

PRESCOTT CITY COUNCIL REGULAR VOTING MEETING A G E N D A

**PRESCOTT CITY COUNCIL
REGULAR VOTING MEETING
TUESDAY, March 9, 2010
3:00 P.M.**

**Council Chambers
201 South Cortez Street
Prescott, Arizona 86303
(928) 777-1100**

The following Agenda will be considered by the Prescott City Council at its **Regular Voting Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

- ◆ **CALL TO ORDER**
- ◆ **INTRODUCTIONS**
- ◆ **INVOCATION:** Pastor Steve Paglia, Heights Church
- ◆ **PLEDGE OF ALLEGIANCE:** Councilman Hanna
- ◆ **ROLL CALL:**

MAYOR AND CITY COUNCIL:

Mayor Kuykendall	
Councilman Blair	Councilwoman Linn
Councilman Hanna	Councilwoman Lopas
Councilman Lamerson	Councilwoman Suttles

- ◆ **SUMMARY OF CURRENT OR RECENT EVENTS**

I. PUBLIC COMMENTS

- A. Warren Frasher re fees on public trails.
- B. Frank Creelman re Traffic Engineering.
- C. Tony Sciacca and Punky Moore re Arizona Wildfire Academy.

II. PRESENTATION

- A. Recognition of Prescott Police Officer Nate Barto.
- B. Larry Green, West Yavapai Guidance Clinic, with an update on mental health and state budget issues.

III. CONSENT AGENDA

CONSENT ITEM A THROUGH I LISTED BELOW MAY BE ENACTED BY ONE MOTION. ANY ITEM MAY BE REMOVED AND DISCUSSED IF A COUNCILMEMBER SO REQUESTS.

- A. Authorize application for funding from the Governor's Office of Highway Safety for overtime payments and related expense to DUI enforcement and aggressive driving details in the amount of \$64,100.00.
- B. Authorize application for funding from the Governor's Office of Highway Safety to purchase an unmarked enforcement vehicle for DUI and aggressive driver enforcement in the amount of \$43,075.00.
- C. Adopt Resolution No. 4007-1037 – A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, authorizing the City of Prescott to enter into an Intergovernmental Agreement ("IGA") with Prescott Unified School District (P.U.S.D.) for the exchange of facilities and various maintenance requirements and authorizing the Mayor and staff to take any and all steps necessary to accomplish the above.
- D. The Bradshaws – A Planned Area Development:
 - 1. Approve Site Plan Amendment for Phase IV of The Bradshaws – A Planned Area Development comprising 32 Senior Apartments located on approximately 1.5 acres at the Southeast corner of Bradshaw Drive and Stetson Drive; Zoning is Business General; Owner, Wescap Investments; Agent, Fergis and Hardings, Inc. (SI10-001).
 - 2. Approve waiver of LDC Section 9.10.2 regarding the subdivision process.
 - 3. Approve Water Service Agreements for Phases III, IV and V, Nos. 10-001, 10-002, and 10-003.
- E. Adopt Ordinance No. 4732-1029 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, amending the zoning of certain property within the City of Prescott generally located at the northwest corner of East Sheldon Street and North Alarcon Street from Multi-Family High Density (MF-H) to Industrial Light (IL) zoning district. (Rezone of approximately .09 acres Owner, Miss Kitty's Cat House; Agent, Marcia L. Kerans; APN 113-13-006A.) (RZ09-009)
- F. Adopt Ordinance No. 4733-1030 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, authorizing the purchase of real property belonging to A. Roy and Donna L. Bennett Family Trust for the construction of a new Zone 27 Water Utility Pump Station, authorizing the Mayor and City staff to take all necessary steps to effectuate said purchases, and declaring an emergency.

- G. Approve Settlement Agreement and Release with TranSystems Corporation for acceptance of \$100,000.00 for modification of the retaining wall adjacent to Iron Springs Road and Vyne Street.
- H. Adopt Ordinance No. 4734-1031 - An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, authorizing the purchase of real properties, easement and improvements from Flower Fields, LLC, Ken Lain, for the Iron Springs Road Retaining Wall Improvement Project, and authorizing the Mayor and City staff to take all necessary steps to effectuate said purchases, and declaring an emergency.
- I. Approve the Minutes of the Prescott City Council Workshop of February 23, 2010 and the Regular Voting Meeting of February 23, 2010.

IV. REGULAR AGENDA

- A. *Appointment of members to the Prescott: The Arizona Centennial City Committee.*
- B. Public Hearing and approval of Draft Consolidated Plan FY2010-2014, Annual Action Plan FY2010, and Citizens Participation Plan 2010-2014.
- C. *Council direction on negotiations re acquisition of real property identified as Thumb Butte Estates Lot 18 for the Zone 24 & 27 Water Reservoir Upgrade and Replacement Project.*

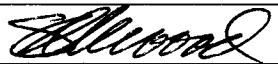
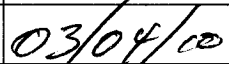
V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____
_____.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Elizabeth A. Burke, MMC, City Clerk

COUNCIL AGENDA MEMO – 03/09/10	
DEPARTMENT:	City Council
AGENDA ITEM:	Appointment of Members to the <i>Prescott: The Arizona Centennial City Committee</i>

Approved By:	Date:
Council Appointment Committee: Councilwoman Suttles and Councilmen Blair and Hanna	03/04/10
Finance Director: Mark Woodfill	
City Manager: Steve Norwood 	03/04/10 

Item Summary

There has recently been a resignation from the *Prescott: The Arizona Centennial City Committee* – Patti Ezell, representing advertising. Additionally, there has been a vacancy on the Committee in an attempt for Committee members to locate someone with a finance background.

It has been requested by the Committee that Guy Roginson be appointed to represent the advertising industry, and that Paul Madden be appointed to represent Finance. Both of these individuals have agreed to serve.

Since these members represent specific industries, the Council Appointment Committee members are recommending their appointments as presented.

Recommended Action: MOVE to appoint Guy Roginson and Paul Madden to the <i>Prescott: The Arizona Centennial City Committee</i> .

COUNCIL AGENDA MEMO – 3/9/2010
DEPARTMENT: Public Works
AGENDA ITEM: Acquisition of real property identified as Thumb Butte Estates Lot 18 for the Zone 27 Water Reservoir Upgrade and Replacement Project

Approved By:	Date:
Department Head: Mark Nietupski	
Finance Director: Mark Woodfill	
City Manager: Steve Norwood <i>[Signature]</i>	<i>03/04/10</i>

Item Summary

In follow-up to the March 2, 2010, Council meeting staff and the project engineer evaluated two additional properties to determine if construction of the Zone 27 water storage facility would be feasible at either location; 1) Lot 15 of Country Club Park Unit 4 Amended (APN 108-17-015) and 2) the Gardner Open Space Parcel (APN 111-04-076G). The attached memorandum from PBS&J recites the findings of that evaluation.

Attachment - PBS&J memo with plot



An employee-owned company

SUPPLEMENTAL MEMORANDUM

ZONE 27 RESERVOIR TANK B SITING ANALYSIS (Original technical Memorandum Dated July 2009)

March 2010

In the original Zone 27 Reservoir Tank B Siting Analysis prepared for the City in July 2009, PBS&J recommended that the Zone 27 Reservoir Tank B be located at 2215 Skyline Drive, west of the existing Zone 27 Reservoir. On March 2, 2010, PBS&J was requested by City staff to investigate two additional potential sites inquired by the City Council. Site Alternative A is located on the northeast corner of the intersection of Forest Hills Road and Skyline Drive. Site Alternative B is located northeast of the existing Zone 27 Reservoir on Skyline Drive. (Figure 1)

Site Alternative A - APN 108-17-015

Site Alternative A is located on APN 108-17-015, on the northeast corner of the intersection of Forest Hills Road and Skyline Drive. This parcel is currently for sale in the amount of \$169,900.

The parcel is located on a hillside, and is at a much lower elevation (EI 5814) than the existing Zone 27 Reservoir property (EI 5840). If a conventional steel tank were to be placed in this location, the high water level would be approximately 26 feet lower than what is required and system hydraulics could not be met. Therefore, in order to meet the system hydraulic requirements, the new Zone 27 Reservoir high water level must be at least as high as the existing Zone 27 Reservoir high water level (EI 5854). This would require a 40 to 45 foot tall standpipe type steel tank at this site (a concrete tank could not be used at this site.) The steel tank could not be buried, would be a free standing structure and would require a large retaining wall on the northwest side over 10-feet high. The tank would generate significant visual impacts to the local community.

The approximate cost for a 40 to 45 foot steel standpipe type tank would be in the range of \$2.9 to \$3.2 million dollars at this site, not including property acquisition cost.

Placing the new reservoir tank at Site Alternative A may also require ancillary improvements within the Zone 27 pressure zone to address the current hydraulic requirements and pressures. These ancillary improvements could range from \$300,000 to \$1.5 million dollars depending on the improvements required.

Additionally, the existing pump station at the current Zone 27 Reservoir would require the construction of a new pump station at Site Alternative A to address hydraulic constraints. Based on recent City project bid tabs, the pump station cost would be in the range of \$500,000 to \$700,000. This would result in a total project construction cost in the range of \$3.7 to \$5.4 million dollars.

Based on the system hydraulic challenges, the visual impacts and the total construction cost, PBS&J does not recommend this as a potential site for the new Zone 27 Reservoir Tank.

Site Alternative B - APN 111-04-076G

Site Alternative B is located on APN 111-04-076G, northeast of the existing Zone 27 Reservoir. The parcel is currently owned by the City and is part of City of Prescott open space property. Due to this property already being owned by the City, no property acquisition would be required. The property is located on a very steep hillside that is prominently visible throughout the neighborhood, in particular to the homeowners below and southeast of this site.

The lower portion of the parcel is at the same elevation (El 5840) as the existing Zone 27 Reservoir tank, therefore this site is hydraulically feasible. The base of the new tank placed in this location would be designed to match the base of the existing Zone 27 Reservoir, matching existing system hydraulics. A tank in this location would be a prestressed concrete tank, so that the tank could be partially buried. The tank would be accessed from Skyline Drive.

Due to the steepness of the existing slopes in this location, a significant amount of grading and excavation would be required for this alternative. Grading and excavation would be required to build the access road to the tank as well as the tank itself. It is estimated that 7,000 to 10,000 cubic yards of material would have to be excavated from the site. The excavation required at this location is significantly greater than the excavation required for the recommended location at 2215 Skyline Drive. Based on knowledge of the site, the material to be excavated is anticipated to be rock which may require blasting. The cost of excavation at this site would likely be between \$400,000 to \$500,000 more than the cost of excavation at the recommended location.

A tank at Site Alternative B could be partially buried. The tank would be buried on the northwestern side, but not buried on the southeastern side. In order to bury the tank completely, additional fill would be required to be placed within adjacent properties. The access road would require a large retaining wall over 10-feet high. Due to the location and the southeast face of the tank being exposed, the new reservoir tank would be visible from many locations southeast of the tank.

The approximate cost for a partially buried, pre-stressed concrete reservoir tank would be in the range of \$2.8 to \$3.0 million dollars at this site.

Based on the visual impacts and the cost, PBS&J does not recommend this as the preferred site for the new Zone 27 Reservoir Tank.

Construction Cost Comparison

Based on recent bid tabs for similar projects within the City, the following is a comparison of anticipated construction cost for each alternative. Due to the fluctuation in the construction cost over the last two years and the preliminary level of this analysis, a low and high cost were determined for each alternative.

Location	Construction Cost (Low)	Construction Cost (High)
Preferred Site (2215 Skyline Dr.)	\$2,300,000	\$2,500,000
Site Alternative A (APN 108-17-015)	\$3,700,000	\$5,400,000
Site Alternative B (APN 111-04-076G)	\$2,800,000	\$3,000,000

Conclusion

Site Alternative A is not hydraulically feasible using a conventional style steel or concrete tank and therefore should be eliminated as a potential site. Site Alternative B is hydraulically feasible, but would require a substantial amount of grading and excavation which would increase construction costs. Site Alternative B is anticipated to cost \$500,000 more to construct than the preferred site at 2215 Skyline Drive. Site Alternative B would also be highly visible to the surrounding community.

Based on these preliminary findings, PBS&J recommends that the initial preferred site at 2215 Skyline Drive be selected as the final location for the new Zone 27 Reservoir Tank.



391 Salwater Drive
Suite C
Prescott, AZ 86306
(928) 445-0124

