

PRESCOTT CITY COUNCIL
COUNCIL STUDY SESSION
PRESCOTT, ARIZONA
MAY 2, 2006

A STUDY SESSION OF THE PRESCOTT CITY COUNCIL WAS HELD ON TUESDAY, MAY 2, 2006, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

Mayor Simmons opened the meeting at 3:02 P.M. and asked City Clerk Elizabeth Burke to call the roll, which was as follows:

Present:

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

Absent:

None

□ SUMMARY OF CURRENT OR RECENT EVENTS

I. PROCLAMATION:

A. May 8-12, 2006 - *National Bike to Work and School Week*

Mayor Simmons read a proclamation, proclaiming May 8-12, 2006 as National Bike to Work and School Week, and presented it to community riders.

Mayor Simmons reported that Item II-G had been removed from the agenda.

II. DISCUSSION ITEMS

A. Public Hearing (May 9) – Liquor license application from Russell Gene Scaramella, Agent for Prescott Oil, L.L.C., for a Series 10, Beer and Wine Store, License for Arco AM/PM located at 286 Walker Road.

Ms. Burke stated that May 9 had been scheduled for a public hearing on a liquor license application submitted for the Arco AM/PM located at 286 Walker Road. She said that the property had been posted on April 13, 2006 and would be removed on May 4. She added that no protests had been filed, and the applicant has been encouraged to attend the public hearing.

- B. Public Hearing (May 9) and Amendment to the City/Arizona Department of Housing CDBG Contract 145-05, Project Aware, accepting additional funds of \$46,912.00 from the State Housing Trust Fund (HTF) and extending the contract to 3/31/07.

Mr. Gaber stated that this item is an amendment to the contract with Arizona Department of Housing, CDBG No. 145-05, to provide additional funding in the amount of \$46,912.00 toward the project, and also extending the contract date to 3/31/07. He said that a public hearing has been scheduled for next week (May 9). He added that the impact fees have been determined at the old rates.

- C. CDBG construction contract for Project Aware Transitional Housing, 4-plex, to Kalista Construction in an amount not to exceed \$284,547.52. (CDBG 145-05)

Mr. Gaber said that this project is funded through the contract previously discussed in item B. He reviewed the project, making the following points:

- It is for transitional housing, to be located at 215 West Leroux.
- The project was bid in January, and after only one bid of \$600,000 was received and rejected, the project was rebid in March. Two bids were received with the low bid from Kalista Mansion Homes in the amount of \$284,547.52.
- City staff and Arizona Department of Housing have reviewed the bid, references, contractor's qualifications and related paper work, and the bidder meets the eligibility requirements to perform work under a CDBG contract.
- There will be \$8,585.51 in contingency, and if those were not used with this contract, Department of Housing would want them spent on the project.
- This project meets all current code and zoning, although the Board of Adjustment has been looking at future phases.

Staff was asked how the City ensures that a contract complies with Davis-Bacon requirements. Mr. Gaber said there was a series of steps taken to ensure compliance, although this project did not require Davis-Bacon.

- D. Preliminary Plat for Hartin Suites, a Planned Area Development for 29 condominium units on one acre located at the northeast corner of Hartin Avenue and Stetson Road. (SP05-020)

Staff reviewed this application, noting:

- The preliminary plat proposes a condominium conversion from the 31 existing apartments to 29 condominium units
- Business General (BG) zoning allows residential uses;

- Two one-bedroom apartments would be demolished in order to provide additional parking.

Stan Hitson, representing the developers, stated:

- This project would be reducing density in that area.
- There are some differing views on landscaping.
- The Commission recommended denial of the application, primarily due to the landscaping issue.
- The applicant offered to trade parking in the corners for more landscaping.
- The applicant was somewhat confused because they filed as a PAD so landscaping could be waived.
- The applicant feels this will clean up the area, and will provide a low-cost housing option.

Council's comments:

- When this project first went in the landscaping and parking were in violation of the code.
- This appears to be too much government with too many rules; they have someone willing to come in and clean up the area, and common sense needs to take place.

Staff clarified:

- The original plans met the code, but changes were made to the parking which made it noncompliant.
- Parking requirements for the apartments were 1.5 spaces per unit, while requirements for townhouses are 2 spaces per unit.

Council asked what the price range would be. Mr. Hitson replied that they would run around \$125,000 to \$150,000. He said that a one-bedroom unit is 575 sq. ft., and that price would be 15% below the cheapest thing available today. The two-bedroom units have 775 sq. ft. and would run around \$145,000.

Council asked if a homeowners association would be established. Mr. Hitson replied that there would be one, to maintain the common area that would be developed before the association took it over.

Council suggested that the CC&R's include wording that would prohibit owners from renting to other parties.

Howard Mechanic, 309 Bloom, said that he lives two blocks from this project and when he first moved to the area he looked at Hartin Suites for his relatives to stay at when they visited. He said that this facility has changed more than any others he has seen. He said that it definitely needed some

improvements. He then asked if these were new owners, or the current owners.

Mr. Hitson said that there is not a lot of depth to the area for landscaping, but the developer will accommodate that requirement.

Council agreed that it didn't sound like a lot of planning had taken place regarding landscaping, and they wanted to see a sketch of proposed landscaping before any vote was taken. Staff noted that they would also be bringing a water service agreement to the Council for this project.

E. Preliminary Plat for Cedar Woods on Robinson Drive, a Planned Area Development for 18 lots on 4.5 acres, and related Water Service Agreement. (SP05-018)

Mr. Guice reviewed the application, stating that it is located at 444 Robinson Drive, and proposes nine duplex-type buildings for 18 townhomes with a zero lot line attaching the two units, and 10 feet separating interior buildings.

Mr. Fornara addressed the Council, noting the following:

- His original application in 1994 was for 19 units; then, in 1996, they proposed 40 apartment units.
- At the time of his previous applications, a traffic study was to be performed.
- Since that time, a subdivision has opened up and is using Robinson Drive for access.
- The traffic study still supports additional traffic, even for 40 units.
- He didn't believe there was any protest at the most recent meeting.

The following community members addressed the Council:

Barry Slatten
Howard Mechanic
Carla Kerrigan

They commented as follows:

- It was interesting that the Planning and Zoning Commission voted unanimously to approve the application.
- A lot of people in the area have died since the first application was submitted several years ago.
- The traffic situation has not gotten any better.
- Newport Heights has 52 lots and since it came it the problem has gotten worse.
- Monies were to be put aside for roadway improvements, but nothing has been done.
- That neighborhood is a microcosm of what is happening all over the city.

- What were the drainage requirements?

Staff clarified the following:

- Drainage is typically addressed at the final plat stage, but the flows cannot exceed what it was prior to development.
- Off-site improvements are required. It doesn't make sense to have one-half of the roadway improved, so monies are typically put in a fund to assist with improvements in the future.
- A reimbursement district is something that could be used for this type of project.
- The transportation plan is planned for this year and as a result of that, other things can occur.
- Should the Council choose to, the study could be moved ahead in timing.

Council commented as follows:

- Funds should be made available in the budget to complete improvements to the road in this area.
- The people in the area have been impacted by previous development. They were promised three years ago that a traffic study would be done; now, it is scheduled for October.
- It is time that the City steps up to the plate and does something for the neighborhood.
- Was there a mechanism in place for those developing in the future to assist with reimbursement of those roadway improvements?

Staff noted that if the Council desired, they could consider using a Copper Basin approach to this area, with potential widening or narrowing as needed.

Council asked what the time frame would be with this project, if the Council were to approve it. Mr. Fornara replied that it would be three to four months, once the final plat was approved.

Further discussion was held on improvements to Robinson Drive. Mr. Norwood noted that should the Council wish to move forward with such improvements, they would have the opportunity to discuss funding during the budget process.

- F. Resolution No. 3752 – A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, accepting a grant from the Arizona Heritage Fund for restoration of the second lobby of the Elks Opera House, and authorizing the Mayor and staff to execute any and all documents to implement same.

Mr. Guice reviewed this item, noting that the resolution is to accept a grant in the amount of \$16,000 from the Arizona Heritage Fund for restoration of the second lobby of the elks Opera House, and the balance of the matching funds required, or \$24,000, has been committed to by the Elks Opera Foundation, resulting in a zero net amount required of the City.

John Olsen, Chairman of the Elks Opera Foundation, stated that the foundation has made a lot of progress and he commended the Council, Manager and staff. He said that he particularly wanted to acknowledge the great work of Mic Fenech and Susan Hampton. He said that if they were to go down the alley and into the stage door, they would now see a clean bathroom and dressing rooms.

Mayor Simmons thanked Mr. Olsen for his service and leadership.

- G. Purchase of property at 300 North Montezuma.

Removed from agenda.

- H. Contract with Nelson\Nygaard Consulting Associates in the amount of \$124,356.00 for the CYMPO Regional Transit Planning Study.

Mr. McConnell said that this item is for approval of a contract with Nelson\Nygaard Consulting Associates for performance of the CYMPO Regional Transit Planning Study. At the request of CYMPO, the City issued a Request for Statements of Qualifications, and four responses were received, reviewed and rated by a CYMPO Technical Advisory Committee, and Nelson]Nygaard Consulting Associates was selected. He said that the transit committee will be meeting with the Interfaith Council to discuss their concerns.

Mr. McConnell said that the transit study is budgeted in the current CYMPO FY2006 Unified Planning Work Program, and 80% will be funded through Federal Transit Administration (FTA) monies, and the remaining 20% will be proportioned among the CYMPO local member agencies according to population, with Prescott's share being at \$9,188.53.

He added that studies done in the past through the previous CYMPO administrator would be reviewed and incorporated into this study, as appropriate.

- I. Construction contract with AUI, Inc. in the amount of \$1,298,641.00 for the Ruth and Demerse Sanitary Sewer Rehabilitation Project

Mr. McConnell reviewed this project, noting that it would extend from Whipple to Whetstine and north to Montebell. He said that this would increase the capacity for the entire length from a 6" line, some of which is over 50 years old, with an 8" plaster line. He added that the sewer work will be followed up by the street work for a portion. He said that this is a new technique being used, pipe bursting, which avoids trenches along the entire length. He said that he would notify Council when the work was being performed so they could see it.

- J. Appointments to the Employee Appeals Board.

This action would take place at the Regular Meeting of May 9. Staff noted that the appointees had been invited to that meeting.

- K. Minutes of the Prescott City Council Workshop of April 18, 2006, the Prescott City Council Study Session of April 18, 2006, and the Prescott City Council Meeting of April 25, 2006.

Items E, F, H, I and K were selected to be placed on the Consent Agenda.

III. ADJOURNMENT

There being no further business to come before the Prescott City Council at the study session, it was adjourned at 5:02 P.M.

ROWLE P. SIMMONS, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk