

CITY OF WILLIAMS CITY COUNCIL

**ANNOTATED MINUTES
AGENDA ITEM**

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**SEPTEMBER 24, 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 George Glen.
- C. Roll Call Mayor John Moore, Vice Mayor Don Dent, and Councilmen Craig Fritsinger, Bernie Hiemenz, Frank McNelly, and Lee Payne were present and constituted a quorum. Councilman Wurgler was absent. Present from City Staff were Brandon Buchanan, City Manager, Police Chief Herman Nixon, Public Works Director Kyle Christiansen, Finance Director Keith Buonocore, and City Clerk/HR Director Susan Kerley.
- D. Approval of Minutes: August 27, 2015, and August 31, 2015 Councilman Fritsinger made a motion to approve the minutes from August 27, and August 31, 2015, as presented. The motion was seconded by Councilman Hiemenz, and it carried 5-0.
- E Adopt Agenda Councilman McNelly made a motion to adopt the Agenda. Councilman Fritsinger seconded the motion, and it carried 5-0.

II. PRESENTATIONS - NONE

III. PUBLIC PARTICIPATION - NONE

IV. CONSENT AGENDA ITEMS

- A. Approval of Purchase Orders: K. Buonocore Councilman Fritsinger made a motion to approve the Consent Agenda Items (A and B) as presented. Councilman Hiemenz seconded the motion, and it carried 5-0.
- B. Approval of Check Register for Month Ending August 31, 2015: K. Buonocore

NON-CONSENT AGENDA ITEMS

- V. C. Council will review and may approve an Agreement for Improvement of Parking Spaces by Route 66 Auto Care: B. Buchanan Brandon Buchanan explained that in this amended version they tried to address the concerns of the owner regarding liability. The owner would not be liable for the public parking area. Some indemnification and some mediation language were removed. There was one last part to figure out: To what extent would the owner be asked to improve the area for parking? This could run from paving to just striping.
- Mayor Moore said that Councilman Dent and City Manager Buchanan have worked hard on this Agreement. It represents a major effort in cleaning up

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that part of town.

Brandon Buchanan explained that the area outlined for parking is in the right-of-way and will remain the right-of-way. The turn lane is technically on private property. The right-of-way area would be deeded to the City, and the parking area would be improved by the owner. The owner will use this as his on-site parking. It would satisfy up to seven spaces of required parking spaces. What remains is to define "appropriate paving and striping."

Vice Mayor Dent added that the City Attorney was not comfortable with a simple exchange because the records don't show how the City acquired the property originally. He said these parking spots are comparable with the public parking spots at Monument Park.

Mayor Moore said that, if it's comparable to Monument Park, then the City will have to improve those parking spots if more is required of the Owner for these parking spots.

Mike Cowen, owner of Route 66 Auto Care, said he appreciates the City working with him. He doesn't yet know what he will do with this property. 1647 square feet will be deeded to the City, and that equals about seven parking spaces, which he will receive. He felt this was a fair solution.

Councilman Payne made a motion to approve the proposed Parking Agreement with Mike Cowen, Route 66 Auto Care, with the caveat that the owner is responsible for striping and curb stops. Councilman Hiemenz seconded the motion, and it carried 5-0.

- D. Council will review and may approve an amendment to the La Quinta Development Agreement:
B. Buchanan

Brandon Buchanan explained that the original Agreement passed in February required that the developer build an on-site water storage tank. The First Amendment to their Agreement would allow the Developer to contribute \$161,924 to the City to go towards a million-gallon tank to be built near Love's Travel Center in lieu of building a smaller tank on their property. This would help the City accomplish its goal of a larger water storage tank in a better location and would also free up the Developer's parcel for commercial development.

Vice Mayor Dent made a motion to approve the First Amendment to the Development Agreement between

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the City of Williams and Grand Canyon WH LLC (dba La Quinta Inn and Suites. Councilman Fritsinger seconded the motion, and it carried 5-0..

- E. Council will review and may approve a Lease/Purchase Agreement for Police Department Vehicles: H. Nixon

Police Chief Herman Nixon explained that the Police Department has obtained four vehicles from grants in the last six years. This would replace only one vehicle which will go to the City. It will put the Police Department at a level where they won't need to request another vehicle for two years, but they will still apply for grants.

Brandon Buchanan added that he is starting this process with other departments and will do an equipment survey this fall to come up with an equipment purchasing plan.

Councilman Fritsinger made a motion to approve the lease/purchase agreement for the Police Department. The motion was seconded by Councilman Hiemenz, and it carried 5-0.

- F. Council will review and may approve the Electric Line Extension Policy:
B. Buchanan

Brandon Buchanan pointed out that the current policy (going into effect when new service is connected or service upgraded) is that the residential customer pays the first \$3,500 with the City paying costs that exceed this amount. For commercial customers, the City has covered costs equivalent to up to two years' estimated revenues. This proposal shifts the costs to customers completely so the City would not pick up any part of new service or upgrades to be effective immediately if approved. If the monies spent since 2013 (\$679,000) could have been directed elsewhere, it would have been more beneficial to the City as a whole.

Vice Mayor Dent expressed a desire to move in this direction. If a large development is proposed, the City can determine its economic development value at that time and include it in their development agreement.

Vice Mayor Dent made a motion to approve the Electric Line Extension Policy changes. Councilman Payne seconded the motion, and it carried 5-0.

- G. Council will review and may approve the Amended Power Sale Agreement with APS: B. Buchanan

Brandon Buchanan said this is more of a housekeeping-type item. Its primary focus is to incorporate the Kaibab Substation so APS can bill us. Councilman Fritsinger asked if this would be retroactive. Brandon Buchanan said the City has been billing and collecting money but has made no payments

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to APS. This Agreement expires in 2017. The new Agreement will add a reference and will allow us to incorporate power we purchase from Hoover Dam.

Vice Mayor Dent added that K. R. Saline, before 2017, will bring to the City several ideas on how to purchase power. There's several co-ops out there that they are gathering information on.

Councilman Dent made a motion to approve the amended Power Sales Agreement with APS.

Councilman Fritsinger seconded the motion, and it carried 5-0.

VI. REPORTS, CURRENT EVENTS AND INFORMATION ITEMS

H. Mayor and Council

- At the Mayor's request, Jerry Anthony, President of the Williams-Grand Canyon Chamber of Commerce, introduced Bob Argylan, the new President/CEO of the Chamber. Jerry Anthony said their experience in the first three weeks has been positive and favorable. He brings a whole host of benefits to the Chamber. Bob Argylan thanked the Mayor and City Council for allowing him to be introduced and added that he hopes to bring something positive to the Chamber and to the City.

I. Staff Reports

- Brandon Buchanan reminded Council that his evaluation forms were in their Packets and asked that they complete and return them to City Clerk Susan Kerley.
- Public Works Director Kyle Christiansen provided an update on the airport hangars and water meter installation: Six hangars are pre-leased, and about one-half of the new water meters have been installed.

VII. J. CONVENE TO EXECUTIVE SESSION

Councilman Payne made a motion to convene to Executive Session at 7:46 p.m. Councilman Fritsinger seconded the motion, and it carried 5-0.

EXECUTIVE SESSION

Pursuant to A.R.S. 38-431.03.4, Council will discuss the Operations & Maintenance contract that is the subject of negotiation with APS.

RE-CONVENE TO REGULAR SESSION

Councilman Fritsinger made a motion to re-convene to Regular Session at 8:10 p.m. Councilman Hiemenz seconded the motion, and it carried 5-0.

- m.* K. Council may make decisions No action was taken.
related to the matters discussed
in Executive Session: J. Moore

VIII. ADJOURN: The meeting was adjourned at 8:10 p.m.

Mayor John Moore

ATTEST:

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City Clerk

DRAFT