor Moore announced that Items VI. and VII., *Executive Session* and *decisions related to the matters discussed in Executive Session*, and Item J., *Council may discuss and direct Staff on building permit issues* would be removed before adoption of the Agenda Executive Session. Councilman Fritsinger made a motion to adopt the Agenda with the above-noted items removed, Councilman Payne seconded the motion, and it carried 4-0.

II. PRESENTATIONS

- A. Williams Ranger District prescribed fire plans for this fall: Holly Krake, Fire Information Officer, Kaibab National Forest –South Zone
Holly Krake reviewed the Sitgreaves Complex Fires and the Prescribed Fire for the fall. The Sitgreaves Complex resulted when two lightning strikes complexed two fires into one. There were favorable conditions to manage the fire so, rather than suppressing it, the determination was made to manage it. There were just under 20,000 acres in the planning area, and this fire has done a lot to protect the communities nearby. No fires were recorded for this area since 1916. Some areas of high intensity served to open up areas of Ponderosa pines to help aspens regenerate. Aerial missions were used to start fire on top of the area. This fall, prescribed fires are planned for 12,714 acres in the City Southeast. Like the Sitgreaves area, these areas are high in accumulated fuels. Records show no recorded fires in the City Southeast area. This area has #1 priority because it is essential to treat areas with high fuels to retard progress of fires that might start to the south, moving toward town.

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III. PUBLIC PARTICIPATION - None

IV. CONSENT AGENDA ITEMS

- B. Approval of Purchase Orders: K. Buonocore

Councilman Payne made a motion to approve the Consent Agenda Items as presented. Councilman Fritsinger seconded the motion, and it carried 4-0.

- C. Approval of Check Register for Month Ending August 31, 2014: K. Buonocore

V. NON-CONSENT AGENDA ITEMS

- D. Pat Walker, Walker Consulting, will present her recommendation and Council may direct Staff on the future implementation of Impact Fees: P. Walker

Pat Walker said she sent a memo to Mayor and Council in November 2013, in which she divided this process into phases. A.R.S. 9463.05 has stringent rules that must be followed. She discovered that low population increases are projected for the next ten years in Williams. The Staff did all in their power to gather pertinent numbers and, in the process, discovered a disconnect between gallons of water provided to customers and gallons of water billed to customers. New water meters should provide accuracy and remedy this situation.

What has been done thus far constitutes Phase I. She recommended holding off on Phases II and III, doing the big projects at hand and, perhaps, revisiting an impact fee study down the road. If that were done, Phase I would only have to be updated with new population numbers before picking up on Phases II and III. The City can still do development agreements.

Mayor Mayor added that it would be better to get development agreements in place rather than wait for growth, and try impact fees again. Ms. Walker said she would agree with development agreements if there is no large growth. It would take about nine months to implement impact fees if large projects appear on the horizon.

Councilman Payne made a motion to table making a decision on this matter until the next Council meeting (September 25, 2014). Councilman Fritsinger seconded the motion, and it carried 4-0.

- E. Council may approve appointment of Hope Holloman to the Housing Authority Board of Directors: J. Moore

Councilman Wurgler made a motion to approve this appointment. Councilman Hiemenz seconded the motion, and it carried 4-0.

- F. Council may approve renewal of

Mayor Moore said this is a housekeeping item that must be done every five years. Building Inspector Tim Pettit added that it costs the

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- an IGA with Arizona Department of Fire, Building, and Life Safety Office of Manufactured Housing to enforce installation standards: T. Pettit
- G. Council will discuss and may direct Staff on issues concerning a possible new electric substation in City limits: B. Buchanan
- City nothing, helps citizens comply with regulations, and the City receives the fees.
- Councilman Fritsinger made a motion to approve the IGA, and it was seconded by Councilman Hiemenz. The motion carried 4-0.
- Mayor Moore introduced this item by saying that the City barely has enough power to keep going now. Council needs to give staff direction on this matter. Brandon Buchanan referred to his Staff Report that points out that the driving force is time that is limited before there will be an impact from use of the Rodeo Well and the addition of new users. This has been discussed for at least ten years. At this time, it needs a fix, not just a band-aid. What is needed tonight from Council is direction on the choice of site and understanding of the funding source. Joe Carter of APS agreed that the substation could be built in 90 days. They are just waiting for approvals and agreements to be completed.
- In response to Councilman Wurgler's question, Brandon Buchanan said that he needed direction from Council tonight on where to put the substation. He said they needed to be o.k. with proceeding, knowing that the City would be paying for it in some form or fashion. There are three maps in the Staff Report showing three possible sites with the costs going up from the first site to the third one.
- Mayor Moore said it is obvious that the Airport Rd. location makes sense. He said that he didn't know how much we can pay APS. It could be \$50 a month. After Councilman Wurgler ascertained that APS will not be participating in the payment for the substation, he made a motion to direct Staff to put the new substation at the northeast corner of the City property on Airport Rd. and directed Staff to move forward with all deliberate speed to get this done. Councilman Hiemenz seconded the motion, and it carried 4-0.
- H. Council may discuss and direct Staff on the proposed "Potable to Re-use Water Conversion Project" for the Wastewater
- This project was identified by EUSI. We can now fund it with part of the WIFA loan because it is considered a "green" project. Staff needs direction to proceed with the bid solicitation process.
- Councilman Wurgler made a motion to approve the recommendation to move forward with the "Potable to Re-use Water Conversion Project." Councilman Payne seconded the motion, and it carried 4-0.

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Treatment Plant: B.
Buchanan

- I. Council may discuss and direct Staff on water issues such as a location for a new well, ongoing work on Dogtown #1, and the portion of the City Code concerning Water Restrictions.

A motion was made by Councilman Fritsinger to table for two weeks (until the September 25th meeting) the first and third sections of this item, "location for a new well, and the portion of the City Code concerning Water Restrictions." Councilman Wurgler seconded the motion, and it carried 4-0.

Dogtown #1: Kyle Christiansen said that they've pulled the column pipe, did an acid wash, and went down with a special tool to remove the perforated casing. The first observation was that the well was generating 10 gallons per minute from above where the previous pump was sitting. They repeated the process (acid wash and airlifting) with the same results.

Brandon Buchanan said the next step is going fishing: applying more hydraulic pressure, putting around 3,000 lbs. of pressure along with extremely powerful hammering. This will cost significantly more money at around \$210,000. The firm has experience with deeper oil wells. Another option that would cost around \$300,000 would be to concrete this well and re-drill it.

Mayor Moore said Staff is following Council's direction, but they need instructions to continue. Pat Carpenter of A Quality Water offered a few of his thoughts:

- If the equipment can be removed from the well and replaced, he thinks the well will be viable again.
- If not, he's not sure equipment to go into a 5" casing is available.
- He believes water is still there. It's just that we can't get to it.

Attorney Kellie Peterson agreed with Mayor Moore that a motion and vote were unnecessary. Council members reached a consensus to direct Staff to proceed.

Removed from Agenda before approval.

- J. Council may discuss and direct Staff on building permit issues: J. Moore

- K. Mayor and Council

Mayor Moore said he has asked Planning & Zoning Commission to do a study on loading zones, more bus parking areas, and the possibility of adding parking meters.

Mayor Moore recognized Courtney Fritsinger, Chairperson of the Mayor's Youth Advisory Group. She was attending on behalf of that Group whose members will be attending Council meetings on a

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regular basis.

Mayor Moore said that, next year, the funds for taking this Group to the annual AZ League Conference and for matching shirts will be requested.

L. Staff Reports None

VI. CONVENE TO EXECUTIVE SESSION
EXECUTIVE SESSION - Removed from Agenda before approval.
Pursuant to A.R.S. 38-431.03 - City Council will consider
RE-CONVENE TO REGULAR SESSION

VII. Council may make **Removed from Agenda before approval.**
decisions related to
the matters
discussed in
Executive Session:
J. Moore

VIII. ADJOURN: Councilman Fritsinger made a motion to adjourn, and it was seconded by Councilman Hiemenz. The meeting adjourned at 7:54 p.m.

Mayor John Moore

ATTEST:

City Clerk