

PRESCOTT CITY COUNCIL  
JOINT STUDY SESSION/  
REGULAR COUNCIL MEETING  
PRESCOTT, ARIZONA  
JANUARY 8, 2008

A JOINT STUDY SESSION/REGULAR VOTING MEETING OF THE PRESCOTT CITY COUNCIL WAS HELD ON TUESDAY, JANUARY 8, 2008, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

**CALL TO ORDER**

Mayor Wilson called the meeting to order at 3:00 p.m.

**INTRODUCTIONS**

Mayor Wilson noted for the benefit of the audience that Item III-Q was being pulled from the agenda.

**INVOCATION:** Rabbi Cohen of Temple B'Rith Shalom

Rabbi Cohen of Temple B'Rith Shalom told a story to commence the meeting.

**PLEDGE OF ALLEGIANCE:** Councilman Lamerson

Councilman Lamerson led the Council and audience in the Pledge of Allegiance.

**ROLL CALL:**

COUNCIL PRESENT:

Mayor Wilson  
Councilman Bell  
Councilman Lamerson  
Councilwoman Lopas  
Councilman Luzius  
Councilman Roecker  
Councilwoman Suttles

ABSENT:

None.

**SUMMARY OF CURRENT OR RECENT EVENTS**

City Manager Steve Norwood reminded everyone of the Council Goals Retreat scheduled for Friday from 8 AM to 5 PM and Saturday morning.

**I. PUBLIC COMMENT (*Please limit your comments to five minutes*)**

- A. Andre Hebert of Pete's Family Restaurant re Construction on Iron Springs Road.

Mr. Hebert, 1355 Iron Springs Road, said that the Iron Springs Road is a difficult project. When it started, he called Michael asking for help and he and his team have stepped over the line five or six times, putting in extra flaggers. He really went the extra yard to make things right. Also, another man, Paul Duke, is one of the City's inspectors, and he and Mr. Duke have locked horns a few times, but the man is a professional, a man of integrity; he returns every phone call and sees him every time he calls.

He said that recently they became aware that they could create some relief in the Iron Springs/Gail Gardner intersection. He called Craiger and within three or four hours all of the stuff was out of there, and it was appreciated. He said that they have a long way to go; they had no idea how massive the project would be, but he wanted to come and say thank you.

He said that they are all working together; the City is working with the merchants. It has been hard, but Prescott has put some real quality people on the project. It is going to be a great project when it is over. The five lanes are going to carry tons traffic for their businesses. Mr. Norwood has been essential to make sure all of the keys were in place.

Councilwoman Suttles said that it is such a pleasantry to have someone come up and say the City is doing something right. Mr. Hebert said that if they weren't he would have to say that. Councilwoman Suttles said that the City appreciates his diligences with Iron Springs and she can promise they probably won't do anything there for the next 40 years.

Councilman Luzius said that he had to say that he was impressed; he thought he was bringing a different message.

Mayor Wilson said that it reminded him of a quote from the Chairman of BMW, "*Hire attitude, teach skills.*"

- B. Frank Creelman re Scooter Patrol, Stop-Bar Ordinance, Sidewalks, Trees, Pedestrian Crossings and Roundabouts.

Frank "Charging Bear" Creelman, 1335 Tumbleweed Drive, Chino Valley, Arizona, 86323 welcomed everyone and presented a drawing of his proposed Scooter Watch Patrol.

Mr. Creelman said that he arrived in town in 1975, returned in 1993 and came back in 2004. He is absolutely appalled by the drivers in the City.

His Scooter Watch Patrol is a solution to the drivers that speed and break all the laws. He said that it is a scooter that can be stood on with a gasoline motor. Hales Motors will help him buy them and he will weld on what they need and he has an officer willing to ride them. He said that it is a radar/video unit.

Mr. Creelman then said that on the 24<sup>th</sup> of December he sat at the intersection of Gurley and Montezuma and counted the number of times that cars went in front of pedestrians illegally. In 6 light changes there were 17 violators; in a one-hour period there were 36 violations; they are waiting to get someone killed there. The solution is to take down the pre-left turn in front of the pedestrians and let the people pull up in the middle and then turn, after the pedestrians are across the walkway.

Mr. Creelman said that another concern he has is the middle-block walkways; it is not a standard in the country. He stood downtown on Memorial Day and saw three people almost get plastered on the front end of a car because people didn't realize it was a mid-block walkway. He said that he would get rid of them. If they are going to keep them they need to put up three signs on each side.

He said that if he criticizes something, he always provides a solution.

Mr. Creelman then said that the sidewalks in Prescott are terrible. All they need is to identify them and have the property owner replace them if they want, or have the City hire a contractor to replace them.

He said that he is also a tree doctor and he just walked by the tree outside that is pre-Revolutionary War and it is dying because people have cut the limbs off, let the water get in, and trees are rotting. He said that every tree in town has been damaged by human beings.

Mayor Wilson notified Mr. Creelman that his five minutes were up. Mr. Creelman said that he thought he had five minutes per topic. Mayor Wilson said that he had five minutes to talk at a public presentation. Mr. Creelman said that he would be back.

C. Gene Gertler re *Celebrate the Legacy of Dr. Martin Luther King, Jr.* at Yavapai College.

Mr. Gertler said that he was here to speak of the upcoming Martin Luther King, Jr. holiday celebration being held at Yavapai College. He said that although many may not know it, there have been Martin Luther King, Jr. celebrations in Prescott for the past fifteen years. He then gave details of the celebration.

## II. PRESENTATION

### A. Jim Holt re Big Chino Project Update.

Mr. Holt then gave his monthly report on the Big Chino Water Ranch, in the way of a PowerPoint presentation, attached hereto as Exhibit A, and outlined below.

- ◆ Well Field on Ranch
- ◆ Outline of Big Chino Water Ranch Design Criteria
- ◆ Highway 89 Pump Station
- ◆ Chino Valley Water Production Facility Reconstruction
- ◆ Prescott Intermediate Reservoir & Pump Station (owned by the Deep Well Ranch-James Family).
- ◆ BCWR Contracts to Date – Unchanged
- ◆ Summary of Costs
- ◆ Key Considerations
- ◆ Schedule

Councilwoman Suttles thanked Mr. Holt for the follow-up. She said that they have a tendency to get behind and this is a huge project; so they need to be reminded of where they are. She asked the status of the letter to Arizona Department of Water Resources (ADWR).

Mr. Holt said that if she was referring to the Application for Modification, it was submitted in October of 2007. He has heard that they are going to be requesting some additional clarification on some hydrology, but the City has not yet received that request. As soon as they get it they will get the consultants on it. They still anticipate having a determination by the end of 2008.

Councilwoman Suttles asked if there was anything the City could do to get them moving faster. Mr. Holt said that it is a significant piece of work that was submitted. It contains some very complicated hydrology, and Prescott's is not the only one being reviewed. He does not know that they could expect them to move quicker. He will be down there on Friday and will know more after that, but a 12-month consideration is not unreasonable.

Councilman Luzius thanked Mr. Holt for the presentation and, referring to Page 6, asked what size the 8 miles of pipe would be to the Intermediate Pump Station. Mr. Holt said that there are currently three pipelines—12”, 18” and 36” and they will be using all three.

Councilman Luzius asked if with the addition of two pumps over the initial three, the yield would be 30 million gallons per day. Mr. Holt said absolutely. The consultant, Black & Veech, has looked at the issue very carefully. They will be extremely large pumps at the facility, and will have the capacity.

Councilman Luzius asked how they were doing with acquisition of easements with State Land. Mr. Holt said that they were continuing discussions. They are actively working with them regarding this project; they have a number of applications pending with them and actively pushing those through.

Councilman Luzius asked Mr. Holt if he saw the letter from SRP as a real threat. Mr. Holt said that he did not think it was an issue they could afford to ignore. SRP is a significant organization within Arizona and they have significant resources. They have concerns about the threat to their water. He said that they had a meeting with SRP in November and discussed some of their concerns, and asked them to submit them in letter form to the City, which they did in December. He said that staff is analyzing the concerns, and will talk and work with them as carefully as possible. He said that they have located a number of monitoring wells with help from SRP.

Councilman Luzius said that one of the items they were looking for was some form of mitigation, and asked if the City has done anything yet. Mr. Holt said that the location of point of withdraw is part of that strategy. Their monitoring effort is important, and they have reserved some quantity of water to which the City is entitled for either mitigation or safe yield purposes. He said that there may still be other opportunities to acquire assets, resources to offset pumping if, in deed, they determine that the pumping is having an adverse impact. They have always committed, and continue to commit, the necessary resources to offset any adverse impacts to the River.

Councilman Luzius said that he hoped they get those items resolved. It's the last thing in the world that he would want to have the City spend close to \$200 million for a pipeline and water ranch and find out that they cannot use it.

Councilman Lamerson said that he appreciated the presentation. He asked if they currently have six production wells in the Little Chino, and

they bring in around 7,000 to 8,000 af per year. Mr. Holt said that he believed there were six wells located in the Little Chino.

Councilman Lamerson said that now they are talking about 11 wells in the Big Chino Water Ranch project, which is almost twice the production they have in the Little Chino. He asked if he heard correctly that they would then be able to produce 54 million gallons a day when everything was done.

Mr. Holt said that the 31 mg a day that would be going through the Intermediate Pump Station would be from the Big Chino Water Ranch, in addition to the wells within the Active Management Area, and any production wells that they may have out at the airport at that time. They are looking at a maximum build-out at 31 million gallons.

Councilman Lamerson asked what the 8,000 ac. ft. they are taking out of the Little Chino right now represent in millions of gallons a day. Mr. Holt said that he couldn't give him that calculation off the top of his head, but he would anticipate it would be about a third of that or less.

Councilman Lamerson then asked if they had received any results from the arsenic tests in the Big Chino. Mr. Holt said that they have done extensive testing and their conclusion of that testing is that the water beneath the Big Chino Water Ranch, in the more shallow of the aquifers, is of sufficient quality to meet the arsenic standard as it is right now. They did encounter some water at deeper elevations on the ranch that did have a problem with respect to arsenic.

Councilman Lamerson said that it sounds like they will have 17 production wells, but they may not need to use all of them if what they are producing off of the Big Chino Water Ranch meets the needs of the City of Prescott. Maybe those six wells in the Little Chino is part of the mitigation process to safe yield.

Mr. Holt said that the production wells on the Big Chino Water Ranch wells will be phased in. They will not be drilling all of them immediately. The water from the Big Chino Water Ranch will be the most expensive resource for the City. To suggest that they would be using the most expensive resource exclusively and at the beginning would be a very expensive proposition. There is an opportunity, and there has always been anticipation, that their reliance on groundwater within the Active Management Area would either be stabilized or reduced as a result of the importation from the Big Chino.

Councilman Lamerson asked about the arsenic at the Airport wells. Mr. Holt said that he does not have that information, but he does believe it is a discussion item later in the agenda.

Councilwoman Suttles said that they have a partner in the Big Chino Water Ranch with Prescott Valley, and she asked where they come into that mix. Mr. Holt said that Prescott Valley is a 45.9% partner, and their water will come through that facility. A number of pumps are dedicated to their separation. They are looking at the engineering that would be required to construct a regional pipeline from that facility, out of the Town of Chino Valley, into the Town of Prescott Valley.

### **III. REGULAR AGENDA**

- A. Approval of Contract Amendment No. 1 to Contract No. 2007-089 with Fann Contracting, Iron Springs Road Reconstruction, for \$36,484.50 for improvements at Fire Station 72.

Darrell Willis said that this item is a contract amendment to the Iron Springs Road Improvement Project for the paving and resurfacing at Fire Station #2 which is at Williamson Valley and Iron Springs Road. They have had this in the planning stages for the past three years, and one of the concerns they had was the impact the new road would have prior to them doing any resurfacing. They did have to relocate a large fire line to the parking area at the Fire Station.

Mr. Willis said that they have it all resolved and know what the impacts are. They have been looking at how they can repave this. It has been in the station refurbishment project funded through the Capital Improvement Program. All of the details are taken care of, but the one issue was who would do the paving. Fann has to replace some of the pavement there because of the curb cuts, water line relocation, so they asked them what it would cost to have them repave the project. The cost was \$36,484.50 and talking with the project manager of the Iron Springs Road project, they said that was a great price.

Mayor Wilson asked if the process was legal. Mr. Kidd said that they went over that during the staff meeting and it was his understanding that there was some impact on the existing station and partial paving, so it is reasonably related to the project.

Councilman Bell said that he sees that \$150,000 was approved, and asked how much had already been spent. Mr. Willis said around \$40,000.

Councilman Suttles asked if they didn't know at the time that they bid the Iron Springs Road Project that they would need to do any of the paving at the fire station. Mr. Willis said that they didn't know the impact. He added that they will now be able to have different ingress/egress; they won't have to run out of the back of the station.

Councilman Suttles asked if the station was staying with the City or they would be doing an exchange with the County. Mr. Willis said that when the downtown fire station is complete the City crew and equipment will move there on Montezuma. Central Yavapai Fire will move from their station on Sixth Street out to this station on Iron Springs Road.

**COUNCILMAN ROECKER MOVED TO APPROVE CONTRACT AMENDMENT NO. 1 TO CONTRACT NO. 2007-089 WITH FANN CONTRACTING, IRON SPRINGS ROAD RECONSTRUCTION, FOR \$36,484.50 FOR IMPROVEMENTS AT FIRE STATION 72; SECONDED BY COUNCILMAN BELL; PASSED UNANIMOUSLY.**

- B. Acceptance of two grants from the Arizona Department of Transportation in the amounts of \$10,552.00 and \$7,623.00 for the Airport Master Plan Update Study at Ernest A. Love Field.

Mr. Vardiman said that this is acceptance of two grants from the Arizona Department of Transportation in the amounts of \$10,552.00 for the Airport Master Plan Update Study and \$7,623.00 which will fund 85% of the lease rate analysis study, which is not eligible for FAA funding but was approved by the Council as part of the total project.

**COUNCILMAN LAMERSON MOVED TO ACCEPT TWO GRANTS FROM THE ARIZONA DEPARTMENT OF TRANSPORTATION IN THE AMOUNTS OF \$10,552.00 AND \$7,623.00 FOR THE AIRPORT MASTER PLAN UPDATE STUDY AT ERNEST A. LOVE FIELD; SECONDED BY COUNCILMAN ROECKER; PASSED UNANIMOUSLY.**

- C. Adoption of Ordinance No. 4639-0841 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, authorizing the sale and exchange of certain real properties belonging to Williams Family Revocable Trust and the City of Prescott, approving the conveyance of title to certain real property belonging to the City of Prescott and accepting title to that certain real property which will be included in the Prescott Greenways Multi-Use Trail System, and authorizing the Mayor and staff to execute all necessary sale and conveyance documents to complete the exchange.

Eric Smith of the Parks and Recreation Department said that this is a request for a land exchange between the City and the Williams Family Revocable Trust that is designed to address an encroachment issue that is occurring on City-owned property and at the same time benefit the City with some property for the City's multiuse trail system.

Mr. Smith said that the appraisals show different values for the parcels. The City will receive a larger parcel, but it is in the floodplain so the value is not as high. There is a difference of \$2,400 that the Williams Family

Revocable Trust will pay to the City for this exchange so that the values are equal.

**COUNCILMAN BELL MOVED TO ADOPT ORDINANCE NO. 4639-0841; SECONDED BY COUNCILWOMAN SUTTLES; PASSED UNANIMOUSLY.**

- D. Approval of a contract with HydroSystems, Inc., in an amount not to exceed \$58,400.00 for hydrology and other services necessary for renewal of the City's recharge, underground water storage, and recovery permits.

Public Works Director Craig McConnell said that this was a contract with HydroSystems, Inc. that is necessary for the City's recharge, underground water storage, and recovery permits. The City collects and treats wastewater and then recharges treated wastewater. That treated effluent is stored underground in the aquifer and then recovered with recovery wells. The Arizona Department of Water Resources regulates all of those aspects of the recharge. Those are long-term permits and they are expiring in July 2008 and the City must reapply to ADWR for renewal of the permits.

Mayor Wilson asked if this would keep them going for another 20 years. Mr. McConnell said that was correct.

**COUNCILMAN LUZIUS MOVED TO APPROVE A CONTRACT WITH HYDROSYSTEMS, INC., IN AN AMOUNT NOT TO EXCEED \$58,400.00 FOR HYDROLOGY AND OTHER SERVICES NECESSARY FOR RENEWAL OF THE CITY'S RECHARGE, UNDERGROUND WATER STORAGE, AND RECOVERY PERMITS; SECONDED BY COUNCILMAN LAMERSON; PASSED UNANIMOUSLY.**

- E. Approval of a professional services agreement with Civiltec Engineering, Inc., in the amount of \$90,757.00 for the Willow Creek 14" Transmission Main Project.

Mr. McConnell said that under the Big Chino Update Councilman Lamerson asked about water quality from the recovery wells at the airport. A number of months ago the water quality had been tested at the wells and the results were that they would not have to perform arsenic treatment at them. As is the case, once they equip the well, it will be tested periodically and if an arsenic problem were to develop in the future, they would do interim arsenic

Mr. McConnell said that this item is a professional services agreement with Civiltec Engineering, Inc. for the Willow Creek 14" Transmission Main project. He said that this is replacement of an existing 12" water

transmission main, part of which goes across Willow Creek near Willow Lake Road. That line needs to be increased in capacity to 14", and the new line needs to be armored in such a way as it is not susceptible to scour from Willow Creek.

Councilman Luzius asked Mr. McConnell to describe "scour." Mr. McConnell said that it is when water is flowing at a considerable velocity and erodes anything in its way, which can be water lines, banks of streams, etc.

Councilman Luzius asked how much capacity would be increased moving from 12" to 14". Mr. McConnell said that he did not have that information, but would get it to Councilman Luzius.

**COUNCILWOMAN SUTTLES MOVED TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH CIVILTEC ENGINEERING, INC., IN THE AMOUNT OF \$90,757.00 FOR THE WILLOW CREEK 14" TRANSMISSION MAIN PROJECT; SECONDED BY COUNCILMAN ROECKER; PASSED UNANIMOUSLY.**

- F. Approval of Supplemental Agreement No. 1 to Contract No. 2007-254 with Tonto Supply, Inc., FY07 Small Water Main Replacement Project, in the amount of \$18,557.19.

Mr. McConnell said that in the course of the FY07 Small Water Main Replacement Project, the City was informed by Yavapai County that they were planning on paving a segment of Canyon Drive, which is a county-maintained roadway. The City has water mains outside of the City limits and this is one of those circumstances. Rather than come in a future year and replace a 2" substandard line with a 6" line, a very small amount of additional work was required and at this point they need the Council to ratify it. He said that the public didn't have to see their road cut in the future, and they get the benefit of upgrade water services.

Councilman Bell is this a situation where the work has already been done. Mr. McConnell said that it was.

**COUNCILMAN LAMERSON MOVED TO APPROVE SUPPLEMENTAL AGREEMENT NO. 1 TO CONTRACT NO. 2007-254 WITH TONTO SUPPLY, INC., FY07 SMALL WATER MAIN REPLACEMENT PROJECT, IN THE AMOUNT OF \$18,557.19; SECONDED BY COUNCILMAN BELL; PASSED UNANIMOUSLY.**

Mayor Wilson asked why they didn't hear about it before the work was done. Mr. McConnell said that they will endeavor to do a better job in the future. He noted that it is legal; the contracting officer can direct certain changes, but it is always better to inform the Council of that and then the

contract amendment would come back at some future date. He and Mr. Nietupski have discussed this issue quite a bit; certainly both departments can do a better job.

- G. Approval of Revision of Plat to adjust the lot lines of Lots 1 and 2 of the Antelope Hills Subdivision and extend the boundary located at 4 Perkins Drive, APN 102-05-002A and 102-07-066, Owners Jerry and Nancy Del Mar (RE07-001).

Community Development Director Tom Guice said that this is a request by Jerry and Nancy Del Mar to adjust the lot lines of Lots 1 and 2 of the Antelope Hills Subdivision, and then include a small parcel into the subdivision, and thereby creating a greater developable area for Lot 1R, which is already developable. This is a Pre-1998 subdivision and no water allocation is required. There are representatives present for any questions.

Councilman Bell asked if there had been any complaints from the neighbors. Mr. Guice said that they have not received any, although they have not given much notice. Immediately to the west of this area was the golf cart storage, so they really didn't see any impact to the neighbors, since this is already a lot of record.

Councilman Lamerson asked why this needed to come to the Council, rather than approving it administratively. Mr. Guice said that any time a subdivision boundary is expanded, it requires Council action.

**COUNCILWOMAN SUTTLES MOVED TO APPROVE THE REVISION OF PLAT TO ADJUST THE LOT LINES OF LOTS 1 AND 2 OF THE ANTELOPE HILLS SUBDIVISION AND EXTEND THE BOUNDARY LOCATED AT 4 PERKINS DRIVE; SECONDED BY COUNCILWOMAN LOPAS; PASSED UNANIMOUSLY.**

- H. Approval of Final Plat for Cedar Ridge Condominiums, a Planned Area Development, comprising the conversion of 30 apartment units to 30 condominium units located on approximately 2.3 acres, at 337 Robinson Drive, APN 110-05-016, Owner MRD Properties (FP07-011).

Mr. Guice said that this is the Final Plat for Cedar Ridge Condominiums.

Councilman Luzius said that in the past he has discussed his concern with the buildings not requiring sprinklers. Since Mr. Guice indicated that there would be fire walls between each unit and they will be brought up to current code, he agrees with the project.

**COUNCILWOMAN LOPAS MOVED TO APPROVE FINAL PLAT FOR CEDAR RIDGE CONDOMINIUMS, A PLANNED AREA DEVELOPMENT, COMPRISING THE CONVERSION OF 30 APARTMENT UNITS TO 30 CONDOMINIUM UNITS LOCATED AT 337 ROBINSON DRIVE; SECONDED BY COUNCILWOMAN SUTTLES; PASSED UNANIMOUSLY.**

- I. Public Hearing for annexation of approximately 8.9 acres lying between Shoup Street, Adams Avenue and Iron Springs Road, Property owned by Kile St. Enterprises (ANX07-003).

Mr. Guice said that this is a public hearing for the annexation of nine acres located on the south side of Iron Springs Road, at the Intersection of Meadowridge. He said that a number of years ago discussions started with adjacent property owners regarding potential purchase of property for slope easements. This property had the old Dunbar Rock business on it, as well as a used car lot. An economic development agreement was approved in November of 2005 which indicates that at the time of annexation, this property would be zoned Business Regional. There are also use exclusions within the development agreement which prohibits laundromats, car washes and residential units, and the property is exempt from the subdivision process meaning that they are not required to submit a preliminary plat; they can go directly to final plat.

Mr. Guice said that associated with the Iron Springs project there was a property purchase agreement with conditions: (1) Within six months of the annexation of the subject property into the City, the City will abandon a portion of Adams, which is not included where the sewer lift station is, and the City will abandon Kyle Street. (2) As a function of annexation, the City will accept the dedication of the Meadowridge Road Extension to Adams, which is a County dedicated street, and at the time of annexation will become a City-dedicated street.

Mr. Guice said that at the end of the 30-day waiting period per ARS, the petitions will be given to the property owners, some time next week, and staff could be back to the Council as early as three to four weeks with an ordinance to annex. He added that there is a representative of Fisher Trust, owners of the property.

Councilwoman Suttles said that she is excited that they are getting almost nine acres of commercial property into the City without the neighbors being upset.

Mayor Wilson asked if they know what will actually go on the property. Ms. Fisher said that at this time they don't have any idea.

There being no public input, **COUNCILMAN LUZIUS MOVED TO CLOSE THE PUBLIC HEARING; SECONDED BY COUNCILWOMAN SUTTLES; PASSED UNANIMOUSLY.**

- J. Approval to split one residential lot into two lots within the Willow Creek Heights subdivision, Owner is Benson Family Trust, Lloyd Benson, APN 106-20-028, Zoning SF-35 (RE07-028).

Mr. Guice said that this is a request to split a 2 ½ acre parcel located on North Lakeview Drive. There have been a number of occasions over the past years where they have seen similar splits.

Councilman Lamerson asked if this was originally a pre-1998 property with assured water. Mr. Guice said that it was; it is part of a subdivision approved in the 60's with initially five acre parcels and since then they have been split into 2 ½ parcels.

Councilman Lamerson said that he doesn't have a problem with this request, but he has a problem with the continued practice that the Council has done on the lot splits. He hopes this is something they can discuss at the Goals Retreat.

Councilwoman Suttles said that they have neighbors that don't want it. She asked what their reason was for being against this. Mr. Guice said that given this was not a big request, they didn't take it to Planning and Zoning. Instead they held an area meeting for the neighbors and their concern is potential loss of use. He said that although it may not happen today, there is a concern with flag-shaped lots blocking the view of adjoining property owners.

Councilwoman Suttles said that these people have owned this for a long time, so those that moved in bought their property knowing something could be built there. Mr. Guice said that they had three or four people show up and they provided some letters.

Councilwoman Suttles said that these developments begin and little by little they get changed, and then they hear from the neighborhood. She said that perhaps they should discuss this going into the budget, but they should get this one through.

Councilman Luzius said that the new code says that the pole portion of the lot should be no more than 150 feet. Mr. Guice said that was correct; anything greater than that has to have Council approval.

Councilman Luzius said that more than 150 feet requires sprinklered. Mr. Guice said that both of these homes will be sprinklered. He said that the 150' distance is their ability to get access to all portion of the structure.

Councilman Luzius said that he has a problem with this request as he believes that 150' is enough.

**COUNCILWOMAN LOPAS MOVED TO APPROVE THE SPLIT OF ONE RESIDENTIAL LOT INTO TWO LOTS WITHIN THE WILLOW CREEK HEIGHTS SUBDIVISION AS REQUESTED BY LLOYD BENSON; SECONDED BY COUNCILWOMAN SUTTLES; PASSED 6 – 1 WITH COUNCILMAN LUZIUS CASTING THE DISSENTING VOTE.**

- K. Approval of a professional services agreement with Shepard-Wesnitzer, Inc., in the amount of \$99,240.00 for design of the FY08 Pavement Reconstruction Project in Yavapai Hills Subdivision.

Mr. Nietupski said that this is for procurement of engineering services to improve roadway sections within Yavapai Hills Subdivision. He said that it is part of the City's ongoing annual pavement management / maintenance strategy and it will address all of the streets within the subdivision. The firm of Shepard-Wesnitzer is being recommended. The project will evaluate the pavements within the subdivision with a thorough geotechnical analysis to determine the most appropriate strategy for going forward with the project in the future.

**COUNCILMAN LAMERSON MOVED TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SHEPARD-WESNITZER, INC. IN THE AMOUNT OF \$99,240.00 FOR DESIGN OF THE FY08 PAVEMENT RECONSTRUCTION PROJECT IN YAVAPAI HILLS SUBDIVISION; SECONDED BY COUNCILWOMAN SUTTLES; PASSED UNANIMOUSLY.**

- L. Adoption of Ordinance No. 4638-0840 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, abandoning a portion of unused and unimproved Carleton right-of-way located west of McCormick Street and northeast of the Pioneers Home within the City of Prescott Original Townsite and authorizing the Mayor and City staff to take all necessary steps to effectuate such abandonment.

Mr. Nietupski said that this is an ordinance to abandon an unused portion of Carleton right-of-way which is a major hillside existing in that location. It has an existing wire utility that crosses the property for which a public utility easement will be retained. The property owner to the North of this, Mr. Backway, is the initiator of the request and he would be paying market value for the acquisition, or \$30,538.61 plus filing fee. The adjacent property owner to the south, Prescott Unified School District, was contacted regarding this request and they have no interest in the property.

Councilman Luzius asked if this abandonment would in any way affect the proposed extension of walkway for the Pioneer home that has been delayed. Mr. Nietupski said that it would not; those improvements are going to be on McCormick Street and this lies immediately west of there.

**COUNCILMAN LUZIUS MOVED TO ADOPT ORDINANCE NO. 4638-0840; SECONDED BY COUNCILWOMAN LOPAS; PASSED UNANIMOUSLY.**

- M. Request for waiver from Land Development Code Street Design Standards for Streets in proposed Unit 8 of The Ranch subdivision.

Mr. Nietupski reviewed this request for waiver from the Land Development Code. Mayor Wilson said that the letter of November 26 submitted by the developer mentions the design width being 28'. Mr. Nietupski explained that the 28' referred to in the letter was back of curb to back of curb, which would leave a 24' pavement.

Councilwoman Suttles asked why the developer wouldn't want to put in sidewalks. Mr. Lee said that they would lead to nowhere because the rest of the subdivision does not have sidewalks. The only unit with sidewalks is in Unit 9, on the Yavapai Hills side.

Councilman Luzius said that he sees nothing about a comment from the Fire Department, and asked how they felt about it. Mr. Nietupski said that the Fire Department was consulted and they will require posted signs of "no parking."

Councilman Luzius said that every time they do that they create a policing problem; he cannot support this.

Councilman Lamerson asked if there are any public health or safety issues with having a 24' pavement. Mr. Lee said that there is no problem; the road it connects to is only 21' of pavement. Councilman Lamerson said that if the Fire Department did not have a problem, he doesn't have a problem.

**COUNCILWOMAN SUTTLES MOVED TO WAIVE THE STREET DESIGN STANDARDS FOR STREETS OF THE LAND DEVELOPMENT CODE IN PROPOSED UNIT 8 OF THE RANCH SUBDIVISION; SECONDED BY COUNCILWOMAN LOPAS; PASSED 5 – 2 WITH COUNCILMEN LUZIUS AND ROECKER CASTING THE DISSENTING VOTES.**

Councilwoman Suttles asked if this was the last part of The Ranch. Mr. Lee said that it is the end of the single-family residential areas.

- N. Approval of a professional services agreement with Olsson Associates in the amount of \$272,825.00 for design of the Rosser Street Traffic Calming Project, Tatum Place to SR89.

Mr. Nietupski reviewed this request for a professional services agreement with Olsson Associates. Councilman Luzius asked if there was any way to recoup some of the expense from the developers in the area that have torn up the road. Mr. Nietupski said that currently there is no mechanism for doing that.

Mayor Wilson said that was one of the things in the Behnke Initiative, something along those lines, so they may want to resurrect that in some form or fashion.

Paddie Braden, representing the Cliff Rose Homeowners Association, said that they have been contacted by representatives of Olsson and they will be allowed to work with them and give their input into their design.

**COUNCILWOMAN LOPAS MOVED TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH OLSSON ASSOCIATES IN THE AMOUNT OF \$272,825.00 FOR DESIGN OF THE ROSSER STREET TRAFFIC CALMING PROJECT, TATUM PLACE TO SR89; SECONDED BY COUNCILMAN LAMERSON; PASSED UNANIMOUSLY.**

- O. Approval of a professional services agreement with Post Buckley Shuh & Jernigan in the amount of \$268,120.17 for design of the FY08 Unpaved Streets Project including Idylwild Drive, Ring Drive and Lindbergh Lane.

Mr. Nietupski said that this is another agreement for design of the FY 08 Unpaved Streets project including Idylwild, Ring and Lindbergh Drives. He said that this project includes upgrades to the water and sewer facilities within those streets. He said that they roads will be designed in a rural section, without curb, gutter and sidewalk, due to the narrow rights-of-way that exist and the topography consideration, and to minimize the native vegetation.

Mayor Wilson asked what the street design width would be. Mr. Nietupski said that they will be going for 24'; if they can get 28' they will, but it will not be less than 24'.

Councilwoman Suttles said that she had a family living on Idylwild that talked to her that said this has been on the road repair program for over 15 years. Mr. Nietupski said that it has been talked about for many years; there were issues with respect to right-of-way. They have learned from

those property owners that they are willing to dedicate the right-of-way at no cost.

Councilman Lamerson asked if it was anticipated in the design elements to consider curbs, gutters and sidewalks. Mr. Nietupski said that they are not. They are trying to maximize the amount of paving within the narrow confinement of the right-of-way and the vegetation.

Councilman Lamerson said, living off of Copper Basin without any curb/gutter, he sees deterioration happening quickly. Mr. Nietupski said that there will be drainage considerations given to be sure they shed the water properly.

**COUNCILMAN LUZIUS MOVED TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH POST BUCKLEY SHUH & JERNIGAN IN THE AMOUNT OF \$268,120.17 FOR DESIGN OF THE FY08 UNPAVED STREETS PROJECT INCLUDING IDYLWILD DRIVE, RING DRIVE AND LINDBERGH LANE; SECONDED BY COUNCILWOMAN SUTTLES; PASSED UNANIMOUSLY.**

- P. Approval of the Minutes of the Prescott City Council of the Regular Voting Meeting of November 13, 2007, the Joint Study Session/Special Meeting of November 20, 2007, the Regular Voting Meeting of November 27, 2007, the Special Meeting of November 30, 2007, the Study Session of December 4, 2007, the Regular Voting Meeting of December 11, 2007 the Joint Study Session/Regular Voting Meeting of December 18, 2007, and the Special Meeting of December 26, 2007.

**COUNCILMAN ROECKER MOVED TO APPROVE THE MINUTES OF THE PRESCOTT CITY COUNCIL OF THE REGULAR VOTING MEETING OF NOVEMBER 13, 2007; THE JOINT STUDY SESSION/SPECIAL MEETING OF NOVEMBER 20, 2007, THE REGULAR VOTING MEETING OF NOVEMBER 27, 2007; THE SPECIAL MEETING OF NOVEMBER 30, 2007; THE STUDY SESSION OF DECEMBER 4, 2007; THE REGULAR VOTING MEETING OF DECEMBER 11, 2007; THE JOINT STUDY SESSION/REGULAR VOTING MEETING OF DECEMBER 18, 2007; AND THE SPECIAL MEETING OF DECEMBER 26, 2007; SECONDED BY COUNCILMAN BELL; PASSED UNANIMOUSLY.**

- \*Q. **Adoption of Resolution No. 3878-0846 – A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona approving an Intergovernmental Agreement between the Town of Chino Valley and City of Prescott providing for a Temporary License and Interim Transfer of Municipal Water Service to the Safeway Loop and Conditional Use Permits to allow the City of Prescott to provide**

**for wellhead water treatment at City of Prescott well sites located  
with the Town boundaries of Chino Valley.**

This item was pulled from the agenda at the beginning of the meeting.

\*R. Recess into Executive Session.

The Prescott City Council recessed into Executive Session at 4:42 p.m.

**IV. EXECUTIVE SESSION**

\*A. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

\*1. Property located **west** of Montezuma in the Prescott Downtown District.

**V. ADJOURNMENT**

The Prescott City Council reconvened into Open Session at 5:26 p.m. at which time the Joint Study Session/Regular Voting Meeting of January 8, 2008, was adjourned.

\_\_\_\_\_  
JACK D. WILSON, Mayor

ATTEST:

\_\_\_\_\_  
ELIZABETH A. BURKE, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Voting Meeting of the City Council of the City of Prescott, Arizona held on the 8th day of January, 2008. I further certify the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2008.

AFFIX  
CITY SEAL

\_\_\_\_\_  
ELIZABETH A. BURKE, City Clerk

## Big Chino Water Ranch Project Update



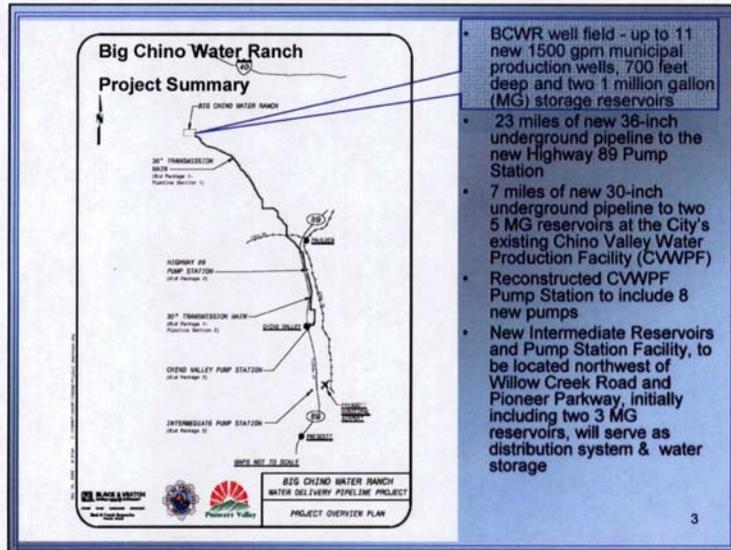
Presentation to  
Prescott City Council  
January 8, 2008  
James Holt  
Water Resource Manager

1

## Big Chino Water Ranch Project Development

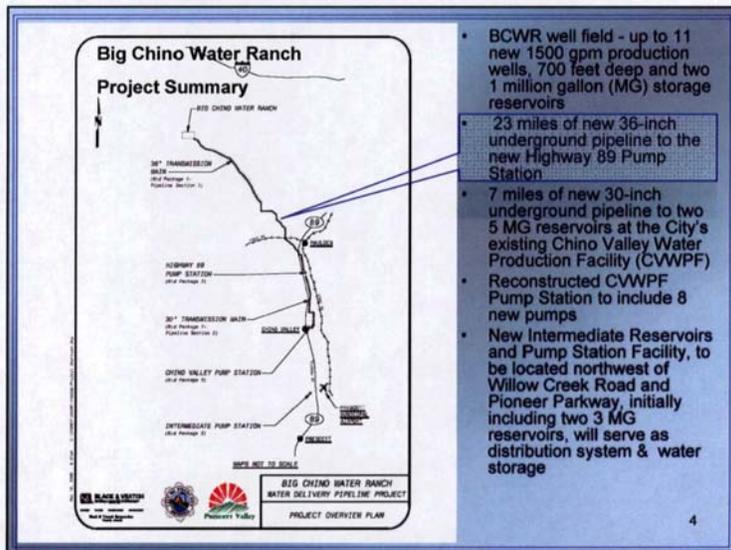
- Phase I      Conceptual Design and Cost Estimate - Completed 07/2006
  - Phase II      Preliminary and Final Design; Construction Documents - 95% Complete
  - Phase III      Right-of-Way Acquisition
  - Phase IV      Construction
- \$34.5 mil invested in BCWR Project through 2007

2



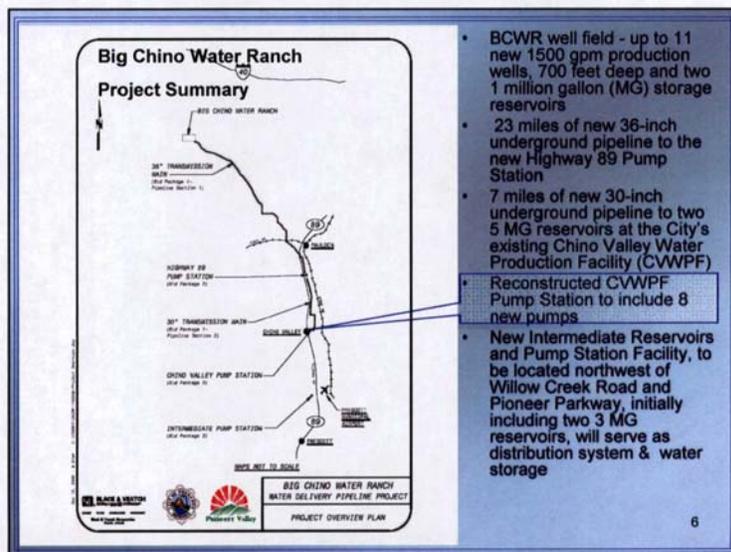
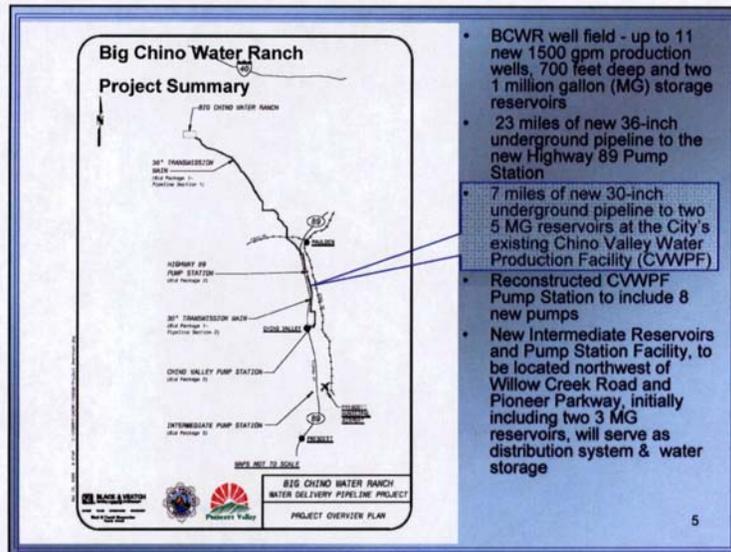
- BCWR well field - up to 11 new 1500 gpm municipal production wells, 700 feet deep and two 1 million gallon (MG) storage reservoirs
- 23 miles of new 36-inch underground pipeline to the new Highway 89 Pump Station
- 7 miles of new 30-inch underground pipeline to two 5 MG reservoirs at the City's existing Chino Valley Water Production Facility (CVWPF)
- Reconstructed CVWPF Pump Station to include 8 new pumps
- New Intermediate Reservoirs and Pump Station Facility, to be located northwest of Willow Creek Road and Pioneer Parkway, initially including two 3 MG reservoirs, will serve as distribution system & water storage

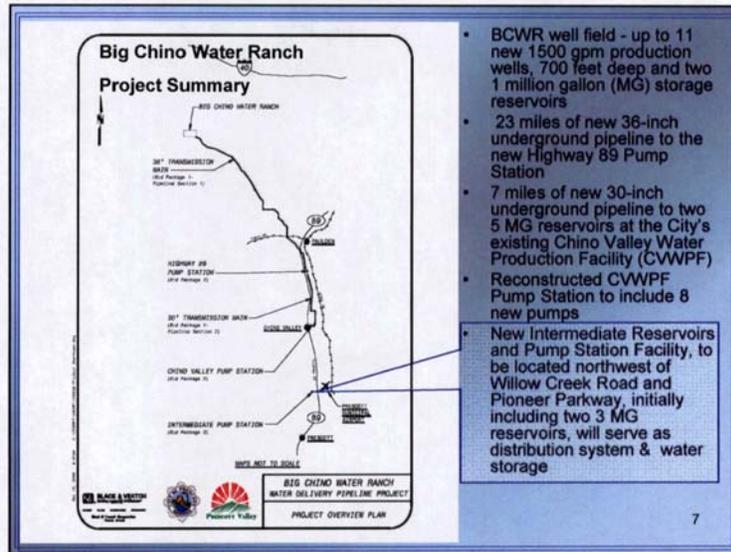
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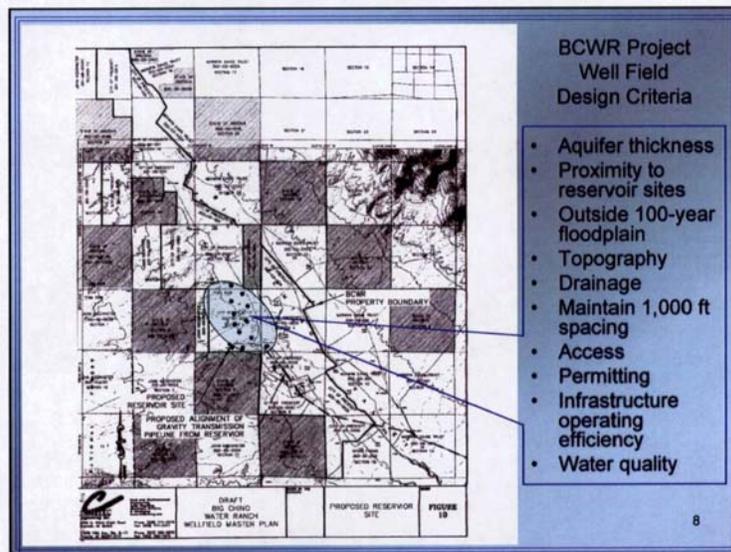
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4

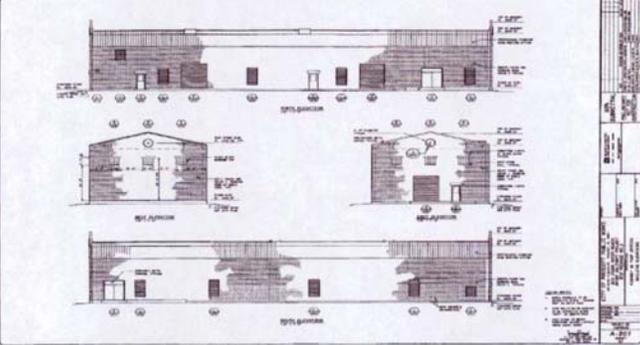




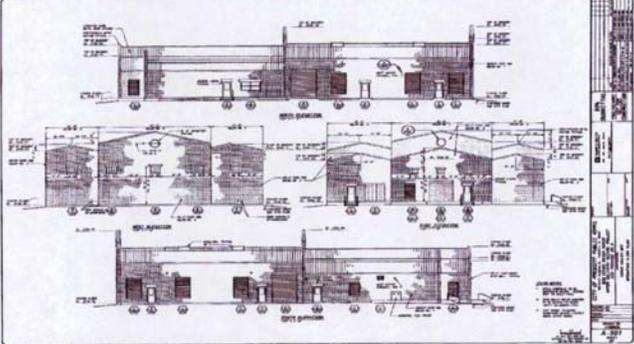
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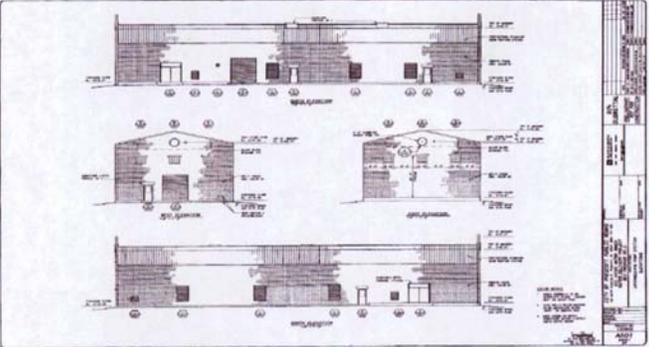
- Aquifer thickness
- Proximity to reservoir sites
- Outside 100-year floodplain
- Topography
- Drainage
- Maintain 1,000 ft spacing
- Access
- Permitting
- Infrastructure operating efficiency
- Water quality



**Highway 89 Pump Station - \$6.6 Million**  
23 miles 36" gravity pipeline line to new Highway 89 Pump Station  
No storage  
5 initial pumps, 7 at build out; 12 MGD to 17 MGD capacity at build out  
New APS electrical substation



**Chino Valley Water Production Facility - \$17.9 Million**  
7 miles 30" pressurized pipeline from Highway 89 PS to rebuilt CVWPF  
2-5 MG storage reservoirs  
8 initial pumps, 11 pumps at build out; 11 MGD to 23 MGD capacity at buildout  
New APS electrical substation



**Prescott Intermediate Reservoirs & Pump Station - \$16.5 Million**  
8 miles existing infrastructure to new Intermediate Pump Station from CWWPF  
3-3 MG storage reservoirs  
3 initial pumps, 5 pumps at build out; 18 MGD to 31 MGD capacity at build out  
New APS electrical substation required

### BCWR Contracts to Date by Category

Hydrology Modeling	\$ 980,000
Engineering	\$8,400,000
Groundwater Monitoring	\$ 405,000
Right-of-Way Acquisition Services	\$ 452,000

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<b>Summary of Probable Engineering and Construction Costs (\$ Millions) as of October 2007</b>	
Well Field	12.3
Pipeline	48.0
Highway 89 Pump Station	6.6
CVWPF	17.9
Intermediate Pump Station	16.5
APS Substations & Power Improvements	7.5
Access Requirements	2.0
Arsenic Treatment (if required)	14.0
Contingencies & Requirements	26.9
Engineering	16.0
Easements and Property Site Acquisition	5.6
Total Probable BCWR Water Delivery Pipeline Project Cost	174.8

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- ### Key Considerations
- Final Decision & Order from ADWR on City's October 2007 Application to Modify Designation of Assured Water Supply to recognize BCWR water importation
  - Acquisition of easements for pipeline
  - Salt River Project stance pertaining to Verde River
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