

CITY OF WILLIAMS CITY COUNCIL

**ANNOTATED MINUTES
AGENDA ITEM**

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**FEBRUARY 26, 2015
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 the invocation was offered by Barbara Brutvan.
- C. Roll Call Mayor John Moore, Vice Mayor Don Dent, and Councilmen Bernie Hiemenz, Frank McNelly, Lee Payne and James Wurgler were present and constituted a quorum. Councilman Craig Fritsinger was present telephonically.
Present from City Staff were Brandon Buchanan, City Manager, Police Chief Herman Nixon, Finance Director Keith Buonocore, Public Works Director Kyle Christiansen, and City Clerk/HR Director Susan Kerley. Brandon Kavanaugh of Mangum, Wall, Stoops, and Warden, was present as Counsel.
- D. Approval of Minutes: February 12, 2015 Councilman Dent made a motion to approve the minutes from February 12th as presented. The motion was seconded by Councilman Hiemenz, and it carried 6-0.
- E. Adopt Agenda Councilman Payne made a motion to adopt the Agenda as presented. Councilman Wurgler seconded the motion, and it carried 6-0.

II. PRESENTATIONS - NONE

III. PUBLIC PARTICIPATION - NONE

IV. CONSENT AGENDA ITEMS

- A. Approval of Purchase Orders: K. Buonocore Councilman McNelly made a motion to approve purchase orders. Council Hiemenz seconded the motion, and it carried 6-0.

NON-CONSENT AGENDA ITEMS

- B. Review draft mission, vision and goals: B. Buchanan/J. Moore Mayor Moore said that, a few weeks ago, he and Council met for a work session. This is the culmination of what they came up with. These statements are in front of you and Brandon is here to answer any questions. Jill Johnson, owner of Boutique 66, asked several questions that related to objectives rather than to the statements as presented. Mayor Moore read the goal of *Collaboration*, and Ms. Johnson told Council they need to make decisions now, not in 2016.
Councilman McNelly explained that they went through a brainstorming session that was macro in scope, all plausible and credible. This is what came

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out of that session, and it looks o.k. to him.

Mayor Moore suggested looking at one element at the time. As he read through the draft, item by item, Council members voiced positive responses.

Brandon Buchanan said the next step is to set objectives through the budgeting process.

Councilman Dent added that it is understood that some goals require capital, and some are not obtainable this year. An unidentified member of the public suggested adding “strive” in each of the goals, as “Williams will *strive* to build connections...”

Staff was instructed to bring this back as an Agenda item at the next Council meeting.

- C. Council will consider and may approve a Development Agreement with Grand Canyon WH, LLC (La Quinta Hotel): B. Buchanan

Brandon Buchanan referenced his Staff Report that lays out the basics. Grand Canyon WH, LLC, has proposed a development agreement that falls under one of three exceptions allowed under the current Level 4 Water Restrictions: “The permitted construction will not result in new fixture units connected to the City’s potable water supply.” They are proposing to build a 281,000 gallon water tank that would independently accommodate this project (potential La Quinta Hotel) by filling the tank with water hauled from outside the City until they are able to connect to the City system in the future. At that time, the tank and its related components would be transferred to the City. No new fixture units would be connected to the City’s potable water supply at this time. Whenever the City could accommodate this project, it would receive these improvements at no cost to the City. This would also clear the way for a tax-generating project to proceed.

Councilman Hiemenz asked what would happen to the development agreement if the property were sold. Brandon Kavanaugh replied that such an agreement travels with the land. If ownership is transferred, the new owner gets the benefits and burdens of what is attached to the land.

Brandon Buchanan asked if Council could consider public benefit in approving a development agreement. Councilman Payne asked how this would benefit the City as a community. Brandon

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Buchanan responded that, from a storage perspective, a 250,000-gallon tank helps. That and the pressure pump incorporated in construction would transfer to the City. This water will be first in, first out, versus the 1,000,000-gallon tank that serves the golf course area. This one will have larger users in the area.

Councilman Dent said that, to be truly of public benefit, the tank needs to be on a hill. It would behoove us to find a hill on the north side.

Brandon Buchanan agreed that a 1-2 million gallon tank on the north side would be desirable because of potential development. We will need a tank there as that area develops and those property owners contribute to a larger tank. A pressure pump will be needed to service the Hotel, but when we can use the hills, we can count on gravity feed.

Councilman Dent asked why they (Council) would get in a hurry tonight.

Councilman Wurgler said it needs to be made really clear that the water for the tank would come from outside the City. In discussing if we need another tank, we're talking about two different things here. We would not be providing them with a drop of water. If we don't get water for five years, or however long it takes, they have to provide their own water.

Councilman Payne noted that we've spent more than we thought at Dogtown. If Sweetwater and Dogtown don't produce... People want to come here. Why would we want tanks all over town and large water tenders that tear up the street infrastructure?

Councilman McNelly presented this scenario: Say they put the tank in, and things go well. Water increases then levels go down. We have to be sure they would be counted in when we think about the capacity of water we can make. We have lakes that go dry. We don't want to lead anybody astray. We don't want them to be disappointed after spending so much money.

Several questions/comments were posed by the public that were not relevant to this Agenda Item.

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Mayor Moore responded by saying they were good topics but not part of the current discussion.

Former Councilman Bill Miller made three points:

1. A 68-room hotel would be the equivalent of 68 single-family residences.
2. He knows that some subdivisions were allotted water in the past. Are they still in existence? We need to know that.
3. What criteria will we use to determine when the City would furnish this Hotel water?

Brandon Buchanan pointed out that it is spelled out in the Ordinance that the City must have a ten-month supply.

Mayor Moore reminded everyone that this discussion is based on the Development Agreement in front of Council. He asked water consultant, Pat Carpenter, if the water tank would be in a place that would benefit the City. Pat Carpenter replied in the affirmative and added that, if it is in a flat area, we can use booster pumps. Councilman Dent asked if this would maintain pressure back up the hills. Pat Carpenter described a project he's done in Prescott using booster pumps that work quite well.

Councilman Dent then asked Pat Carpenter to agree that the City would end up with a tank and pump it would have to maintain. Pat Carpenter replied in the affirmative. Andy Bhakta, developer of the potential La Quinta Hotel, pointed out that the tank could be dismantled and moved easily.

Councilman Dent made a motion to table this item until the next Council meeting, instructing Staff to identify a site and what it will take to secure the site. Councilman McNelly seconded the motion, and a roll call vote was taken:

Councilman Dent	Yes
Councilman McNelly	Yes
Councilman Payne	Yes
Councilman Wurgler	No
Councilman Hiemenz	No
Councilman Fritsinger	No
Mayor Moore	No

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The motion did not carry with 3 in favor and 4 against.

Councilman Wurgler made a motion to approve the Development Agreement before Council.

Councilman Hiemenz seconded the motion. A roll call vote was taken:

Councilman Wurgler	Yes
Councilman Hiemenz	Yes
Councilman Payne	No
Councilman McNelly	No
Councilman Dent	No
Councilman Fritsinger	Yes

Mayor Moore Yes (Before he voted, the Mayor asked Mr. Bhakta, if he would accept the stipulation that, if the City secured a better location, he would accept it? Mr. Bhakta's response was "yes.")

The motion carried with 4 in favor and 3 against.

D. Approval of 2015 Season golf course rates.

Brandon Buchanan asked Vice Mayor Dent to summarize the changes. Vice Mayor Dent said the only change the Golf Committee wants is the season pass cart rate of \$10.00 for any weekday. They will track usage this year.

Councilman Dent made a motion to approve the 2015 season rates, and Councilman Payne seconded the motion. It carried 6-0.

E. Council will discuss and may approve the proposed Tuition Reimbursement, Certification, and Training Policy: B. Buchanan

Brandon Buchanan noted that Council reviewed this Policy as an information item two meetings ago. It has been rewritten with a lot more detail than the current employee policy. He has worked with our attorneys and has reviewed it with Employee Policy Committee members. Councilman McNelly said that anytime we can encourage employees to pursue education, it's good. It's also important that employees know the City supports them.

Councilman McNelly made a motion to approve this Policy, and Councilman Wurgler seconded the motion. It carried 6-0.

F. Approval of signatures for bank

Keith Buonocore explained that, periodically, the

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account: K. Buonocore

Bank requires approval of a resolution requiring completion of a new signature form by signatories. Councilman Wurgler made a motion to approve, and it was seconded by Councilman Payne. The motion carried 6-0.

G. Council may approve Resolution No. 1317, submission of projects to 2016 Highway Safety Plan: H. Nixon

Councilman Payne made a motion to adopt Resolution No. 1317, and it was seconded by Councilman Fritsinger. It carried 6-0.

REPORTS, CURRENT EVENTS AND INFORMATION ITEMS

H. Mayor and Council - *NONE*

I. Staff Reports

- Kyle Christiansen provided an update on well efforts:
 - DrillTech is setting up a rig tomorrow at Dogtown I to see if submerging a dummy pump will be successful. If so, they will set the real pump on Monday. Initially, no obstructions were encountered.

VI. ADJOURN:

Councilman Hiemenz made a motion to adjourn, and it was seconded by Councilman Dent. The motion carried 6-0, and the meeting adjourned at 8:01 p.m.

Mayor John Moore

ATTEST:

City Clerk