

PRESCOTT CITY COUNCIL
COUNCIL STUDY SESSION/
SPECIAL MEETING
PRESCOTT, ARIZONA
JULY 17, 2007

A STUDY SESSION/SPECIAL MEETING OF THE PRESCOTT CITY COUNCIL WAS HELD ON TUESDAY, JULY 17, 2007, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

Mayor Simmons opened the meeting at 3:00 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

City Manager Norwood noted that less than one year ago water consumption was around 11 millions gallons a day; yesterday that had dropped to 9 million gallons.

City Clerk Burke stated that Judy Carson, Deputy City Clerk, was retiring after 22 years of service to the community, and she thanked her for that service. She then introduced Lorri Carlson as the new Deputy City Clerk.

Mayor Simmons said that Ms. Carson's years of service have been phenomenal and she would truly be missed.

Mayor Simmons reported that he and others had attended a luncheon concerning the Fiesta Bowl and they were involving outside communities in their events. Councilman Bell added that they estimated a \$4 billion impact to the State.

STUDY SESSION

I. PROCLAMATION

A. July 18 – 27, 2007 – *Little League Days in Prescott*

Mayor Simmons read the proclamation and presented it to representatives of Prescott Little League.

Mr. McCasland noted that the State Little League Tournament would be in Prescott tomorrow and they have a local team representing Prescott, which had previously won district.

Councilman Blair said that he had recently watched his nephew play in an All-Star Game, and he (Matt Holliday) has donated a signed ball and hat for the first home run at the Little League Tournament.

Hugh Eider of Prescott Little League thanked the citizens for their support and for the assistance they received from Parks and Recreation. He said that no one does a tournament better than Prescott. He then introduced Dave McCormack and Jerry Mora.

II. PRESENTATION

A. Presentation by the Arizona Classical Theatre re the upcoming Shakespeare Festival.

Laura Posetta, production and stage manager for Shakespeare Festival thanked the City Council for the money given to Prescott Arts and Humanities Council. She said that they will be doing two shows, and she then presented complementary tickets to the Council members.

III. DISCUSSION ITEMS

A. Approval of Authorization for Services No. 1 to Z & H Engineering in the amount of \$16,595.00 for the design of the new Airport Beacon.

Interim Airport Manager Ben Vardiman said that this is the first authorization for service through the new contract with Z&H, for the design of a new beacon at the airport. He said that the current beacon does not meet reliability and safety standards, and it will be funded through the grant recently accepted by the Council.

Councilwoman Suttles noted that Prescott would only be paying 10% of the project, or \$1,659.50.

Councilman Bell asked, if the design alone was \$16,000, how much the cost of the beacon itself would be. Mr. Vardiman said that it would run between \$90,000 and \$120,000, with the City paying a share. He noted that each project with Z & H will be brought before the Council for review and approval.

Councilman Lamerson asked if other communities hadn't already had a beacon designed that the City could use, rather than having to design their own. Mr. Vardiman said that there are design guidelines and standards for beacons, and each airport needs to design for their unique situations, topography, connection to electrical, to lighting, soil standards, etc.

Councilman Bell asked if there would be an emergency power supply if they were to lose power. Mr. Vardiman said that they have an emergency backup generator which would keep the beacon going.

- B. Award of Contract for Sundog Office Building to Montana Builders, LLC, in the amount of \$269,800.00.

Field Operations Manager said that this project was bid in May, and the lower bidder was Montana Builders. They will have 150 days to complete the project once the contract is signed. Ron Miller will be the project manager.

Councilman Bell asked what would happen if they didn't complete the project in 150 days. Mr. Miller said that after 150 days, there is \$300 per day charged for liquidated damages.

- C. Approval of purchase of FY 2008 Light Vehicles from Five Star Ford in the amount of \$315,341.28 and Prescott Galpin Ford in the amount of \$214,371.42.

Administrative Services Director Mic Fenech said that this was the purchase of the first half of the vehicles from the vehicle replacement fund as they are taking a cautious approach with the fund, and will review it half way through the year to determine what other vehicles will be purchased. He said that this will authorize purchase of 13 replacement and 5 new vehicles. He noted that some of the award will go to local Galpin Ford.

Councilman Luzius said he was pleased to keep the money local.

- D. Adoption of Ordinance No. 4611-0813 - Approving purchase of Old Railroad Right-of-Way (24.21 acres) from Kulmer & Schumacher in the amount of \$300,000 for Prescott's Rails-to-Trails Phase II Project.

Parks and Recreation Director Jim McCasland said that this is for the purchase of 24.21 acres, through the Rails to Trails Phase II, to include two miles of rail bed. He said that they have had the money since 1997 and the City agreed to purchase the property at appraisal. He then reviewed the exact location. He added that the City will provide 5% of the fund; the balance will be through the grant funds.

Councilwoman Suttles asked if this would completed the trail. Mr. McCasland said that there is still a stretch of trail north, between Prescott and Chino Valley, but they don't have willing sellers at this time.

Councilman Blair asked if this would be paid for through the open space funds. Mr. McCasland said that the funds have been carried over since 1997. Mr. Woodfill noted that the grant money was in the general fund, where it was put; there was no open space fund at that time.

Discussion was held on whether they should use the open space funds or the grant funds from the general fund. Councilman Roecker said that they could ask the Open Space Committee how they felt about it. Lora Lopas, Chairman of the Open Space Committee, said that the money was earmarked before open space came into funding, but it would be up to the committee. He feeling is that they would say to go forward as is.

Councilman Lamerson said that they have dedicated the source of money and at \$13,000 an acre, they would go ahead and get it done as planned.

Leslie Hoy said that some Council members want to take the open space money and use it for other things; that is not what the voters voted on.

Mr. Norwood noted that in the FY08 budget they have \$7 million for open space.

Councilman Bell asked if there was a legal opinion. Tom Lloyd said that it really isn't a legal matter. He would need to review the wording of the ballot language.

Councilman Luzius said that they have purchased Rails to Trails property in past years and not used open space funds.

After further discussion it was agreed that Ms. Lopas would be asked to present the Open Space Committee and this item would be placed on the regular agenda.

- E. Adoption of Ordinance No. 4600-0802 - Abandoning a portion of unused right-of-way adjacent to Prescott Lakes Parkway and Sundog Ranch Road to Yavapai County.

Engineering Services Director Mark Nietupski said that was to abandon a portion of unused right-of-way. He said it was intended to be conveyed to the County in the Rodeo Grounds swap, but it was left out and this will complete the transaction.

- F. Award of bid to Centrisys Corporation in the amount of \$333,025.00 for purchase of a sludge dewatering centrifuge for the Airport Wastewater Treatment Plant, including both the base bid and optional service coverages.

Public Works Director Craig McConnell said that this will replace a 17-year old piece of equipment and reduce hauling costs. Councilman Blair asked what they would do with the leftover equipment. McConnell said that it would be disposed of, possibly through a bid process.

- G. Adoption of Resolution No. 3839-0807 - approving a Development Agreement between the City of Prescott and James 110 Investment, L.L.C. for Centerpointe South.

Mr. McConnell said that the annexation, water service agreement, and preliminary plat for this project was approved earlier in the year, and Mr. Ty Myers was available for questions. He added that this was similar to the Development Agreement for Prescott Executive Airpark as both projects create infrastructure that will benefit other lands.

He said that this project will include a new traffic intersection proposed near Phippen Museum, possibly a roundabout--feasibility to be decided. He said that it will be brought to Council for a decision on the configuration. He said that the Side Road connection on State Route 89 will provide access and connectivity to Larry Caldwell Drive South and provide parallel capacity to Highway 89A. They are proposing that the Side Road connector be oversized to five lanes, since it will never cost less than now.

Mr. McConnell said that this project will update water services to the area, sewer facilities will connect to the City system and regional transportation and infrastructure will benefit the community.

Jack Wilson asked for clarification on page 7 of the Development Agreement, 2.6b – allocation of cost. He asked when the study would be done and available to the public. Mr. McConnell said that the study would be done prior to construction beginning. Financing has to be set before construction starts. He hopes that when they have a final plat the cost participation would be determined.

Mr. Wilson asked if it would be an outside analysis. Mr. McConnell said that it would not necessarily be one.

- H. Approval of Final Plat for Arbor Place Condominiums, a 20-unit complex located on Gail Gardner Way, Arbor Partners LLC/Brian Wirick, Applicant, APN 115-08-034C, 034D, 071G (FP07-001).

George Worley reviewed this project, noting that it consisted of 20 condominium units in five buildings, four units per building. He said that landscaping and all LDC requirements have been met, and staff recommends approval of the Final Plat.

Councilman Luzius said that the Boulders had a problem with radius and accessibility for fire apparatus in that area. He is assuming that has been resolved in this development and fire apparatus can maneuver. Mr. Worley said that they had some problems with people parking incorrectly, but this development has more parking than required.

- I. Approval of the Minutes of the Special Meeting of the Prescott City Council held on July 3, 2007, the Study Session of the Prescott City Council held on July 3, 2007, the Workshop of the Prescott City Council held on July 10, 2007 and the Regular Voting Meeting of the Prescott City Council held on July 10, 2007.
- J. Selection of items to be placed on the Consent Agenda for the Regular Voting Meeting of July 24, 2007.

Councilman Lamerson selected the following items for the Consent Agenda: All items, excluding B.

IV. ADJOURNMENT

The Study Session adjourned at 4:11 p.m.

SPECIAL MEETING

1. Call to Order.

Mayor Simmons called the Special Meeting to Order and presented Ordinance No. 4610-0812.

2. **Adoption of Ordinance No. 4610-0812** - An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, levying upon the assessed valuation of the property within the City of Prescott, subject to taxation, a certain sum upon each one hundred dollars (\$100.00) of valuation sufficient to raise the amount estimated to be required in the annual budget, less the amount estimated to be received from other sources of revenue; providing funds for various bond redemptions for the purpose of paying interest upon bonded indebtedness, and providing funds for the general municipal expenses, all for the fiscal year ending the 30th day of June 2008.

Budget and Finance Director Mark Woodfill explained this was the final step in the adoption of the FY08 budget.

Councilman Roecker MOVED to ADOPT Ordinance No. 4610-0812, which was SECONDED by Councilwoman Suttles. The motion passed unanimously.

Mr. Norwood reported that there had been a fatality accident on Highway 89 by Golf Course and the area is shut down at this time.

3. Adjournment.

There being no further business to come before the Prescott City Council, Mayor Simmons adjourned the meeting at 4:12 p.m.

ROWLE P. SIMMONS, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk