

PRESCOTT CITY COUNCIL
COUNCIL STUDY SESSION
PRESCOTT, ARIZONA
MAY 16, 2006

A STUDY SESSION OF THE PRESCOTT CITY COUNCIL WAS HELD ON TUESDAY, MAY 16, 2006, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

Mayor Pro Tem Roecker opened the meeting at 3:00 P.M. and asked Acting City Clerk Judy Carson to call the roll, which was as follows:

Present:

Councilman Bell
Councilman Blair
Councilman Lamerson
Councilman Luzius
Councilman Roecker
Councilwoman Suttles

Absent:

Mayor Simmons (absent)

□ SUMMARY OF CURRENT OR RECENT EVENTS

It was announced Sunday was Councilman Steve Blair's birthday.

Councilman Luzius introduced two visitors, Jim and Barbara Werstler, in the audience who had served as minutemen on the border and welcomed them to Prescott.

I. PROCLAMATION:

A. May 14 - 20, 2006 - *National Police Week*

Councilman Bell read the proclamation and presented it to Assistant Police Chief Dave Benner and a group of officers. Assistant Chief Benner commended the department for their outstanding record of service and they were all meant to be officers and did their respective jobs very well.

II. DISCUSSION ITEMS

A. Adoption of Ordinance No. 4538 for Solid Waste Rate Increase and Ordinance No. 4539 for Solid Waste Fuel Surcharge.

Assistant to the Manager Laurie Hadley explained a rate study was done in November 2004 with the first rate increases effective January 3, 2005 and the second increase was to be effective July 1, 2006. Rising fuel prices were

impacting the department by increasing the amount paid to the hauler who hauled trash to Greywolf Landfill and the recyclables to Flagstaff; also it was impacting the city's budgeted amount for fuel and staff was recommending a new fuel surcharge be implemented to help recoup the increases. If the price of a gallon of gas was \$3, each month the billing would for the fuel surcharge would be .80% of the sanitation charge; as an example, the average residential customer using a single 68-gallon would pay a month charge of \$14.50 plus a fuel charge of \$.11 cents for a total of \$14.61. If the price of gas was \$2.50 there would be no surcharge, but an increase in gas to \$4 a gallon, a 2.40% fuel surcharge would be added. The billing could fluctuate as the price of gas fluctuated and the increments were 25 cents, from \$2.50 to \$5.00.

Council questions:

- Were other departments such as Public Works or the Police Department going to be asking for fuel surcharges?

Mr. Norwood's response was the Solid Waste Division was an Enterprise Fund and needed to be self-sustaining. Public Works and Police and Fire were funded from the General Fund and would continue to absorb the costs. The Streets Division was from HURF revenues.

- How long could the General Fund take the hit?

Mr. Norwood replied he would have that information next week for the budget meeting.

B. Approval of payment contribution in the amount of \$20,000.00 to the Yavapai College Foundation c/o Yavapai College for restroom facility.

Recreation Services Director Jim McCasland explained there were no modern restroom facilities available at the Yavapai College baseball field, Roughrider Park, and as the city used the ballpark during the summer, it was agreed the City would contribute \$20,000 for construction costs of a new restroom/concession building.

C. Authorization to place an order now, with the intent to purchase six medium to heavy-duty equipment vehicles identified in the Fiscal Year 2007 budget.

Administrative Services Director Mic Fenech explained staff was asking for authorization to order medium to heavy-duty equipment vehicles now due to the anticipated increases in the cost of chassis after December 2006. These vehicles would be identified in the Fiscal Year 2007 budget but if ordered now and delivered before the end of December, the City could

save several thousand dollars and if all six vehicles were received it could be as much as \$60-65,000. The vehicles were three dump trucks, two trash trucks and a sewer vactor truck.

Council asked if other types of vehicles could be purchased in order to save on gas and it was explained these vehicles were heavy duty trucks, but other types of vehicles could be looked at for departmental uses.

D. Approval of Ordinance No. 4540 authorizing purchase and acceptance of public rights-of-way, drainage easements and slope easements from various property owners for the Copper Basin Road Improvement Project.

Engineering Services Director Mark Nietupski explained there were six (6) parcels for a total of \$4,700 for right-of-way and easements for the Copper Basin Road Improvement project and this made 35 of the 37 purchases necessary, and 50 of 66 Temporary Construction Easements that were signed and in place.

Manager Steve Norwood commented the ordinance would not have the emergency clause.

E. Award of contract to Southwest Slurry Seal, Inc. in the amount of \$120,855.00 for the seal-coat and re-stripe of Runway 3L/21R at Prescott Airport.

Airport Manager Rick Severson explained the contract was for pavement preservation improvements. The City's share was \$12,000 (10%) and the State paid 90% through an ADOT grant (#E1116). The last re-striping took place in 2002.

F. Adoption of Ordinance No. 4541 approving a twenty-year land lease with the Federal Aviation Administration for the existing air traffic control tower site at Prescott Airport.

Airport Manager Rick Severson explained this was not the Flight Service Station that would be moving to Prescott Valley. The existing lease with the air traffic control tower site was due to expire on September 30, 2006 and the new lease was for a 20 year period, effective October 1; there was no revenue received from the leasing of the tower site but the airport users benefited directly from the air traffic separation services provided by the FAA personnel and that service was in lieu of direct compensation; the tower would be upgraded with new technology to allow instrument take-offs by the end of the year.

G. Approval of Final Plat of Prescott Highlands Estates, 37 lots on 23.25 acres, located in the vicinity of Delano Avenue, North of Peppertree Park. (FP05-024)

Community Development Director Tom Guice explained the project was 37 lots on 23.25 acres and had been held up last year to wait for the adoption of the Water Management Plan. The property was rezoned from Single Family-35 to Single Family-18. There would be three separate street connections to the property to the east, including Tamarack Lane, East Delano Avenue and a local street to be known as Barrett Drive. Tamarack Lane would be paved as the area was developed. The Final Plat and subdivision were consistent with the Preliminary Plat and with all Code regulations.

H. Approval of Revision of Plat of the Bashford Tract Subdivision (Lots 24 & 26), creating three lots from two on 0.4 acres, located at the Northeast corner of South Pleasant and East Aubrey. (RE06-004)

Community development Director Tom Guice explained this was a request to create three lots from two lots and the property included a portion of right-of-way that was abandoned in 1987. The Planning and Zoning Commission was required to make a recommendation on this as it increased the number of lots within a subdivision and they voted unanimously to approve the Revision of Plat. There would be two patio home lots facing South Pleasant Street (4,595 and 4,835 sq ft and one conventional lot (7,979 sq ft) facing Aubrey Street. Off-site improvements would be required for the access from Aubrey Street to the larger lot.

I. Adoption of Ordinance No. 4542 approving a lease agreement with Verizon Wireless to provide wireless communication.

Community Development Director Tom Guice explained the site was the North Reservoir on Douglas Avenue, off Willow Creek Road and the City would receive \$15,000 per year with a 5% increase each year or CPI, whichever was larger, and a one-time \$10,000 site preparation fee would be due at the beginning of the leasing term. The initial term of the lease was five years, with the option of four additional terms of five years. The cell towers benefited the city by allowing public safety communications throughout the City. The topography of Prescott created areas where communication devices did not work.

It was clarified the revenues from wireless communication tower leases were placed in the General Fund.

Council asked if more sites were available, such as on the new parking garage, and Mr. Norwood replied the city was in negotiations for use of the

parking garage, but there would not be any towers on top of the garage and that would be brought to Council when it was ready.

- J. Minutes of the Prescott City Council Study Session of May 2, 2006, the Prescott City Council Special Meeting of May 9, 2006 (Joint Meeting with Yavapai County Board of Supervisors), the Prescott City Council Meeting of May 9, 2006, and the Prescott City Council Special Meeting of May 9, 2006 (Executive Session).**

Councilwoman Suttles read the selection of items to be placed on the Consent Agenda, A – G, I – J.

- III. ADJOURNMENT** was at 3:36 P.M.

SPECIAL MEETING

Mayor Pro Tem Roecker opened the SPECIAL MEETING OF THE PRESCOTT CITY COUNCIL at 3:37 P.M. and asked Acting City Clerk Judy Carson to call the roll, which was as follows:

Present:

Councilman Bell
 Councilman Blair
 Councilman Lamerson
 Councilman Luzius
 Councilman Roecker
 Councilwoman Suttles

Absent:

Mayor Simmons (absent)

- II. Purchase of property at 300 North Montezuma.**

Fire Chief Darrell Willis presented information on the negotiations with the owners of the property at 300 North Montezuma Street and the City had a binding agreement and the property was placed in escrow in the amount of \$350,000. Council had authorized staff to negotiate a price between \$375,000 and \$425,000. The funds would come out of the Fire Impact Fee account.

Stipulations of the agreement were the seller would:

- Provide a current Phase I Environmental Report and ALTA survey no later than June 30, 2006.
- Remove all improvements including wooden railroad trestle up to the concrete bridge abutment and the railroad car
- Remove the elevator and concrete tower

The buyer (City) agreed to pay \$350,000 and to approve the purchase contract no later than July 1, 2006, with escrow to close no later than July 31, 2006.

Chief Willis mentioned there was another parcel of property west of this property that was owned by the City of Prescott, next to the Sam Hill Warehouse, and Prescott College was interested in it, and as it was in the 500 year flood plain it could not be used to build anything on and would not be of value or use to the Fire Department.

Council questions and staff answers:

- When would the property the City purchased a couple years ago for a fire station on Sixth Street be put up for sale and the money put back into the Fire Impact Fee account?
 - That would be a Council decision if and when to sell the property.
- If the funding wasn't available to build the fire station now, what was Plan B?
 - Council would decide soon whether to go to the voters in November with a Public Safety Sales Tax increase or other funding option; or it could be included as a Capital Improvement Project in a couple years.
- Would there be an impact or encroachment on the park?
 - No. Restrooms might be added for public use. Their presence would help deter vandalism.
- The Public Safety Bond issue did not have a plan to build an administration building at this site but was there enough room on the property to put a fire station and administration building?
 - Yes.

Speakers:

Laurel Freeman, 385 Venus Drive – a fire station on this site would be an opportunity for the city to expand the park system and it would be an entrance into the creek greenway trail system; hundreds of people a day used the trail system and a grant had been received to make improvements. Granite Creek Park was underused and an undiscovered gem in Prescott; firemen could explain to children about the area and having the fire station near the park would create more visibility.

Ed Parry, 228 Park Avenue – the city had historically had a downtown station including one on the City Hall site, and the last fire station was moved out of the downtown area several years ago to White Spar Road, and now the Fire

Department had decided a fire station was needed in the downtown again. He had been told this one would have four men on duty.

Councilman Bell MOVED to APPROVE the purchase of the property located at 300 North Montezuma Street from Babylon A.D., L.L.C., in the amount of \$350,000.00 plus applicable closing costs, which was SECONDED by Councilman Luzius. The motion passed unanimously with Mayor Simmons absent.

III. Adjournment.

Mayor Pro Tem Roecker ADJOURNED the meeting at 3:55 P.M.

ROWLE P. SIMMONS, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk