



PRESCOTT CITY COUNCIL REGULAR MEETING AGENDA *A M E N D E D

**PRESCOTT CITY COUNCIL
REGULAR MEETING
TUESDAY, MAY 10, 2011
3:00 PM**

**Prescott Council Chambers
201 South Cortez
Prescott, Arizona
(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:** Reverend Julia McKenna Johnson
- ◆ **PLEDGE OF ALLEGIANCE:** Councilman Blair
- ◆ **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. **PROCLAMATION**

A. [May 15-21, 2011 as *Emergency Medical Services Week*](#)

- II. **CONSENT AGENDA**

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

- A. Adoption of Resolution No. 4075-1145 – Approval to submit a request for Grant-in-Aid between the Gila River Indian Community and the City of Prescott on behalf of the Arizona Wildfire and Incident Management Academy.
- B. Approval of the minutes of the Prescott City Council Workshop of April 19, 2011; and the Regular Meeting of April 26, 2011.

III. REGULAR AGENDA

- A. Approval of Water Service Agreement No. 2011-001 with Prescott College for 6.75 acre feet/year.
- B. Adoption of Ordinance No. 4760-1111 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona amending Title V, Chapter 6, of the Prescott City Code by repealing Title V, chapter 6, and adopting a new Title V, Chapter 6, Alarm Systems, thereof.
- C. Rezoning of approximately 2.54 acres located at 3300 Montana Drive from Single-Family 35 (SF-35) to Neighborhood Oriented Business (NOB) and associated General Plan Minor Map Amendment; Applicant: Glenwood Development; Owner: Gary Mortimer, APN: 106-20-421, File Nos. GP11-001, RZ11-001.
 - 1. Adoption of Resolution No. 4077-1147 – A resolution of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, amending the General Plan Land Use Map pertaining to that certain property located at the northeast corner of Montana Drive and Willow Creek Road described as Parcel Number 106-20-241, from “Medium-High Density Residential” to “Commercial.”
 - 2. Adoption of Ordinance No. 4792-1143 – 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 northeast corner of Montana Drive and Willow Creek Road from Single-Family 35 Residential Zoning District to Neighborhood Oriented Business Zoning District.
 - 3. Approval of Waiver of the procedural requirements of LDC Section 9.10 per Section 9.10.13 of the Land Development Code.
- D. Adoption of Ordinance No. 4795-1146 – 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 on Merritt Street east of Whipple Street, from Residential Office (RO) Zoning District to Industrial Transition (IT) Zoning District.

- E. Award of one-year contracts to various vendors for materials and parts for maintenance of the City water distribution system.
- F. Award of bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project, Blooming Hills Drive to State Route 89.
- G. Award of bid and contract to CLM Earthmovers, LLC, for the Rosser Street Adult Center Drainage Channel Project in the amount of \$48,883.18. (Funding through the Yavapai County Flood Control District)
- H. Adoption of Ordinance No. 4793-1144 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, authorizing the purchase of real properties, easements and improvements from Matthew Koehler and Amy Koehler, Eric Koehler and Stella Koehler, James Hilbert and Diane Hilbert, Christopher Wright and Krista Wright, James 110 Investment LLC, Granite Dells Ranch Holdings LLC, and agreeing to abandon a certain easement from John Ichiuji for the reconstruction of the Surface Water Recharge Pipeline and authorizing the Mayor and City staff to take all necessary steps to effectuate said purchases and abandonment.
- I. Award of bid and contract for the Surface Water Recharge Pipeline Replacement Project to A. Miner Contracting, Inc., in the amount of \$1,789,264.00.
- J. Award of bid and contract to WCC, LLC, for the South Lakeview Drive Drainage Improvement Project in the amount of \$47,435.00. (Funding through the Yavapai County Flood Control District)
- K. Award of bid and contract to WCC, LLC, for the Smoketree Lane Drainage Improvement Project in the amount of \$29,860.00. (Funding through the Yavapai County Flood Control District)
- L. Award of bid and contract to Grady's Quality Excavating, Inc., for the Clubhouse Drive Relocation Project in the amount of \$663,770.00.
- M. Adoption of Ordinance No. 4794-1145 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona, authorizing the purchase of real property from Albert Long, and Gordon and Dana Vasfaret for the construction of portions of Williamson Valley Road, and authorizing the Mayor and staff to execute any and all documents to effectuate said purchase.

N.* Approval for JEBCO Building Systems to perform night work to remove failing stucco from the face of the Prescott Inn, a.k.a. the A.J. Head Hotel.

NO. Recess into Executive Session.

IV. EXECUTIVE SESSION:

A. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to ARS 38-431.03(A)(4).

1. Lexington Insurance/Casa de Piños v. City of Prescott.

B.* Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, and discussion or consultation for legal advice with the attorney or attorneys of the public body, pursuant to ARS 38-431.03(A)(3) and (4), respectively.

1. The Crossings legal issues and claims.

V. POST EXECUTIVE SESSION

A. Possible action re Lexington Insurance/Casa de Piños v. City of Prescott.

B.* Possible action re The Crossings.

VI. 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

PROCLAMATION

EMS Week

To designate the Week of May 15, 2011, as Emergency Medical Services Week

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS, the members of emergency medical services teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, I, Marlin Kuykendall, Mayor of the City of Prescott, Arizona, in recognition of this event do hereby proclaim the week of May 15-21, 2011, as

EMERGENCY MEDICAL SERVICES WEEK

With the theme, EMS: Everyday Heroes, I encourage the community to observe this week with appropriate programs, ceremonies and activities.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Prescott, to be affixed this 27th day of April, 2010.


MARLIN D. KUYKENDALL, Mayor

ATTEST:

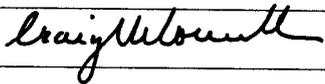

ELIZABETH A. BURKE, City Clerk



COUNCIL AGENDA MEMO – May 10, 2011

DEPARTMENT: Fire

AGENDA ITEM: Adoption of Resolution No. 4075-1145 - Approval to submit a request for Grant-in-Aid between the Gila River Indian Community and the City of Prescott on behalf of the Arizona Wildfire and Incident Management Academy

Approved By:	Date:
Department Head: Bruce Martinez	4-27-2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell 	4-28-11

Background

For the past nine years, Prescott has hosted the Arizona Wildfire and Incident Management Academy at ERAU. The annual event attracts over 1,000 firefighters from throughout the nation for one week to Prescott and has become the premier wildland firefighting and incident management training event in the nation. Three years ago, the Academy and the City of Prescott established a financial arrangement that allows for finances to be passed through the City into a cost recovery account.

Status

The Arizona Wildfire and Incident Management Academy wishes to apply for a \$50,000 grant from the Gila River Indian Community for general operating expenses. The grant opportunity will expire on June 30, 2011. One of the stipulations on the grant is for the City of Prescott to act as the fiscal agent for the grant from the Gila River Indian Community to the Arizona Wildfire Academy. The accounting mechanism is already in place and the Arizona Wildfire Academy will abide by all City of Prescott financial and purchasing procedures. The grant will allow for the continued operation of this vital training event in Prescott.

Financial

If awarded, the Gila River Indian Community will distribute the funds to the City of Prescott. The City Finance Department has already established a project account for this funding to ensure that all fiscal requirements will be followed.

Recommended Action: MOVE to adopt Resolution No. 4075-1145.

RESOLUTION NO. 4075-1145

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE CITY OF PRESCOTT TO ENTER INTO A GRANT-IN-AID FINANCIAL AGREEMENT ON BEHALF OF THE ARIZONA WILDFIRE AND INCIDENT MANAGEMENT ACADEMY WITH THE GILA RIVER INDIAN COMMUNITY AND ACCEPTANCE OF A \$50,000 GRANT, IF AWARDED, FROM IT FOR GENERAL OPERATING EXPENSES FOR THE ARIZONA WILDFIRE ACADEMY AT ERAU AND AUTORIZING THE MAYOR AND STAFF TO TAKE ANY AND ALL STEPS NECESSARY TO ACCOMPLISH THE ABOVE

RECITALS:

WHEREAS, for the past nine years, Prescott has hosted the Arizona Wildfire Academy at Embry Riddle Aeronautical University (ERAU). The annual event attracts over 1,000 firefighters from throughout the nation for one week to Prescott and has become the premier Wildland firefighting and incident management training event in the nation; and

WHEREAS, the Arizona Wildfire Academy is applying for a \$50,000 grant from the Gila River Indian Community for general operating expenses for the academy with the stipulation that the City of Prescott is to act as the fiscal agent for the grant from the Gila River Indian Community; and

WHEREAS, the City of Prescott, on behalf of the Arizona Wildfire and Incident Management Academy, wishes to enter into a Grant-in-Aid Fiscal Agent Agreement and accept such grant funding, if awarded, in the amount of \$50,000; and

WHEREAS, the accounting mechanism is already in place and the Arizona Wildfire Academy has agreed to abide by all City of Prescott financial and purchasing procedures.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

Section 1. THAT the City of Prescott, on behalf of Arizona Wildfire and Incident Management Academy, hereby approves a Grant-in-Aid Financial Agreement between the City of Prescott and the Gila River Indian Community and agrees to accept such grant funds, if awarded, in the amount of \$50,000.

Section 2. THAT the Mayor and staff are hereby authorized to execute the Grant-in-Aid Financial Agreement, if such grant funding is awarded, and to take any and all steps deemed necessary to accomplish the above.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott this 10th day of May, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE, City Clerk

GARY D. KIDD, City Attorney

COUNCIL AGENDA ITEM – May 10, 2011	
DEPARTMENT:	City Manager
AGENDA ITEM:	Approval of Water Service Agreement No. 2011-001 with Prescott College

Approved By:		Date:
Water Resource Management:	Leslie Graser <i>LG</i>	4/29/11
Finance Director:	Mark Woodfill	
City Manager:	Craig McConnell	

Item Summary

This application is for a water service agreement to support three (3) dormitory buildings consisting of fourteen (14) dwelling units to be constructed along Willow Street between West Sheldon and Western Avenue. Thirteen units will be student housing, each of which with planned occupancy of up to 8 students, for a total of 104 residents. The remaining unit will be a two-story structure for an on-site director (occupancy 3 people). The total maximum occupancy of the three buildings is therefore 107 residents.

Three existing parcels will be combined to form a new one which will continue to be zoned Multi-Family High Density. A Conditional Use Permit CUP 10-004 allowing construction of the dormitory building in this zoning district was approved by the Board of Adjustment on December 16, 2010. A building permit application has been submitted to the City for the dormitory project.

Following approval of this agreement, the City will reserve 6.75 acre-feet per year, as calculated below, and upon issuance of a certificate of occupancy for the first dormitory building, allocate the 6.75 acre-feet per year to the project, and serve it with water. Since thirteen (13) of the units have double the occupancy of an average multi-family building, the standard multi-family allocation (0.25 acre-feet per year) will also be doubled. The staff residence will be allocated the standard multifamily volume of 0.25 acre-feet per year.

$$\begin{aligned}
 & 0.5 \text{ acre feet per year} \times 13 \text{ units} = 6.25 \text{ acre feet /year} \\
 + & \underline{0.25 \text{ acre feet per year} \times 1 \text{ unit} = 0.25 \text{ acre feet/year}}
 \end{aligned}$$

Total allocation = 6.75 acre feet /year

This allocation will be debited from the 2011 Alternative Water Budget, leaving a balance of 190.25 acre-feet available for other projects.

Attachment - Water Service Agreement No. 2011-001

<p>Recommended Action: MOVE to approve Water Service Agreement No. 2011-001 with Prescott College.</p>

AGREEMENT FOR POTABLE WATER

Prescott College

Water Service Agreement No. 2011-001

WHEREAS, Prescott College, (hereinafter collectively referred to as "Applicant") is the owner of certain real property within the City of Prescott; and

WHEREAS, the Applicant desires to obtain provision of potable water to said property from the City of Prescott (hereinafter referred to as "City"); and

WHEREAS, the Applicant plans to replat and combine three (3) existing parcels to form one (1) new parcel; and

WHEREAS, the Applicant plans to construct three (3) multi-family buildings resulting in a total of fourteen (14) residential dwelling unit on the new parcel; and

WHEREAS, the Applicant plans to remove three (3) existing buildings from the property, two (2) single family homes and one (1) multi-family four unit apartment building, each of which has an individual water meter; and

WHEREAS, Prescott City Code Section 2-1-12(H) requires that an agreement be reached between the City and the Applicant in order to provide potable water; and

WHEREAS the City Council finds that compliance with this Agreement by the Applicant shall result in:

1. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to, the adopted Water Management Policy of the City; and
2. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to the adopted General Plan of the City; and
3. The project or development being consistent with and conforming to, furthering the implementation of, and is not contrary to any applicable adopted plans, including but not limited to Specific Area Plans, Circulation Plans, Capital Improvement Plans, Open Space and Trail Plans, Neighborhood Plans, Local Historic District Plans, growth planning or growth management plans, and redevelopment plans; and
4. The project being in accord with the duly adopted City of Prescott Water Budget.

NOW, THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party to the other, it is hereby agreed as follows:

1. This Agreement shall relate to those certain existing parcels identified as Yavapai County Assessor Parcel Numbers 113-10-013, 113-10-014, and 113-10-015, more specifically described in the attached Exhibit "A" (hereinafter collectively referred to as the "Property"), and the one (1) new parcel to be formed by the combination of said three (3) existing parcels.

2. The City will reserve and, subject to certain requirements herein, allocate 6.75 acre-feet annually of potable water to serve the Property as follows:

A. The Applicant shall be solely responsible for the costs of any water and sewer main extensions or upgrades required by the City to serve the Property.

B. Any change in use of the Property to purposes other than a total of fourteen (14) dwelling units with maximum occupancy of 107 residents shall result in the termination of this Agreement.

C. The quantity of 6.75 acre-feet annually of potable water shall be reserved for the Property for a period of five (5) years from the date of this Agreement, which quantity shall be allocated and made available by the City upon issuance of a certificate of occupancy for the first of the three (3) buildings planned to be constructed on the Property. In the event the Applicant has not completed and been issued a certificate of occupancy for said first building within the five (5) year period, this Agreement shall automatically terminate, and in such case neither the Applicant shall have any entitlement to, nor shall the City have any obligation to provide, potable water for these buildings.

D. The installation of any new well on the Property, or the use of water on the Property from any other exempt well (less than 35 gpm), shall result in the termination of this Agreement.

E. The Applicant, successors in interest, and/or assigns, shall not be entitled to water service to any future parcel which may be created from the Property. In the event of any such division, a new application for water service shall be required.

F. The City will credit to the Applicant the current fees corresponding to the existing meters, and apply such credited fees to those payable for the new master meter.

3. This Agreement shall run with the land, and shall be binding upon the Applicant's successors in interest and/or assigns.

4. Pursuant to A.R.S. Section 38-511, the City of Prescott may cancel this agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating this agreement on behalf of the City is, at any time while the Agreement or any extension of the agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the agreement. In the event of the foregoing, the City of Prescott further elects to recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City of Prescott from any other party to the Agreement arising as a result of this Agreement.

5. That the Applicant hereby agrees to indemnify and hold harmless the City, its departments and divisions, its employees and agents, from any and all claims, liabilities, expenses or lawsuits as a result of this Agreement, whether said claims, liabilities, expenses or lawsuits arise by the acts or omissions of the Applicant or its agents or employees.

6. Although this Agreement has been drafted by the Prescott City Attorney, it is a result of negotiations by and between the parties. Therefore, any ambiguity in this Agreement is not to be construed against either party.

7. Time is of the essence in this Agreement. The failure of either party to require strict performance of any provision of this Agreement shall not be deemed a waiver of the right of said party thereafter to require strict performance of that or any other provision of this Agreement in accordance with the terms hereof, and without notice.

8. The parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the parties hereto waives any right to a trial by jury. In the event of litigation, the parties hereby agree to submit to a trial before the Court.

9. The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorneys' fees, either pursuant to the Contract, pursuant to ARS Section 12-341.01(A) and (B), or pursuant to any other state or federal statute.

DATED this _____ day of _____, 2011.

APPLICANT:
Prescott College

By: _____
Name:
Its:

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott this ____ day of _____, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE
City Clerk

GARY D. KIDD
City Attorney

STATE OF ARIZONA)
)ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by _____, the _____ of _____, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that they executed it.

[Seal]

Notary Public

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by Marlin D. Kuykendall, Mayor of City of Prescott, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

[Seal]

Notary Public

EXHIBIT A

That portion of the southwest quarter of Section 33, Township 14 North, Range 2 West, Gila and Salt River Meridian, Yavapai County, Arizona, being Lots 21, 22 and a portion of Lots 23 and 24, Block 6, MURPHY'S FIFTH SUBDIVISION, according to the plat of record in Book 2 of Maps and Plats, Page 31, records of the Yavapai County Recorder, described as follows:

COMMENCING at the centerline intersection of GARDEN STREET and NORTH AVENUE per said Book 2 of Maps and Plats, Page 31, marked with a found 1/2-inch rebar, no cap or tag;

thence North 83°22'19" West, along the centerline of said NORTH AVENUE, and the Basis of Bearing for the survey on which this description is based, a distance of 465.14 feet to the centerline intersection of WILLOW STREET and NORTH AVENUE marked with a found 1/2-inch rebar, no cap or tag;

thence North 52°03'04" East a distance of 35.55 feet to the southwest corner of said Lot 21 marked with a found 1/2-inch rebar with tag "LS27738", the TRUE POINT OF BEGINNING;

thence North 06°30'53" East, along the west line of said Lot 21, a distance of 49.98 feet to the southwest corner of said Lot 22 marked with a found 1/2-inch rebar with cap "LS27738";

thence North 06°24'29" East, along the west line of said Lot 22, a distance of 50.01 feet to the northwest corner of said Lot 22 marked with a found 1/2-inch rebar with set cap "LS48100";

thence South 83°18'01" East, along the north line of said Lot 22, a distance of 129.87 feet to a found 5/8-inch iron pin with set brass tag "LS48100";

thence North 06°30'28" East a distance of 100.25 feet to a point on the north line of said Lot 24 marked with a set 1/2-inch rebar with cap "LS48100";

thence South 83°22'20" East, along the north line of said Lot 24, a distance of 105.00 feet to the northeast corner of said Lot 24 marked with a set 1/2-inch rebar with cap "LS48100";

thence South 06°42'21" West, along the east lines of said Lots 23 and 24, a distance of 100.54 feet to the southeast corner of said Lot 23, marked with a found 1/2-inch rebar with set cap "LS48100";

thence South 05°53'19" West, along the east line of said Lot 22, a distance of 49.65 feet to the southeast corner of said Lot 22 marked with a found 1/2-inch rebar with cap "LS27738";

thence South 06°48'34" West, along the east line of said Lot 21, a distance of 49.85 feet to the southeast corner of said Lot 21 marked with a set 1/2-inch rebar with cap "LS481000";

thence North 83°23'04" West, along the south line of said Lot 21, a distance of 234.72 feet to the TRUE POINT OF BEGINNING.

Containing 0.78 acres, more or less.

COUNCIL AGENDA MEMO – May 10, 2011

DEPARTMENT: Police

AGENDA ITEM: Adoption of Ordinance No. 4760-1111 regulating certain activities and responsibilities of individuals who purchase, own, lease, or rent alarm systems

Approved By:

Date:

Department Head: Michael Kappel

Finance Director: Mark Woodfill

City Manager: Craig McConnell



5-4-11

Summary:

The attached ordinance will regulate the activities and responsibilities of individuals who purchase, own, lease, or rent alarm systems designed to signal the occurrence of illegal entry, criminal activity, or other activity requiring urgent attention and response by the Police Department (fire alarms are excluded from applicability of this particular ordinance). The goal of the ordinance is to encourage improved reliability by encouraging owners to become more proactive in the use, training, and maintenance of their systems.

Background:

In 2010 a proposed alarm ordinance was brought before Council for consideration. At that time, Council supported the establishment of an alarm ordinance as a means toward reducing the high level of false alarms occurring annually. However, Council's direction was to modify the ordinance in several areas while preserving the fundamental purpose of preventing substantial Police Department resources from being diverted to false alarms, thus reducing the availability of public safety personnel otherwise needed for protection of the peace, safety and welfare of the public.

The new version of the ordinance includes a means of funding the cost to the City, through its Police Department, associated with responding to false alarms through establishment of civil penalty assessments for recurrent false alarms. Such assessments are expected to increase the dependability of installed alarm systems by encouraging owners to become more proactive in the use, training, and maintenance of their alarm systems.

Provisions of the proposed ordinance were reviewed with three Councilmembers and the City Attorney on April 28, 2011, at which time a unanimous consensus was reached regarding the content, and forwarding to the Council as a whole for consideration of adoption. Highlights of the ordinance are as follows:

- A current part-time temporary Police Department employee will fill the Alarm Coordinator's position.
- The Police Department will utilize current software to build an internal database to track false alarms.

AGENDA ITEM: Adoption of Ordinance No. 4760-1111 regulating certain activities and responsibilities of individuals who purchase, own, lease, or rent alarm systems

- Monies collected through assessments and penalties will be used to fund the proposed alarm program. This includes all additional costs associated with the Alarm Coordinator's position, patrol vehicle fuel costs, and other operational costs.
- After two false alarm warnings are given to the alarm user, assessments in \$100 increments will be made for additional false alarm responses occurring within one year of the first false alarm.

Below are some major changes from the prior draft ordinances presented to Council:

- The requirement for registration of all alarm systems and issuance of permits has been deleted.
- Other than false alarm penalties, there are no other fees contained in the ordinance (such as initial and yearly permit administration fees, alarm reset fees, failure to file a false alarm prevention report, etc.).
- Requirements for Alarm Businesses have been deleted (such as personnel holding a AZ State Contractor's License, alarms installed by qualified and experienced service personnel, alarm businesses being required to supply training to alarm users, etc.).
- Most previously proposed requirements for alarm users have been deleted (such as notification to the Alarm Coordinator of additional users, responsible party contact information, resetting of false alarms, etc.).

If approved, the ordinance will become effective July 1, 2011, with an update provided to Council after a one-year period.

Financial Impact:

The Police Department will incur additional personnel costs associated with the Alarm Coordinator's position. This position is projected to be self-funding through the proposed assessment schedule.

Recommended Action: MOVE to adopt Ordinance No. 4760-1111.

ORDINANCE NO.4760-1111

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA AMENDING TITLE V, CHAPTER 6, OF THE PRESCOTT CITY CODE BY REPEALING TITLE V, CHAPTER 6, AND ADOPTING A NEW TITLE V, CHAPTER 6, *ALARM SYSTEMS*, THEREOF

RECITALS:

WHEREAS, numerous false alarms occur annually as a result of negligent installation, maintenance, or operation of the alarm system; and

WHEREAS, the time spent by the Police Department personnel in responding to alarms, when no such response is actually required, is substantial, costly and wasteful; and

WHEREAS, the Council of the City of Prescott finds it necessary to control or discourage false alarms within the City so that all available Police Department resources can be maximized to protect the peace, safety and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT Title V, Chapter 6, *Installation of Police Alarm Equipment and Prohibition of Telephone Alarm Systems*, of the Prescott City Code is hereby repealed.

SECTION 2. THAT a new Title V, Chapter 6, *Alarm Systems*, of the Prescott City Code is hereby adopted as follows:

ALARM SYSTEMS

SECTIONS:

- 5-6-1: PURPOSE**
- 5-6-2: DEFINITIONS**
- 5-6-3: EXEMPTIONS**
- 5-6-4: LIABILITY**
- 5-6-5: ALARM USER RESPONSIBILITIES**
- 5-6-6: FALSE ALARMS**
- 5-6-7: APPEAL PROCEDURE**
- 5-6-8: CONFIDENTIALITY**
- 5-6-9: ASSESSMENTS AND PENALTIES**
- 5-6-10: PAYMENT OF FEES AND ASSESSMENTS**
- 5-6-11: SEVERABILITY**

5-6-1: PURPOSE:

This Chapter is intended to regulate the activities and responsibilities of those persons who purchase, own, lease or rent alarm systems and those persons who own or monitor alarm systems. It is further intended to encourage the improvement in reliability of these systems and to insure that public safety personnel will not be unduly endangered, diverted from responding to actual emergency activity or other required duties as a result of responding to false alarms. This ordinance specifically encompasses all alarm systems monitoring a structure, including but not limited to burglar alarms and robbery and panic alarms, both audible and inaudible.

5-6-2: DEFINITIONS:

For the purposes of this Chapter, the following terms, phrases, words, and their derivations shall have the meanings given herein.

- A. "Act of nature." An unusual, extraordinary, sudden and unexpected manifestation of the forces of nature, which cannot be prevented by reasonable human care, skill or foresight.
- B. "Alarm" or "alarm system." Any mechanical, electrical or other device or assembly of equipment designed or arranged to signal the occurrence of an illegal entry, criminal activity or other activity requiring urgent attention and to which Police Department personnel are needed or expected to respond.
- C. "Alarm coordinator" or "coordinator." Police Department employee designated by the Chief of Police to represent the City of Prescott in administration of this chapter.
- D. "Alarm user." Any person who is responsible for the premises where an alarm system is located except as provided for herein.
- E. "Audible alarm." A device which, when activated, generates an audible sound on or in the premises.
- F. "Burglar Alarm." Any alarm system, which is activated automatically upon entry into buildings or onto premises, and is designed to alert Police Department personnel of unauthorized entry.
- G. "City." The City of Prescott, Arizona, or it's authorized employees or agents.
- H. "False alarm." Any activation of an alarm eliciting a response by Police Department personnel when a situation requiring a response does not in fact exist. It does not include activation for testing purposes when the appropriate public safety personnel have been given advance notice of such testing. It also

does not include activation caused by Police Department personnel. A false alarm may be caused by any one or more of the following:

- i. Mechanical failure or malfunction.
 - ii. Improper installation or maintenance.
 - iii. Accidental or negligent acts of an alarm user or of a person under his control or direction.
 - iv. Intentional activation of an alarm when no criminal or other emergency condition exists. (Routine testing and installation conducted by the operator or technician that may include audible sounding of an alerting device shall not be construed to be a false alarm under this Chapter so long as advance notice is given to the Police Department and it does not sound for longer than five minutes during such test.)
 - v. Any other cause not related to an actual or attempted criminal act; provided, however, that any alarm caused by a severe act of Nature, or by malicious acts of persons not under the direction or control of the alarm user shall not be considered a false alarm.
- I. "Proprietary alarm system." An alarm system for which response is provided solely by the user or his own security force, and which does not emit an outside audible alarm.
 - J. "Robbery or panic alarm." Any alarm system which is designed for the detection of a robbery or the commission of an unlawful act within the premises protected by an alarm system, and which may be intentionally activated by a person, generates an inaudible signal to the monitoring station and may or may not generate an audible sound at the premises, and is designed to alert or cause to be alerted Police Department personnel to an emergency situation occurring to or against an individual or premises.

5-6-3: EXEMPTIONS:

The provisions of this Chapter are not applicable to:

- A. Fire alarm systems.
- B. Audible alarms affixed to a motor vehicle, watercraft, or aircraft.
- C. Proprietary alarm systems.
- D. Independent, stand-alone alarm systems installed or placed by or at the direction of the City of Prescott Police Department for law enforcement purposes.

- E. Governmental agencies.
- F. Alarm or alarm signals caused by the testing, repair or malfunction of telephone equipment lines or electrical utility equipment or lines that are not reasonably subjected to control by the alarm user.

5-6-4: LIABILITY:

- A. A person or entity who violates any provision of this Chapter shall be liable to the City for all losses and costs incurred by the City, and/or recoveries from or claims against the City for any damages to person or property which occur as a result of a violation of this Chapter.
- B. By adopting the provisions as set forth in this Chapter, the City of Prescott, its officers, employees and agents shall not assume any greater duty or obligation to an alarm user than that which is owed to the public in general by the City, its officers, employees and agents.

5-6-5: ALARM USER RESPONSIBILITIES:

The following are the duties and responsibilities of all alarm users operating alarm systems in the City of Prescott:

- A. In the event that an alarm user or responsible party cannot be contacted by the Police Department, or does not arrive at the scene of an alarm the Police Department shall have no further obligation to remain on scene or to otherwise secure the premises at which the alarm is activated.
- B. To inform persons who are authorized to monitor an alarm users system the need to contact a responsible party at two separate phone numbers to verify the validity of the alarm.

5-6-6: FALSE ALARMS:

- A. In order to reimburse the City of Prescott for Police Department response, an alarm user shall be assessed in accordance with Section 5-6-9 for each and every false alarm response after there have been two prior false alarm responses by the Police Department.
- B. Upon receipt of the first and second false alarm (within a year of the first false alarm) the alarm coordinator shall notify the alarm user in writing to the user's address that a false alarm occurred and forward them a copy of the alarm ordinance specifying the assessment schedule and a false alarm prevention pamphlet.

5-6-7: APPEAL PROCEDURE:

- A. The alarm user may, within twenty (20) days of the date of the mailing notice of assessment, appeal to the Police Chief (hereinafter "Chief") by filing a petition in writing with the Chief or his designee.
- i. The petition shall contain specific defenses to the assessment. Affirmative defenses to a false alarm service fee assessment may include evidence that a false alarm was caused by an act of nature, action of the Telephone Company, telephone line outage, power outage lasting longer than the life of a fully charged battery, and other extraordinary circumstances not reasonably subject to control by the alarm user.
 - ii. Any petition submitted pursuant to paragraph A.i of this section shall be received by the Chief or his designee within the time specified. If the petition is not timely submitted, any petitioner shall be deemed to have waived the right to any further review or hearing as provided herein and the initial assessment shall be final.
- B. If a petition is timely submitted pursuant to paragraph i of this section, the Chief or his designee shall review the defenses, if any, set forth in the petition.
- i. If it is determined that a valid defense to the initial determination of false alarm assessment has been set forth, a notice will be sent to the alarm user that no assessment will be made for that particular alarm activation. The notice shall specifically set forth the findings and conclusions of the Chief or his designee with respect to the review of the initial assessment.
 - ii. If the Chief or his designee determines that a defense to the initial notice of assessment has not been set forth, a notice of decision shall be sent by mail to the alarm user that he will be assessed pursuant to the appropriate section. The notice of decision shall contain the specific findings and conclusions of the Chief or his designee with respect to the review of the initial assessment.

5-6-8: CONFIDENTIALITY:

To the full extent permitted by law, personal identifiers such as date of births, social security numbers, unlisted phone numbers, etc., shall be confidential and shall not be subject to public inspection.

5-6-9: ASSESSMENTS AND PENALTIES:

- A. Any person who violates any provision of this Chapter shall be guilty of a civil violation and shall be subject to the provisions of Section 1-3-2 of the Prescott City Code for each day that the violation continues.

B. The following assessments shall be levied against the alarm user for each response by the Prescott Police Department to a false alarm within a twelve month period. These assessments are in addition to any other assessments or penalties which may be levied.

- (i) Civil Penalty initial assessment for first 2 false alarms: \$ 0
- (ii) Civil Penalty assessment for third false alarm: \$100
- (iii) Civil Penalty assessment for fourth false alarm: \$200
- (iv) Civil Penalty assessment for fifth false alarm: \$300
- (v) Civil Penalty assessment for sixth false alarm: \$400
- (vi) Civil Penalty assessment for seventh and subsequent false alarms will continue to increase at \$100 per false alarm

C. Any unpaid balance of an assessment as listed under 5-6-9 shall be subject to a charge of EIGHTEEN percent (18%) per year.

5-6-10: PAYMENT OF FEES AND ASSESSMENTS:

Except as provided for herein, any and all fees and assessments provided for by this Chapter shall be paid to and received by the City of Prescott within thirty (30) days from the date a bill is deposited in the regular first class U.S. Mail with postage fully paid and addressed to the user.

5-6-11 SEVERABILITY:

The provisions of this Chapter are hereby declared to be severable, and if any section, sentence, clause or phrase of this Chapter shall, for any reason, be held to be invalid or unconstitutional, such decisions shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Chapter, but they shall remain in effect, it being the legislative intent that this Chapter shall stand notwithstanding the validity of any part thereof."

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott this 10th day of May, 2011.

 MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

 ELIZABETH A. BURKE, City Clerk

 GARY D. KIDD, City Attorney

III-C

COUNCIL AGENDA MEMO – May 10, 2011
DEPARTMENT: Community Development
AGENDA ITEM: Rezoning of approximately 2.54 acres located at 3300 Montana Drive from Single-Family 35 (SF-35) to Neighborhood Oriented Business (NOB) and associated General Plan Minor Map Amendment. Applicant: Glenwood Development; Owner: Gary Mortimer, APN: 106-20-421, File Nos. GP11-001, RZ11-001.

Approved By:	Date:
Department Head: Tom Guice	
Finance Director: Mark Woodfill	
City Manager: Craig McConnell 	5-2-11

ITEM SUMMARY

There are three components to this request: (1) a General Plan Minor Map Amendment; (2) a Rezoning; (3) and Waiver of certain subdivision procedural requirements. The project site is located at the northeast corner of Montana Drive and Willow Creek Road (see attached map). In order to support the development of a Dollar General retail use, the applicant is proposing to rezone the existing parcel to Neighborhood Oriented Business (NOB), which requires a minor amendment to the General Plan Map. In conjunction with the project, the parcel is proposed to be subdivided into two lots.

PLANNING COMMISSION RECOMMENDATION

The Planning and Zoning Commission reviewed this project at their April 14 and April 28, 2011, meetings. At the April 14, 2011, meeting concerns were noted regarding the original metal building design and the lack of foundation plantings. To address the Commissioners' comments, the applicant made revisions and has proposed to stucco the building and to add a brick wainscot. The revised site plan also shows foundation plantings that meet the requirements of the Land Development Code.

At the April 28, 2011, public hearing the Planning and Zoning Commission voted unanimously to recommend to the City Council approval of the following items:

- 1) GP11-001 (General Plan Map Amendment)
- 2) RZ11-001 (Rezoning), subject to the condition that development must be in substantial conformance to the site plan dated April 21, 2011
- 3) Waiver of the procedural requirements of Section 9.10 of the Land Development Code per Section 9.10.13
- 4) FP11-001 (Final Plat, which will be on a future agenda).

AGENDA ITEM: Rezoning of approximately 2.54 acres located at 3300 Montana Drive from Single-Family 35 (SF-35) to Neighborhood Oriented Business (NOB) and associated General Plan Minor Map Amendment. Applicant: Glenwood Development; Owner: Gary Mortimer, APN: 106-20-421, File Nos. GP11-001, RZ11-001.

BACKGROUND

The request is to rezone from Single-Family 35 (SF-35) to Neighborhood Oriented Business (NOB). The NOB zoning district is the least intensive zoning designation required for the proposed use, a 9,100 sq. ft. Dollar General store. This project does require a General Plan Minor Map Amendment. The current General Plan Map land use designation is Residential, and the request is to change to a Commercial designation, which allows for a NOB zoning district. The Willow Creek Corridor Plan recommends this parcel for a commercial land use designation and a zoning change to the Neighborhood Oriented Business Zoning District.

The parcel is proposed to be subdivided into two lots, with access off of Montana Drive from the signalized intersection with Willow Creek Road. A waiver of the subdivision review process, specifically eliminating the preliminary plat step, is requested. The City Council may approve a waiver when it is demonstrated to be appropriate for a project's viability, to not detract from the public good, and to be consistent with the purpose and intent of the Land Development Code. The Final Plat will be on the Council's agenda at such time the plat and civil plans have been submitted and approved by the Public Works Department.

The site plan for the Dollar General store, attached, is in conformance with the Land Development Code, including the development standards of the Commercial Corridor Overlay (CCO) which include specific requirements for building colors, light reflectance values, roofing materials, and sign lighting.

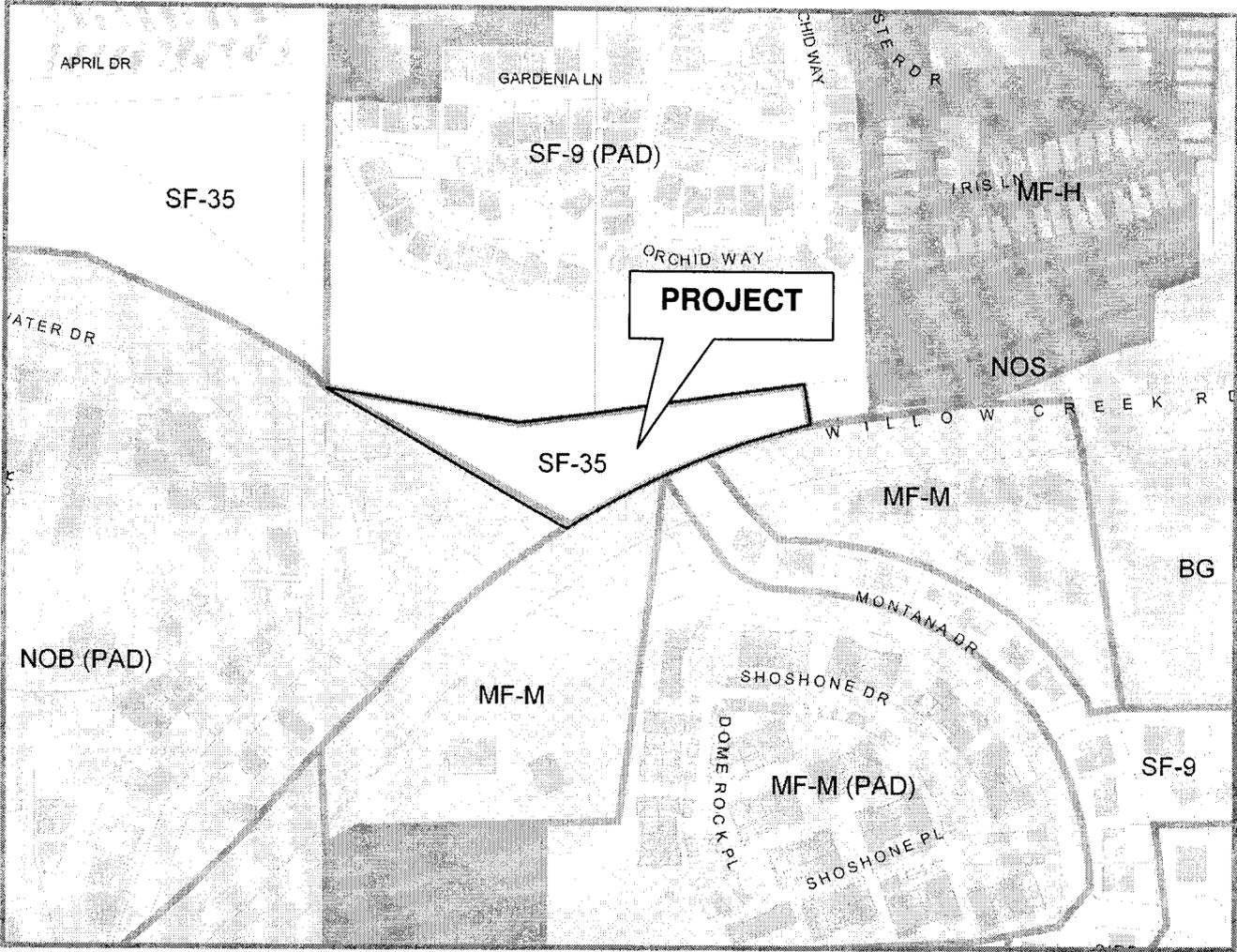
SUMMARY OF ACTIONS TO BE CONSIDERED

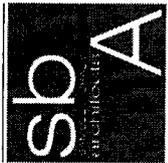
- 1) Adoption of Resolution No.4077-1147 to amend the General Plan Map land use designation from Residential to Commercial (copy of resolution attached)
- 2) Adoption of Ordinance No. 4792-1143 to rezone from Single-Family 35 to Neighborhood Oriented Business (copy of ordinance attached)
- 3) Approval of Waiver of the subdivision procedural requirements to eliminate the preliminary plat step.

RECOMMENDED ACTIONS: (Separate motions and votes)

- (1) **MOVE** to adopt Resolution No.4077-1147
- (2) **MOVE** to adopt Ordinance No. 4792-1143
- (3) **MOVE** to approve Waiver of the procedural requirements of LDC Section 9.10 per Section 9.10.13 of the Land Development Code.

VICINITY MAP





SAMUEL J. BRADY

ARCHITECTS
 University Club Building
 Suite 2216
 136 E. South Temple
 Salt Lake City, Utah 84111
 (801) 525-1922
 FAX: (801) 525-1757

NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS MAY VARY.

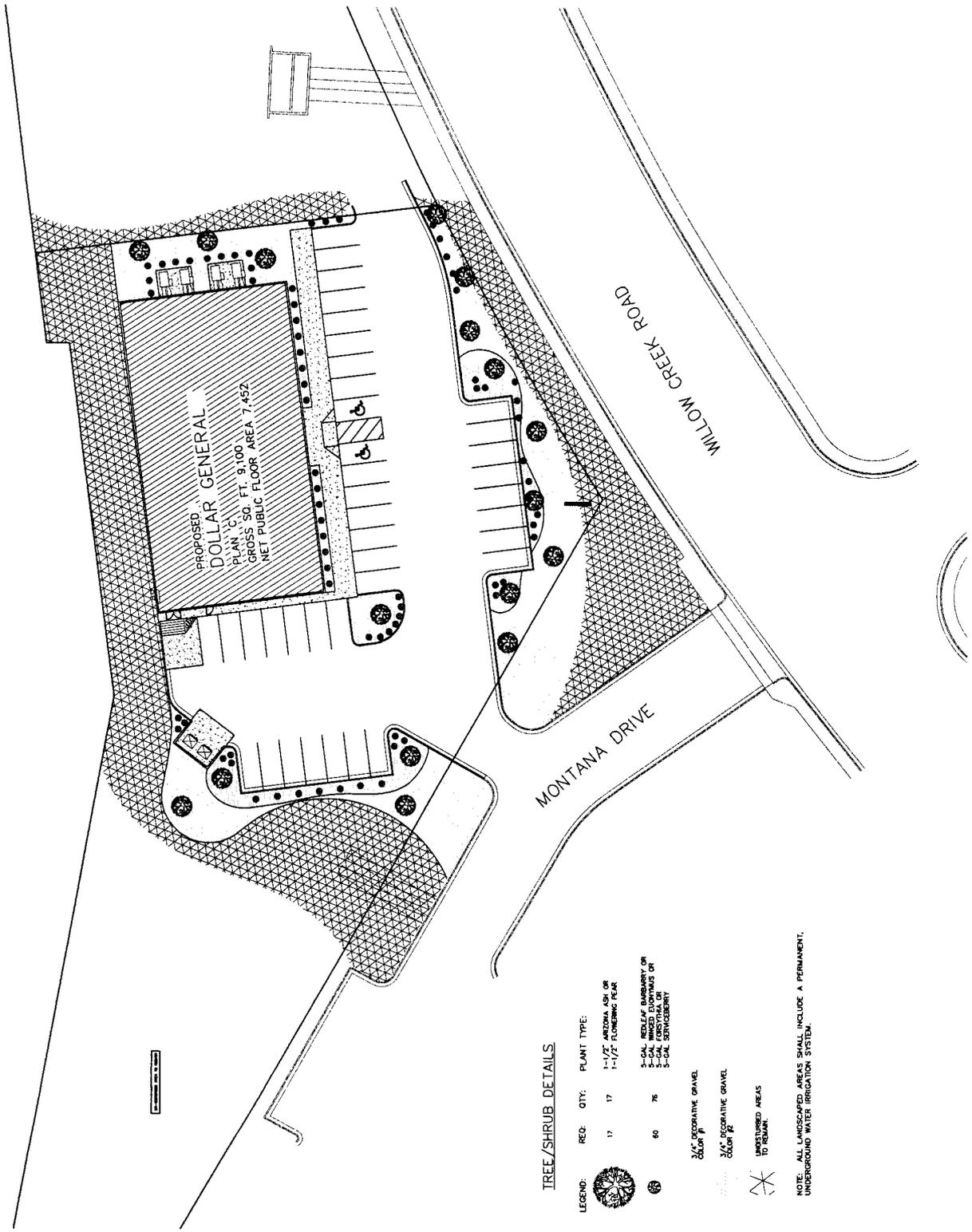
3150 WILLOW CREEK ROAD

PRESCOTT, AZ
DOLLAR GENERAL

LANDSCAPE PLAN

SCALE: 1"=40'-0"
 APRIL 20, 2011
 1110801(L).dwg

L1.1

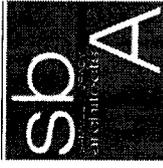


TREE/SHRUB DETAILS

LEGEND:	REQ.	QTY.	PLANT TYPE:
	17	17	1-1/2" ARIZONA ASH OR 1-1/2" FLORIDIAN PEAR
	60	76	3-CAL. REDLEAF BARBERRY OR 3-CAL. FORTYSTAR OR 3-CAL. SENSIBERRY

- 3/4" DECORATIVE GRAVEL COLOR #1
- 3/4" DECORATIVE GRAVEL COLOR #2
- UNDISTURBED AREAS TO REMAIN

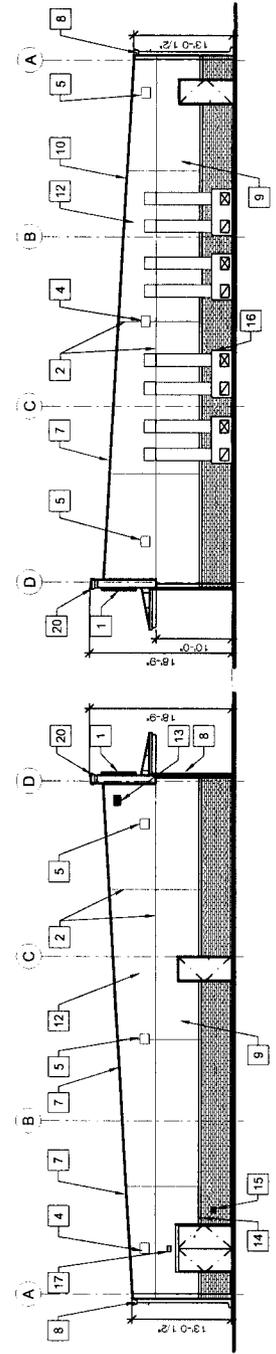
NOTE: ALL LANDSCAPED AREAS SHALL INCLUDE A PERMANENT UNDERGROUND WATER IRRIGATION SYSTEM.



SAMUEL J. BRADY
ARCHITECTS
University Club Building
Suite 2216
136 E. South Temple
Salt Lake City, Utah 84111
PHONE: (801) 533-1757
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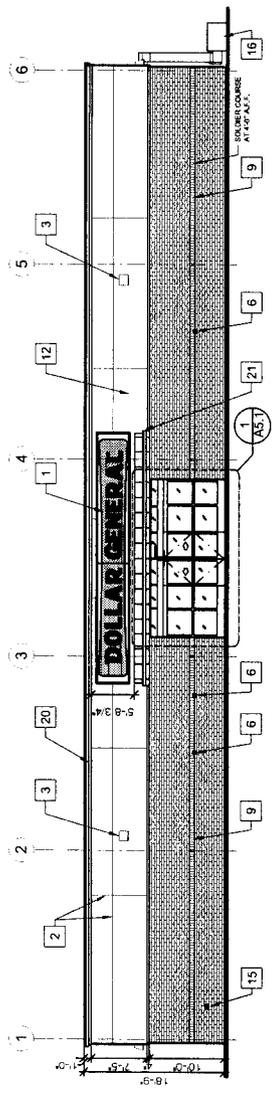
NOTE: THIS DRAWING IS PROVIDED FOR INFORMATION ONLY AND IS NOT FOR CONSTRUCTION. THE OWNER AND ARCHITECT ASSUME RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE ENCOUNTERED IN THE FIELD.

- ELEVATION KEYED NOTES**
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL. SIGN SHALL BE CENTERED ON EACH PANEL. SIGN TO BE CENTERED ON FRONT OF BUILDING. PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE SIGN MANUFACTURER. SIGN SHALL BE SUPPORTED BY THE SIGN MANUFACTURER.
 - 2 V-GROOVE STUCCO REVEAL
 - 3 WALL PACK 12" @ 8" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4 WALL PACK 12" @ 8" A.F.F. TO TOP OF WALL PACK (REQUIRED). REFER TO E2.1 FOR ADDITIONAL INFORMATION.
 - 5 WALL PACK (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 6 RECEPTACLE REFER TO ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.
 - 7 TRIM - SEE SHEET A10.1 FOR COLOR
 - 8 GUTTER AND DOWNSPOUT - SEE SHEET A10.1 FOR COLOR
 - 9 BRICK CORONADO STONE VENEER 'NEW ENGLAND BRICK CHESAPEAKE'
 - 10 METAL ROOF GALVALUME FINISH
 - 11 STUCCO WALL FINISH - SEE SHEET A10.1 FOR COLOR (ACCENT)
 - 12 STUCCO WALL FINISH - SEE SHEET A10.1 FOR COLOR
 - 13 VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DWGS FOR ADDITIONAL INFORMATION.
 - 14 DOOR BUZZER. REFER TO ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.
 - 15 WALL MOUNTED REFER TO PLUMBING DWGS FOR ADDITIONAL INFORMATION.
 - 16 MANS UNITS. REFER TO MECHANICAL DWGS FOR MORE INFORMATION. PAINT NETWORK TO MATCH ACCESS WALL COLOR. SCREEN MECHANICAL EQUIP. W/ FENCE. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8" @ 8" A.F.F.
 - 17 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
 - 18 WALL PACK 1'-0" BELOW GABLE PEAK
 - 19 PERFORMED FOAM CORNICE W/ STUCCO FINISH, W/ METAL CAP
 - 20 ROOF DRAINAGE TO BE PIPED DOWN IN WALL. DRAIN TO DISCHARGE AT PARKING SURFACE LEVEL. COORD. PIPING UNDER CONC. SIDEWALK
 - 21 4" STUCCO ACCENT BAND - COLOR SW HOPSACK
 - 22 CONNECTS DOWNSPOUTS TO DRAIN FOR DISCHARGE AT PARKING SURFACE LEVEL.
 - 23 PARKING SURFACE LEVEL.

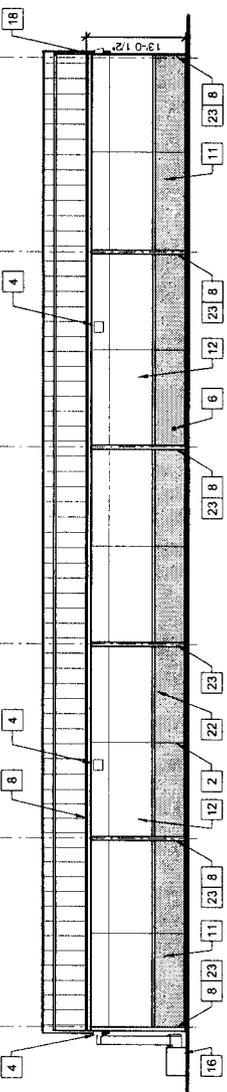
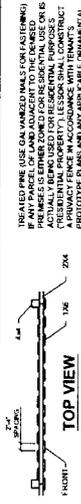


1 LEFT ELEVATION
SCALE: 1/16" = 1'-0"

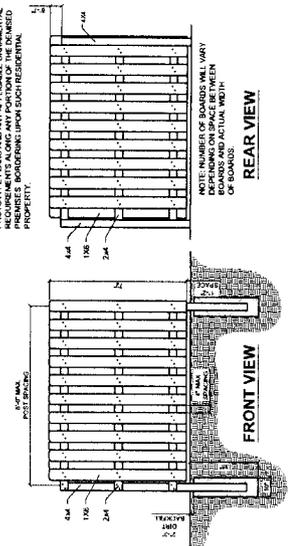
2 RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



4 REAR ELEVATION
SCALE: 1/16" = 1'-0"



5 PRIVACY FENCE ELEVATION
SCALE: 3/16" = 1'-0"

31.50 WILLOW
CREEK ROAD

PRESCOTT, AZ
DOLLAR GENERAL

EXTERIOR
ELEVATIONS

SCALE: AS SHOWN
APRIL 20, 2011
11/1086721.dwg

A2.1

RESOLUTION NO. 4077-1147

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING THE GENERAL PLAN LAND USE MAP PERTAINING TO THAT CERTAIN PROPERTY LOCATED AT THE NORTHEAST CORNER OF MONTANA DRIVE AND WILLOW CREEK ROAD DESCRIBED AS PARCEL NUMBER 106-20-241, FROM "MEDIUM-HIGH DENSITY RESIDENTIAL" TO "COMMERCIAL"

RECITALS:

WHEREAS, the owner of certain properties within the corporate limits of the City of Prescott has requested an amendment to the General Plan Land Use Map pertaining to its property; and

WHEREAS, the Planning and Zoning Commission of the City of Prescott has held public hearings regarding said General Plan Land Use Map Amendment, subject to certain conditions; and

WHEREAS, the City Council of the City of Prescott has determined that it would be in the best interest of public necessity, interest, convenience or general welfare to amend the General Plan Land Use Map pertaining to said properties;

WHEREAS, the requirements of the City of Prescott *Land Development Code* have been complied with.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT the General Plan Land Use Map pertaining to the following described parcel of land, generally located on the northeast corner of Montana Drive and Willow Creek Road, and further described in Exhibit "A", is hereby amended from "Medium-High Density Residential" to "Commercial".

SECTION 2. THAT the Mayor and staff are hereby authorized to take all such steps as may be necessary to effectuate said General Plan Land Use Map Amendment.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott on this 10th day of May, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE, City Clerk

GARY D. KIDD, City Attorney

EXHIBIT A:

LEGAL DESCRIPTION

LOT 1:

ALL THAT PORTION OF SANDRETTO HILLS LOCATED IN SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 27°07'45" EAST, 124.73 FEET;
THENCE SOUTH 25°16'02" EAST, 100.00 FEET;
THENCE SOUTH 49°16'34" EAST, 100.01 FEET;
THENCE SOUTH 81°30'31" EAST, 300.04 FEET;
THENCE NORTH 79°36'14" EAST, 42.17 FEET;
THENCE SOUTH 212.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 82° 48'20" EAST, 37.42 FEET;
THENCE SOUTH 07°11'40" WEST, 167.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF WILLOW CREEK ROAD AS RECORDED IN BOOK 9, PAGE 55, YAVAPAI COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY 140.63 FEET ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1479.43 FEET (RECORDED AS 1482.40 FEET);
THENCE NORTH 60°08'24" WEST, 520.90 FEET;
THENCE NORTH 00°16'38" EAST, 11.55 FEET;
THENCE SOUTH 79°33'22" EAST, 375.94 FEET;
THENCE NORTH 82°42'38" EAST, 147.37 FEET;
THENCE NORTH 9.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID LOT COMPRISING 67,463.38 SF OR 1.5487 AC, MORE OR LESS.

LOT 2:

ALL THAT PORTION OF SANDRETTO HILLS LOCATED IN SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 27°07'45" EAST, 124.73 FEET;
THENCE SOUTH 25°16'02" EAST, 100.00 FEET;
THENCE SOUTH 49°16'34" EAST, 100.01 FEET;
THENCE SOUTH 81°30'31" EAST, 300.04 FEET;
THENCE NORTH 79°36'14" EAST, 42.17 FEET;
THENCE SOUTH 212.57 FEET;

THENCE NORTH 82° 48'20" EAST, 37.42 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 82° 48'20" EAST, 357.29 FEET;
THENCE SOUTH 07°11'40" EAST, 88.35 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF WILLOW CREEK ROAD AS RECORDED IN BOOK 9, PAGE 55, YAVAPAI COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY 366.92 FEET ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1479.43 FEET (RECORDED AS 1482.40 FEET); THENCE NORTH 07°11'40" EAST, 167.65 FEET TO THE TRUE POINT OF BEGINNING.

SAID LOT COMPRISING 42,959.68 SF OR 0.9862 AC, MORE OR LESS.

ORDINANCE NO. 4792-1143

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 NORTHEAST CORNER OF MONTANA DRIVE AND WILLOW CREEK ROAD FROM SINGLE-FAMILY 35 RESIDENTIAL TO NEIGHBORHOOD ORIENTED BUSINESS ZONING DISTRICT

RECITALS:

WHEREAS, the owners of certain properties within the corporate limits of the City of Prescott have requested a rezoning of their property; and

WHEREAS, the Planning and Zoning Commission of the City of Prescott has held public hearings regarding said rezoning; and

WHEREAS, the City Council of the City of Prescott has determined that it would be in the best interest of public necessity, interest, convenience or general welfare to rezone certain property; and consistent with the General Plan; and

WHEREAS, the requirements of Section 9.15 of the City of Prescott *Land Development Code* have been complied with.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT the following described parcel of land, further described in Exhibit "A" attached hereto and made a part hereof, is hereby reclassified as follows: Single-Family 35 Residential (SF-35) Zoning District to Neighborhood Oriented Business (NOB) Zoning District.

SECTION 2. THAT the Mayor and staff are hereby authorized to take all necessary steps to effectuate such rezoning.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott on this 10th day of May, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE, City Clerk

GARY D. KIDD, City Attorney

EXHIBIT A:

LEGAL DESCRIPTION

LOT 1:

ALL THAT PORTION OF SANDRETTO HILLS LOCATED IN SECTION 15,
TOWNSHIP 14 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND
MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 27°07'45" EAST, 124.73 FEET;
THENCE SOUTH 25°16'02" EAST, 100.00 FEET;
THENCE SOUTH 49°16'34" EAST, 100.01 FEET;
THENCE SOUTH 81°30'31" EAST, 300.04 FEET;
THENCE NORTH 79°36'14" EAST, 42.17 FEET;
THENCE SOUTH 212.57 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 82° 48'20" EAST, 37.42 FEET;
THENCE SOUTH 07°11'40" WEST, 167.65 FEET TO A POINT ON THE NORTHERLY
RIGHT OF WAY OF WILLOW CREEK ROAD AS RECORDED IN BOOK 9, PAGE 55,
YAVAPAI COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY 140.63 FEET ALONG SAID RIGHT OF WAY ON A
CURVE TO THE LEFT, HAVING A RADIUS OF 1479.43 FEET (RECORDED AS
1482.40 FEET);

THENCE NORTH 60°08'24" WEST, 520.90 FEET;
THENCE NORTH 00°16'38" EAST, 11.55 FEET;
THENCE SOUTH 79°33'22" EAST, 375.94 FEET;
THENCE NORTH 82°42'38" EAST, 147.37 FEET;
THENCE NORTH 9.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID LOT COMPRISING 67,463.38 SF OR 1.5487 AC, MORE OR LESS.

LOT 2:

ALL THAT PORTION OF SANDRETTO HILLS LOCATED IN SECTION 15,
TOWNSHIP 14 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND
MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE SOUTH 49°16'34" EAST, 100.01 FEET;
THENCE SOUTH 81°30'31" EAST, 300.04 FEET;
THENCE NORTH 79°36'14" EAST, 42.17 FEET;
THENCE SOUTH 212.57 FEET;

THENCE NORTH 82° 48'20" EAST, 37.42 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 82° 48'20" EAST, 357.29 FEET;
THENCE SOUTH 07°11'40" EAST, 88.35 FEET TO A POINT ON THE NORTHERLY
RIGHT OF WAY OF WILLOW CREEK ROAD AS RECORDED IN BOOK 9, PAGE 55,
YAVAPAI COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY 366.92 FEET ALONG SAID RIGHT OF WAY ON A
CURVE TO THE LEFT, HAVING A RADIUS OF 1479.43 FEET (RECORDED AS
1482.40 FEET); THENCE NORTH 07°11'40" EAST, 167.65 FEET TO THE TRUE
POINT OF BEGINNING.

SAID LOT COMPRISING 42,959.68 SF OR 0.9862 AC, MORE OR LESS.

COUNCIL AGENDA MEMO – May 10, 2011

DEPARTMENT: Community Development

AGENDA ITEM: Rezoning of approximately 0.48 acres located at 123 E. Merritt Street (east of Whipple) from Residential Office (RO) to Industrial Transition (IT). Owner: Donald Grier, APN: 113-01-019A, File No. RZ11-002.

Approved By:

Date:

Department Head: Tom Guice

Finance Director: Mark Woodfill

City Manager: Craig McConnell



5-2-11

ITEM SUMMARY

The site is located on Merritt Street, east of Whipple. The owner is requesting a rezoning from Residential Office (RO) to Industrial Transition (IT). The proposed use for the existing commercial structure on the property is for a medical marijuana dispensary, a permitted use in the Industrial Transition zoning district. It should be noted that state licensing for dispensaries will be allocated by lottery and that this location is one of seven known potential sites for the one license to be allocated in the Prescott Community Health Assessment Area.

PLANNING COMMISSION RECOMMENDATION

The Planning and Zoning Commission reviewed this project at its meeting on April 14 and the Public Hearing on April 28, 2011. No written comments for or against the proposal have been received. The Commission discussed the overall appropriateness of the IT zoning for this parcel because of its compatibility with surrounding zoning and nearby businesses. It was also noted that both the General Plan and the Neighborhood Plan encourage commercial or light industrial zoning for this parcel. The currently proposed medical marijuana use is but one of many appropriate uses for this parcel under the proposed IT zoning. One nearby resident spoke in favor of the request. The Planning and Zoning Commission voted 6 – 1 in favor of recommending approval of RZ11-002. Mr. Michelman cast the dissenting vote due to concerns over rezoning the property specifically to permit a dispensary use.

BACKGROUND

The rezoning is consistent with both the General Plan and the Dexter Neighborhood Plan. Immediately to the east and west are properties zoned Industrial Transition, and farther to the east is the 6th Street industrial corridor. The properties to the north and south are zoned Multi-Family, and include a mix of single-family homes, apartments, and mobile homes.

AGENDA ITEM: Rezoning of approximately 0.48 acres located at 123 E. Merritt Street (east of Whipple) from Residential Office (RO) to Industrial Transition (IT). Owner: Donald Grier, APN: 113-01-019A, File No. RZ11-002.

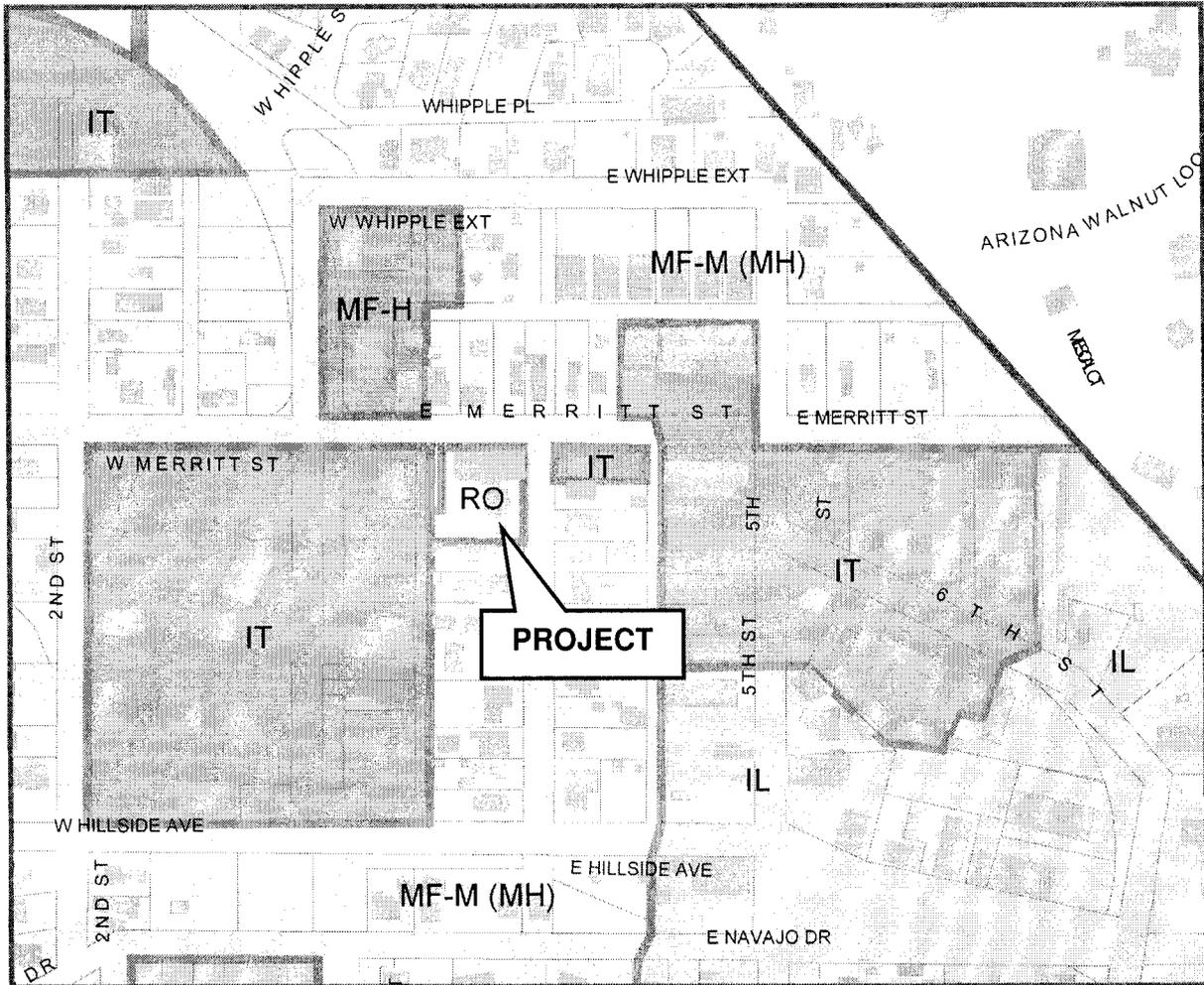
The existing site includes a vacant commercial building with an associated parking area, and a renter-occupied single family home. The parcel is subject to certain conditions and restrictions set forth by a previous development agreement (#DA-0022). These conditions include that the residence located on the south half of the property remain a residential use and that no vehicular access to the commercial building is permitted from 4th Street.

ATTACHMENTS

- Vicinity Map
- Site Plan
- Ordinance No. 4795-1146

RECOMMENDED ACTION: MOVE to adopt Ordinance No. 4795-1146.

VICINITY MAP



ORDINANCE NO. 4795-1146

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 ON MERRITT STREET EAST OF WHIPPLE STREET, FROM RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO INDUSTRIAL TRANSITION (IT) ZONING DISTRICT

RECITALS:

WHEREAS, the owners of certain properties within the corporate limits of the City of Prescott have requested a rezoning of their property; and

WHEREAS, the Planning and Zoning Commission of the City of Prescott has held public hearings regarding said rezoning; and

WHEREAS, the City Council of the City of Prescott has determined that it would be in the best interest of public necessity, interest, convenience or general welfare to rezone certain property; and consistent with the General Plan; and

WHEREAS, the requirements of Section 9.15 of the City of Prescott *Land Development Code* have been complied with.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, the following described parcel of land, further described in Exhibit A attached hereto and made a part hereof, is hereby reclassified as follows: Residential Office (RO) Zoning District to Industrial Transition (IT) Zoning District.

SECTION 2. THAT the Mayor and staff are hereby authorized to take all necessary steps to effectuate such rezoning.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott on this 10th day of May, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE, City Clerk

GARY D. KIDD, City Attorney

EXHIBIT A:

LEGAL DESCRIPTION

PARCEL NUMBER: 113-01-019A

PREMISES ADDRESS: 123 E. MERRITT STREET, PRESCOTT, ARIZONA

LEGAL DESCRIPTION: LOTS 2, 4 AND 6, BLOCK 10, DAMERON PARK ADDITION, according to the plat of record in the office of the County recorder of Yavapai County, Arizona, recorded in Book 3 of Maps, page 29

EXCEPTING therefrom the West 15.00 feet of Lots 2 and 4, Block 10, Dameron Park, according to the plat of record in Book 3 of Maps, page 29, records of Yavapai County.

III-E

COUNCIL AGENDA MEMO – May 10, 2011
DEPARTMENT: Public Works
AGENDA ITEM: Award of one-year contracts to various vendors for materials and parts for maintenance of the City water distribution system

Approved By:	Date:
Department Head: Mark Nietupski, Public Works Director	5/2/2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell <i>Craig McConnell</i>	5-2-11

Item Summary

This item is to award one-year contracts to four vendors to supply materials and parts for maintenance of the City water distribution system. Each contract includes an option for extension of the term for two additional one-year periods upon mutual agreement. The vendors selected are Farnsworth Wholesale Co., Ferguson Waterworks, Arizona Water Works Supply, and Dana Kepner Co., Inc.

Background

The Water Distribution Section within the Public Works Department purchases approximately \$200,000 of waterworks materials and parts annually to maintain the system. In the past, quotes were obtained to receive pricing. Since approximately 250 different items were included in the bid documents it was anticipated that one vendor would not submit pricing for all items so the acceptance of multiple contracts was included in the bid documents to ensure competitive pricing on all items.

Bid Results

Four bids were received in response to the formal Notice Inviting Bids. Each of the four bidders was low on specific components, as highlighted in the attached spread sheet. The combined costs of low bid(s) per item(s) by vendor are listed below:

Vendor Contract Amounts (amounts indicated are "Not to Exceed")				
	Farnsworth Wholesale Co.	Ferguson Waterworks	Arizona Water Works Supply	Dana Kepner Co. Inc
Contract Amounts	\$5,346.89	\$65,067.07	\$70,989.22	\$52,414.71

AGENDA ITEM: Award of one-year contracts to various vendors for materials and parts for maintenance of the City water distribution system

Budget

Funding in the total annual amount of \$193,817.89 for waterworks materials and parts, including taxes and delivery, is budgeted and available in the Water Fund (accounts 7005820-8213 and 7005820-8325). Expenditures will be made in Fiscal Years 2011 and 2012 pending approval of the FY12 annual operating budget.

Attachment - Spreadsheet of items and pricing

Recommended Action: **MOVE** to award one-year contracts for Bid No. 11WPD0044 for waterworks materials and parts, including taxes and shipping, to each of the following four (4) vendors in the indicated "not to exceed" amounts:

(1) Farnsworth Wholesale Co.	\$5,346.89
(2) Ferguson Waterworks	\$65,067.07
(3) Arizona Water Works Supply	\$70,989.22
(4) Dana Kepner Co. Inc.,	\$52,414.71.

Waterworks Supplies Bid Rankings

Item No.	Description	Quantity		Farnsworth Wholesale Co.		Ferguson Waterworks		Arizona Water Works Supply		Dana Kepner Co. Inc			
		Unit	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost		
205	Valve Box Extension 2-1/2", East Jordan	48	26.96	1,294.08	26.67	1,280.16	25.31	1,214.88	18.80	902.40			
206	Valve Box Extension 3", East Jordan	48	30.16	1,472.16	30.35	1,456.80	28.80	1,382.40	21.15	1,015.20			
207	Valve Box Extension 4", East Jordan	24	37.17	892.08	36.78	882.72	34.90	837.60	28.20	676.80			
208	Valve Box Extension 6", East Jordan	24	48.73	1,161.52	48.74	1,169.76	46.24	1,109.76	32.90	788.60			
209	Valve Box Riser Bottom 15", Tyler	24	17.40	417.60	28.80	691.20	34.03	816.72	18.90	453.60			
210	Valve Box Riser Bottom 24", Tyler	24	19.96	479.04	40.80	979.20	36.64	879.36	27.50	660.00			
211	Valve Box Riser Bottom 36", Tyler	24	30.52	732.48	52.00	1,248.00	47.11	1,130.64	40.00	960.00			
212	Valve Box Riser Top 16", Tyler	24	18.78	450.72	39.20	940.80	30.54	732.96	26.55	637.20			
213	Valve Box Riser Top 26", Tyler	24	28.00	672.00	56.80	1,363.20	38.29	918.96	40.80	979.20			
214	Valve Air Release 1" With Screen, No. D-040P01	10	124.05	1,240.50	129.42	1,294.20	125.36	1,253.60	135.00	1,350.00			
215	Valve Corporation Stop, Ford, No. F1100-3-G, 3/4"	100	18.29	1,829.00	17.91	1,791.00	17.36	1,736.00	18.85	1,885.00			
216	Valve Corporation Stop, Ford, No. F1100-4-G, 1"	100	27.67	2,767.00	27.09	2,709.00	26.26	2,626.00	28.50	2,850.00			
217	Valve Corporation Stop, Ford No. FB1100-6-G, 1-1/2"	24	71.19	1,708.56	69.69	1,672.56	67.57	1,621.68	73.30	1,759.20			
218	Valve Corporation Stop, Ford No. FB1100-7-G, 2"	12	116.51	1,398.12	115.29	1,383.48	11.76	1,341.12	121.20	1,454.40			
219	Valve Gate 3/4", Nibco TI-8 or Equal 200 PSI	24	6.38	153.12	5.12	122.88	5.74	137.76	No Bid	No Bid			
220	Valve Gate 1", Nibco TI-8 or Equal 200 PSI	48	8.88	426.24	6.90	331.20	7.65	367.20	No Bid	No Bid			
221	Valve Gate 1-1/2", Nibco TI-8 or Equal 200 PSI	12	17.18	206.16	16.89	166.68	13.99	167.88	No Bid	No Bid			
222	Valve Gate 2" IP X IP, Resilient Wedge, Mueller or Equal	10	214.78	2,147.80	202.78	2,027.80	204.00	2,040.00	213.40	2,134.00			
223	Valve Gate MJ X MJ X 4", Resilient Wedge, Mueller or Equal	2	351.84	703.68	332.28	664.56	334.85	669.70	349.75	699.50			
224	Valve Gate 6", MJxMJ 6", Resilient Wedge, Mueller or Equal	12	448.78	5,385.36	424.30	5,091.60	426.85	5,122.20	446.60	5,359.20			
225	Valve Gate FL X MJ X 6", Resilient Wedge, Mueller or Equal	3	448.78	1,346.34	424.30	1,272.90	426.85	1,280.55	446.60	1,339.80			
226	Valve Gate FL X FL X 6", Resilient Wedge, Mueller or Equal	4	466.03	1,864.12	440.20	1,760.80	442.96	1,771.44	463.35	1,863.40			
227	Valve Gate MJ X MJ X 8", Resilient Wedge, Mueller or Equal	6	707.23	4,243.38	675.36	4,052.16	666.85	4,001.10	710.85	4,285.10			
228	Valve Gate FL X FL X 10", Resilient Wedge, Mueller or Equal	1	1,145.09	1,145.09	1,093.40	1,093.40	1,100.00	1,100.00	1,150.80	1,150.80			
229	Valve Gate MJ X MJ X 10", Resilient Wedge, Mueller or Equal	2	1,102.71	2,205.42	1,053.07	2,106.14	1,059.43	2,118.86	1,108.40	2,216.80			
230	Valve Gate MJ X FL X 12", Resilient Wedge, Mueller or Equal	1	1,331.32	1,331.32	1,270.75	1,271.75	1,279.43	1,279.43	1,338.50	1,338.50			
231	Valve Gate FL X FL 12", Resilient Wedge, Mueller or Equal	2	1,382.54	2,765.08	1,320.80	2,641.20	1,328.57	2,657.14	1,389.95	2,779.90			
232	Valve Main #35 Rubber, Waterous Pacer, No. 61WTW6735U	35	No Bid	No Bid	36.55	1,279.25	No Bid	No Bid	34.00	1,190.00			
233	Fire Hydrant Yellow - A423, 3' 0", Mueller Super Centurion	2	1,446.75	2,893.50	1,345.98	2,691.96	1,346.14	2,692.28	1,388.45	2,776.90			
234	Fire Hydrant Yellow - A423, 3' 6", Mueller Super Centurion	3	1,481.36	4,444.08	1,349.21	2,698.42	1,378.93	4,136.79	1,422.25	4,266.75			
235	Fire Hydrant Yellow - A423, 4' 0", Mueller Super Centurion	4	1,516.08	6,064.32	1,381.29	5,525.16	1,411.71	5,646.84	1,456.05	5,824.20			
236	Fire Hydrant Yellow - A423, 4' 6", Mueller Super Centurion	4	1,550.65	6,202.60	1,419.36	5,653.44	1,444.50	5,778.00	1,489.85	5,959.40			
237	Fire Hydrant Yellow - A423, 5' 0", Mueller Super Centurion	4	1,585.28	6,341.12	1,445.45	5,781.80	1,477.29	5,909.16	1,523.70	6,094.80			
238	Fire Hydrant Yellow - A423, 5' 5", Mueller Super Centurion	3	1,619.87	4,859.61	1,477.53	4,432.59	1,510.07	4,530.21	1,557.50	4,672.50			
239	Fire Hydrant Yellow - A423, 6' 0", Mueller	2	1,654.42	3,308.84	1,541.68	3,083.36	1,542.86	3,086.72	1,722.00	3,444.00			
Total for Recommended Award										\$5,346.89	\$65,067.07	\$70,989.22	\$52,414.71

Waterworks Item Price Spreadsheet

Grouping	Item No.	Description	Quantity	Unit	Farnsworth Wholesale Co.		Ferguson Waterworks		Arizona Water Works Supply		Dana Kepner Co. Inc	
					Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
One	1	Adaptor Meter 3/4"x1", No. A24	48	EA	6.81	326.88	6.81	326.88	6.64	318.72	14.00	672.00
	2	Bend 90 Brass 1"	72	EA	3.74	269.28	4.67	336.24	3.61	259.92	4.00	288.00
	3	Bend 45 MJ 6" CI	6	EA	44.27	265.62	43.99	263.94	40.66	243.96	27.95	167.70
	4	Bend 90 MJ 6" CI	10	EA	54.40	544.00	54.06	540.60	49.96	499.60	55.65	556.50
	5	Bend 45 MJ 8" CI	4	EA	64.53	258.12	64.13	256.52	59.27	237.08	66.00	264.00
	6	Bend 90 MJ 8" CI	6	EA	80.00	480.00	79.50	477.00	73.47	440.82	81.85	491.10
	7	Box Meter #2 - Concrete Extension	100	EA	27.60	2,760.00	25.19	2,519.00	23.14	2,314.00	25.80	2,580.00
	8	Box Lid #2 - Scott Lid	100	EA	29.43	2,943.00	25.19	2,519.00	23.14	2,314.00	25.80	2,580.00
	9	Box Top Concrete #4	100	EA	42.38	4,238.00	41.37	4,137.00	37.99	3,799.00	42.30	4,230.00
	10	Box Extension Concrete #4	4	EA	37.13	148.52	35.67	142.68	32.76	131.04	36.50	146.00
	11	Box Lid #4 - Scott Lid	4	EA	39.09	156.36	35.67	142.68	32.76	131.04	36.50	146.00
	12	Bushing 1" X 3/4" - Brass	4	EA	77.56	310.24	75.72	302.88	89.94	359.76	77.45	309.80
	13	Bushing 2" X 3/4" - Brass	50	EA	2.20	110.00	2.58	129.00	1.90	95.00	2.20	110.00
	14	Cap. 3/4" - Brass	4	EA	8.28	33.12	10.04	40.16	7.40	29.60	10.90	43.60
	15	Cap. 1" - Brass	25	EA	1.77	44.25	2.06	51.50	1.53	38.25	1.73	43.25
	16	Cap. 1" - Brass	25	EA	2.98	74.50	3.23	80.75	2.39	59.75	2.87	71.75
Two	17	Cap Debris - D-457	50	EA	47.28	2,364.00	50.00	2,500.00	No Bid	No Bid	54.40	2,720.00
	18	Cap SDR-35 PVC 6"	50	EA	6.07	303.50	6.31	315.50	No Bid	No Bid	4.40	220.00
Three	19	Clamp Bell Leak 4", Ford DIP	6	EA	162.67	977.02	80.45	482.70	74.38	284.28	49.95	299.70
	20	Clamp Bell Leak 6", Ford DIP	18	EA	179.57	3,232.26	96.97	1,745.46	52.18	939.24	55.00	990.00
	21	Clamp Bell Leak 8", Ford DIP	12	EA	249.96	2,997.52	113.11	1,357.32	72.17	866.04	76.05	912.50
	22	Clamp Bell Leak 10", Ford DIP	6	EA	328.03	1,968.18	145.70	874.20	86.89	521.34	95.33	571.98
	23	Clamp 3/4" X 3", Mueller 230 Series or Equal	50	EA	21.61	1,080.50	10.54	527.00	9.30	465.00	9.00	450.00
	24	Clamp 1" X 3", Mueller 230 Series or Equal	50	EA	42.53	2,126.50	17.83	891.50	19.68	984.00	20.75	1,037.50
	25	Clamp 1" X 6", Mueller 230 Series or Equal	50	EA	22.66	1,133.00	11.02	551.00	9.30	465.00	10.40	520.00
	26	Clamp 1-1/4" X 3", Mueller 230 Series or Equal	50	EA	45.01	2,250.50	18.90	945.00	19.68	984.00	20.90	1,045.00
	27	Clamp 1-1/4" X 6", Mueller 230 Series or Equal	12	EA	23.41	280.92	11.60	139.20	9.85	118.20	10.40	124.80
	28	Clamp 1-1/2" X 3", Mueller 230 Series or Equal	6	EA	45.80	274.80	23.52	141.12	19.81	237.72	21.30	127.80
	29	Clamp 1-1/2" X 6", Mueller 230 Series or Equal	12	EA	23.41	280.92	11.87	142.44	9.85	118.20	10.95	131.40
	30	Clamp 2" X 3", Mueller 230 Series or Equal	12	EA	45.80	549.60	24.94	299.28	19.81	237.72	21.55	258.60
	31	Clamp 2" X 6", Mueller 230 Series or Equal	24	EA	25.97	623.28	14.34	344.16	11.29	270.96	11.89	285.36
	32	Clamp 2" X 6", Mueller 230 Series or Equal	24	EA	47.66	1,143.84	28.70	688.80	20.96	503.04	22.10	530.40
Four	33	Clamp 2-1/2" X 3", Mueller 200 Series or Equal	6	EA	No Bid	No Bid	11.09	66.54	30.03	180.18	No Bid	No Bid
	34	Clamp 2-1/2" X 6", Mueller 200 Series or Equal	6	EA	No Bid	No Bid	11.09	66.54	30.03	180.18	No Bid	No Bid
Five	35	Clamp 2.35 X 7.5", Mueller 500 Series or Equal	12	EA	71.17	854.04	37.78	453.36	30.03	360.36	31.65	379.80
	36	Clamp 2.35 X 12", Mueller 500 Series or Equal	6	EA	117.66	705.96	48.83	292.98	47.54	285.24	50.10	300.60
	37	Clamp 2.70 X 12", Mueller 500 Series or Equal	24	EA	117.66	2,823.84	54.28	1,302.72	48.32	1,159.68	50.95	1,222.60
	38	Clamp 2.97 X 6", Mueller 500 Series or Equal	36	EA	71.17	2,562.12	31.62	1,138.32	35.48	1,277.28	37.40	1,346.40

Waterworks Supplies Bid Rankings

Item	Quantity	Unit	Farnsworth Wholesale Co.		Ferguson Waterworks		Arizona Water Works Supply		Dana Kepner Co. Inc	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
39	20	EA	85.34	1,706.80	28.19	563.80	35.48	709.60	37.40	748.00
40	18	EA	135.98	2,447.64	34.95	629.10	55.38	996.84	58.35	1,050.00
41	18	EA	93.09	1,675.62	38.83	698.94	42.47	767.46	44.75	805.50
42	12	EA	93.09	1,117.08	38.83	465.96	39.77	477.24	41.90	502.80
43	6	EA	93.09	558.54	38.83	232.98	39.77	236.62	41.90	251.40
44	4	EA	147.07	588.28	59.20	236.80	53.94	215.76	56.85	227.40
45	6	EA	93.09	558.54	38.83	232.98	39.77	236.62	41.90	251.40
			*****	15,598.46	*****	6,247.94	*****	6,726.70	*****	7,085.90
46	6	EA	No Bid	No Bid	38.83	232.98	39.77	236.62	41.90	251.40
			*****	*****	*****	232.98	*****	236.62	*****	251.40
47	4	EA	110.44	441.76	45.58	182.32	40.72	162.88	42.90	171.60
48	4	EA	176.71	706.84	70.05	280.20	65.37	261.48	68.90	275.60
49	4	EA	110.44	441.76	45.58	182.32	40.72	162.88	42.90	171.60
50	4	EA	176.71	706.84	70.05	280.20	65.37	261.48	68.90	275.60
51	4	EA	110.44	441.76	45.58	182.32	40.72	162.88	42.90	171.60
52	4	EA	176.71	706.84	70.05	280.20	65.37	261.48	68.90	275.60
53	6	EA	110.44	662.64	45.58	273.48	41.62	249.72	43.85	283.10
54	4	EA	176.71	706.84	70.05	280.20	66.60	266.40	70.20	280.80
55	4	EA	202.85	811.40	80.36	321.44	73.60	294.40	77.55	310.20
56	1	EA	427.74	427.74	175.77	175.77	162.62	162.62	171.35	171.35
57	6	EA	110.44	662.64	45.58	273.48	41.62	249.72	43.85	283.10
58	3	EA	202.85	608.55	80.36	241.08	73.60	220.80	82.00	246.00
59	6	EA	110.44	662.64	45.58	273.48	41.62	249.72	43.85	283.10
60	4	EA	176.71	706.84	70.05	280.20	66.60	266.40	70.20	280.80
61	3	EA	202.85	608.55	80.36	241.08	73.60	220.80	82.00	246.00
62	2	EA	427.74	855.48	175.77	351.54	162.62	325.84	171.35	342.70
63	3	EA	207.91	623.73	83.29	249.87	70.38	211.14	74.20	222.60
64	3	EA	129.65	388.95	59.68	179.04	43.93	131.79	46.30	138.90
65	2	EA	207.91	415.82	83.29	166.58	70.38	140.76	74.20	148.40
66	1	EA	382.86	382.86	173.05	173.05	114.60	114.60	120.75	120.75
67	2	EA	129.65	259.30	59.68	119.36	44.94	89.88	47.40	94.80
68	2	EA	207.91	415.82	83.29	166.58	72.02	144.04	75.90	151.80
69	2	EA	207.91	415.82	83.29	166.58	72.02	144.04	75.90	151.80
			*****	13,061.42	*****	5,320.37	*****	5,232.99	*****	5,507.25
70	8	EA	157.67	1,261.36	129.29	1,034.32	No Bid	No Bid	158.00	1,264.00
71	12	EA	205.99	2,471.88	170.70	2,048.40	No Bid	No Bid	208.00	2,496.00
72	6	EA	235.27	1,399.62	193.31	1,159.86	No Bid	No Bid	236.00	1,416.00
73	7	EA	275.22	1,926.54	248.67	1,740.69	No Bid	No Bid	No Bid	No Bid
			*****	7,014.40	*****	5,983.27	*****	*****	*****	*****
74	8	EA	21.80	174.40	21.76	174.08	20.57	164.56	23.10	184.80
75	16	EA	24.07	385.12	25.20	403.20	23.97	383.52	26.40	422.40
76	36	EA	26.41	950.76	26.37	949.32	25.20	907.20	27.65	995.40
77	12	EA	29.50	354.00	31.50	378.00	30.06	360.72	33.00	396.00
78	12	EA	36.98	443.76	36.92	443.04	35.47	425.64	38.70	464.40
79	10	EA	40.87	408.70	43.07	430.70	41.33	413.30	45.10	451.00

Waterworks Supplies Bid Rankings

Item #	Description	Farnsworth Wholesale Co.		Ferguson Waterworks		Arizona Water Works Supply		Dana Kepner Co. Inc			
		Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost		
80	Mega-Lug Acc Set 10" DIP	6	EA	53.12	318.72	53.04	318.24	50.15	300.90	55.55	33.30
81	Mega-Lug Acc Set 10" PVC	4	EA	72.86	291.44	75.23	300.92	70.20	280.80	78.80	316.20
82	Mega-Lug Acc Set 12" DIP	6	EA	71.98	431.88	71.86	431.16	69.41	416.46	75.25	451.50
83	Mega-Lug Acc Set 12" PVC	6	EA	76.89	461.34	78.82	472.92	74.26	445.56	82.55	496.30
84	Mega-Lug Acc Set 14" DIP	4	EA	91.60	366.40	98.09	392.36	95.48	381.92	102.70	410.80
85	Mega-Lug Acc Set 18" DIP	4	EA	167.46	669.84	175.58	702.32	165.84	663.36	183.95	735.80
86	Meter Setter w/Check Valve 3/4" - Ford VBH72-9W-11-33	50	EA	76.95	3,847.50	77.69	3,884.50	73.81	3,690.50	81.70	4,085.00
87	Meter Setter w/Check Valve 1" - Ford VBH74-12W-11-44	100	EA	138.23	13,823.00	139.59	13,958.60	132.60	13,260.00	146.80	14,680.00
88	Meter Setter w/Check Valve 1-1/2" - Ford VBH76-12W-11-66	6	EA	468.89	2,813.34	473.83	2,842.98	425.22	2,551.32	448.10	2,688.60
89	Meter Setter w/Check Valve 2" - Ford VBH77-12W-11-77	6	EA	495.36	2,972.16	500.58	3,003.48	491.28	2,947.68	517.70	3,106.20
90	Nipple Brass 3/4" Close	50	EA	1.59	79.50	1.66	83.00	1.40	70.00	No Bid	No Bid
91	Nipple Brass 3/4"x2"	36	EA	2.00	72.00	2.09	75.24	1.78	64.08	No Bid	No Bid
92	Nipple Brass 3/4"x2-1/2"	24	EA	2.32	55.68	2.43	58.32	2.06	49.44	No Bid	No Bid
93	Nipple Brass 3/4"x3"	36	EA	2.68	96.48	2.80	100.80	2.38	85.68	No Bid	No Bid
94	Nipple Brass 3/4"x3-1/2"	24	EA	2.99	71.76	3.14	75.36	2.65	63.60	No Bid	No Bid
95	Nipple Brass 3/4"x4"	36	EA	3.49	125.64	3.65	131.40	3.08	110.88	No Bid	No Bid
96	Nipple Brass 3/4"x4-1/2"	24	EA	3.79	90.96	3.97	95.28	3.36	80.64	No Bid	No Bid
97	Nipple Brass 3/4"x5"	48	EA	4.19	201.12	4.38	210.24	3.71	178.08	No Bid	No Bid
98	Nipple Brass 3/4"x5-1/2"	24	EA	4.58	109.92	4.79	114.96	4.02	96.48	No Bid	No Bid
99	Nipple Brass 3/4"x6"	72	EA	5.10	367.20	5.33	383.76	4.50	324.00	No Bid	No Bid
100	Nipple Brass 3/4"x6-1/2"	24	EA	5.97	143.28	6.25	150.00	5.93	142.32	No Bid	No Bid
101	Nipple Brass 3/4"x7"	24	EA	5.97	143.28	6.25	150.00	5.93	142.32	No Bid	No Bid
102	Nipple Brass 3/4"x7-1/2"	24	EA	6.72	161.28	7.85	188.40	5.93	142.32	No Bid	No Bid
103	Nipple Brass 3/4"x8"	24	EA	6.72	161.28	7.95	190.80	5.93	142.32	No Bid	No Bid
104	Nipple Brass 3/4"x8-1/2"	24	EA	7.44	178.56	8.10	194.40	6.51	156.24	No Bid	No Bid
105	Nipple Brass 3/4"x9"	36	EA	7.44	267.84	8.35	300.60	6.51	234.36	No Bid	No Bid
106	Nipple Brass 3/4"x9-1/2"	24	EA	8.21	197.04	8.88	213.12	7.08	169.92	No Bid	No Bid
107	Nipple Brass 3/4"x10"	36	EA	8.21	295.56	8.89	323.28	7.08	260.28	No Bid	No Bid
108	Nipple Brass 3/4"x10-1/2"	24	EA	8.96	215.04	9.66	231.84	7.96	191.04	No Bid	No Bid
109	Nipple Brass 3/4"x11"	36	EA	8.96	322.56	9.86	354.96	8.60	309.60	No Bid	No Bid
110	Nipple Brass 3/4"x11-1/2"	24	EA	9.77	234.48	10.40	249.60	8.60	206.40	No Bid	No Bid
111	Nipple Brass 3/4"x12"	72	EA	9.77	703.44	10.70	770.40	8.60	619.20	No Bid	No Bid
112	Nipple Brass 1" close	36	EA	2.89	104.04	3.02	108.72	2.56	92.16	No Bid	No Bid
113	Nipple Brass 1"x2"	36	EA	3.37	121.32	3.53	127.08	2.97	106.92	No Bid	No Bid
114	Nipple Brass 1"x2-1/2"	24	EA	3.88	92.64	4.06	97.44	3.43	82.32	No Bid	No Bid
115	Nipple Brass 1"x3"	36	EA	3.88	139.68	4.06	146.16	3.43	123.48	No Bid	No Bid
116	Nipple Brass 1"x3-1/2"	24	EA	4.49	107.76	4.70	112.80	3.98	95.52	No Bid	No Bid
117	Nipple Brass 1"x4"	50	EA	5.06	253.00	5.29	264.50	4.46	223.00	No Bid	No Bid
118	Nipple Brass 1"x4-1/2"	26	EA	5.63	146.38	5.89	153.14	4.48	129.48	No Bid	No Bid
119	Nipple Brass 1"x5"	36	EA	6.23	224.28	6.52	234.72	5.49	197.64	No Bid	No Bid
120	Nipple Brass 1"x5-1/2"	36	EA	6.82	245.52	7.14	257.04	6.01	216.36	No Bid	No Bid
121	Nipple Brass 1"x6"	48	EA	7.43	356.64	7.78	373.44	6.57	315.36	No Bid	No Bid
122	Nipple Brass 1" x 7"	36	EA	8.69	312.84	9.09	327.24	8.74	314.64	No Bid	No Bid

Waterworks Supplies Bid Rankings

Item	Quantity	Unit	Farnsworth Wholesale Co.		Ferguson Waterworks		Arizona Water Works Supply		Dana Kepner Co. Inc	
			Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
123	48	EA	9.92	476.16	10.38	498.24	8.74	419.52	No Bid	No Bid
124	48	EA	11.07	531.36	11.58	555.84	10.84	520.32	No Bid	No Bid
125	48	EA	12.28	589.44	12.90	619.20	10.84	520.32	No Bid	No Bid
126	72	EA	14.64	1,054.08	15.40	1,108.80	12.89	928.08	No Bid	No Bid
127	6	EA	4.94	29.64	5.17	31.02	4.35	26.10	No Bid	No Bid
128	6	EA	5.92	35.52	6.09	37.14	5.23	31.38	No Bid	No Bid
129	6	EA	6.80	40.80	7.12	42.72	5.99	35.94	No Bid	No Bid
130	6	EA	7.81	46.86	8.17	49.02	6.88	41.28	No Bid	No Bid
131	6	EA	8.80	53.16	9.27	55.62	7.81	46.86	No Bid	No Bid
132	6	EA	9.96	41.76	10.42	62.52	8.79	52.74	No Bid	No Bid
133	6	EA	11.01	66.06	11.52	69.12	9.71	58.26	No Bid	No Bid
134	6	EA	12.06	72.36	12.61	75.66	10.61	63.66	No Bid	No Bid
135	6	EA	13.09	78.54	13.70	82.20	11.52	69.12	No Bid	No Bid
136	12	EA	6.99	83.88	7.32	87.84	6.19	74.28	No Bid	No Bid
137	12	EA	7.56	90.72	7.90	94.80	6.66	79.92	No Bid	No Bid
138	12	EA	8.71	104.52	9.12	109.44	7.66	91.92	No Bid	No Bid
139	12	EA	11.40	136.80	11.92	143.04	10.04	120.48	No Bid	No Bid
140	12	EA	14.09	169.08	14.74	176.88	12.44	149.28	No Bid	No Bid
141	12	EA	16.83	201.96	17.60	211.20	17.83	177.96	No Bid	No Bid
142	12	EA	19.68	236.16	20.60	247.20	19.77	237.24	No Bid	No Bid
143	12	EA	22.44	269.28	23.58	282.96	19.77	237.24	No Bid	No Bid
144	12	EA	32.44	389.28	34.68	416.56	29.22	350.64	No Bid	No Bid
145	12	EA	18.25	219.00	19.30	231.60	18.27	219.24	No Bid	No Bid
			*****	11,365.58	*****	12,087.06	*****	10,244.76	*****	*****
146	300	EA	4.20	1,260.00	3.50	1,050.00	2.29	687.00	3.50	1,050.00
147	200	EA	4.20	840.00	3.50	700.00	2.29	458.00	3.50	700.00
148	24	EA	4.20	100.80	3.50	84.00	2.29	54.00	3.50	84.00
			*****	2,200.80	*****	1,834.00	*****	1,199.00	*****	1,834.00
149	500	LF	7.80	3,900.00	490.00	2,450.00	No Bid	No Bid	4.45	2,225.00
150	1000	LF	10.16	10,160.00	634.00	6,340.00	No Bid	No Bid	5.80	5,800.00
151	200	LF	17.25	3,450.00	1,060.00	2,120.00	No Bid	No Bid	9.70	1,940.00
152	200	LF	27.50	5,500.00	1,705.00	3,412.00	No Bid	No Bid	16.75	3,350.00
153	21	LF	1.70	36.70	7.19.00	150.99	No Bid	No Bid	2.36	49.56
154	40	LF	2.24	89.60	860.00	344.00	No Bid	No Bid	2.84	113.60
155	80	LF	2.74	219.20	1,153.00	922.40	No Bid	No Bid	3.80	304.00
156	21	LF	4.34	91.14	1,890.00	396.90	No Bid	No Bid	5.95	124.95
157	40	LF	20.00	800.00	19.90	796.00	No Bid	No Bid	18.20	728.00
158	200	LF	19.37	3,874.00	19.90	3,980.00	No Bid	No Bid	17.60	3,520.00
159	500	LF	19.37	9,685.00	22.05	11,025.00	No Bid	No Bid	17.60	8,800.00
160	100	LF	27.50	2,750.00	30.65	3,065.00	No Bid	No Bid	25.00	2,500.00
161	60	LF	36.25	2,175.00	39.79	2,387.40	No Bid	No Bid	32.95	1,977.00
162	40	LF	46.25	1,850.00	50.00	2,000.00	No Bid	No Bid	42.00	1,680.00
163	100	LF	2.17	217.00	1.89	189.00	No Bid	No Bid	1.80	180.00
			*****	44,796.64	*****	39,578.69	*****	33,292.11	*****	33,292.11

Waterworks Supplies Bid Rankings

Item #	Description	Quantity		Farnsworth Wholesale Co.		Ferguson Waterworks		Arizona Water Works Supply		Dana Kepner Co. Inc	
		Unit	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
164	Plug Threaded 3/4", Brass NPT	24	EA	1.72	41.28	1.71	41.04	1.39	33.36	No Bid	No Bid
165	Plug Threaded 1", Brass NPT	24	EA	2.28	54.72	2.28	54.24	1.81	43.44	No Bid	No Bid
166	Plug Threaded 1-1/4", Brass NPT	6	EA	3.39	20.34	3.48	20.88	2.72	16.32	No Bid	No Bid
167	Plug Threaded 1-1/2", Brass NPT	10	EA	4.07	40.70	4.28	42.80	3.43	34.30	No Bid	No Bid
168	Plug Threaded 2", Brass NPT	72	EA	6.81	490.32	6.98	502.56	5.40	388.80	No Bid	No Bid
				*****	647.36	*****	661.52	*****	516.22	*****	*****
169	Plug MJ 4", CP DI C153	3	EA	14.40	43.20	14.31	42.93	13.23	39.69	14.75	44.25
170	Plug MJ 6", CP DI C153	3	EA	27.20	81.60	21.73	65.19	24.98	74.94	27.85	83.55
171	Plug MJ 8", CP DI C153	2	EA	41.07	82.14	40.81	81.62	37.72	75.44	42.00	84.00
172	Plug MJ 10", CP DI C153	3	EA	76.27	228.81	75.79	227.37	70.04	210.12	78.00	234.00
173	Plug MJ Tapped 4"X 2", CP DI C153	2	EA	27.73	55.46	27.56	55.12	25.47	50.94	28.40	56.80
174	Plug MJ Tapped 6"X 2", CP DI C153	6	EA	40.53	243.18	40.28	241.68	37.23	223.38	41.45	248.70
175	Plug MJ Tapped 8"X 2", CP DI C153	2	EA	54.40	108.80	54.06	108.12	49.96	99.92	55.65	111.30
176	Saddle 4" X 3/4", 4.74 - 5.32	2	EA	61.42	122.84	61.43	122.86	58.29	116.58	63.25	126.50
177	Saddle 4" X 1", 4.74 - 5.32	4	EA	61.42	245.68	61.43	245.72	58.29	233.16	63.25	253.00
178	Saddle 4" X 1", 4.74 - 5.32	4	EA	61.42	245.68	61.43	245.72	58.29	233.16	63.25	253.00
179	Saddle 4" X 1-1/2", 4.74 - 5.32	2	EA	71.63	143.26	71.65	143.30	67.98	135.96	73.75	147.50
180	Saddle 4" X 2", 4.74 - 5.32	2	EA	77.98	155.96	77.99	155.98	74.00	148.00	80.30	160.60
181	Saddle 6" X 3/4", 6.84 - 7.45	8	EA	72.34	578.72	72.36	578.88	68.66	549.28	74.50	596.00
182	Saddle 6" X 1", 6.84 - 7.45	12	EA	72.34	868.08	72.36	868.32	68.66	823.92	74.50	894.00
183	Saddle 6" X 1", 6.84 - 7.45	4	EA	72.24	289.36	72.36	289.44	68.66	274.64	74.50	298.00
184	Saddle 6" X 1-1/2", 6.84 - 7.45	2	EA	82.74	165.44	82.74	165.48	78.50	157.00	85.15	170.30
185	Saddle 6" X 2", 6.84 - 7.45	4	EA	90.87	363.48	90.89	363.56	86.24	344.96	93.60	374.30
186	Saddle 8" X 3/4", 8.99 - 9.67	3	EA	89.54	268.62	89.55	268.65	84.97	254.91	92.20	276.60
187	Saddle 8" X 1", 8.99 - 9.67	8	EA	89.54	716.32	89.55	716.40	84.97	679.76	92.20	737.60
188	Saddle 8" X 1-1/2", 8.99 - 9.67	4	EA	94.26	377.04	94.28	377.12	89.45	357.80	97.05	388.20
189	Saddle 8" X 2, 8.99 - 9.67	4	EA	102.62	410.48	102.64	410.56	97.39	389.56	105.65	422.60
190	Saddle 10" X 1", 11.04 - 12.12	3	EA	110.94	332.82	110.95	332.85	105.28	316.84	114.20	342.60
191	Saddle 10" X 1-1/2", 11.04 - 12.12	2	EA	120.53	241.06	121.85	243.70	115.62	231.24	125.00	250.00
192	Saddle 10" X 2", 11.04 - 12.12	3	EA	129.45	388.35	130.87	392.61	124.17	372.51	134.70	404.10
193	U-Branch 1" Brass, No. U11-44-18, McDonald	20	EA	81.33	1,626.60	81.34	1,626.80	77.19	1,543.80	138.30	2,766.00
				*****	8,382.98	*****	8,389.98	*****	7,936.51	*****	9,723.50
194	Union Brass 3/4"	100	EA	5.59	559.00	7.89	789.00	6.12	612.00	No Bid	No Bid
195	Union Brass 1"	100	EA	8.40	840.00	10.46	1,046.00	8.12	812.00	No Bid	No Bid
196	Union Brass 1-1/2"	20	EA	15.74	314.80	16.07	321.40	14.01	280.20	No Bid	No Bid
197	Union Brass 2"	20	EA	24.22	484.40	27.80	556.00	21.54	430.80	No Bid	No Bid
198	Valve Ball 3/4"	10	EA	4.07	40.70	6.02	60.20	5.71	57.10	No Bid	No Bid
199	Valve Ball 1"	10	EA	6.09	60.90	9.27	92.70	8.40	84.00	No Bid	No Bid
200	Valve Ball 1-1/2"	7	EA	13.89	97.23	21.76	152.32	20.79	145.53	No Bid	No Bid
201	Valve Ball 2"	12	EA	23.53	282.36	32.38	388.56	27.29	327.48	No Bid	No Bid
				*****	2,679.39	*****	3,446.18	*****	2,749.11	*****	*****
202	Valve Box Extension 1", East Jordan	48	EA	17.66	847.68	17.48	839.04	16.58	795.84	6.60	316.80
203	Valve Box Extension 1-1/2", East Jordan	48	EA	21.38	1,026.24	21.16	1,015.68	20.07	963.36	11.80	566.40
204	Valve Box Extension 2", East Jordan	48	EA	24.16	1,159.68	23.91	1,147.68	22.68	1,088.64	14.10	676.80

III-F

COUNCIL AGENDA MEMO – May 10, 2011

DEPARTMENT: Public Works

AGENDA ITEM: Award of bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project, Blooming Hills Drive to State Route 89

Approved By:

Date:

Department Head: Mark Nietupski, Public Works Director	April 28, 2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell <i>Craig McConnell</i>	5-2-11

Item Summary

This item is to approve a construction contract for: (1) the Rosser Street Improvements Phase II Project (Blooming Hills Drive to SR 89 within the Cliff Rose Subdivision) consisting of pavement reconstruction, utilities work, and possible installation of traffic calming features; and (2) removal of existing traffic calming features and reconstruction of pavement within The Meadows Subdivision if the Optional Additive is selected.

Background

The segment of Rosser Street between Blooming Hills Drive and SR 89 is deteriorated and requires reconstruction. This project to accomplish that work also includes upgrades to the existing water system and extension of the existing sewer system to South Savage Lane.

Rosser Street is classified as a major collector and was opened to through traffic between Cliff Rose Subdivision and The Meadows Subdivision (and hence, between Willow Creek Road and SR 89) in January 2004. Many lots along the corridor have driveways directly connected to the street, and residents have expressed concerns over safety and a need to balance traffic circulation with neighborhood livability.

The City Council adopted a Traffic Calming Policy via Resolution No. 3637 on November 9, 2004, which was amended and updated by Resolution 4046-1116 on September 14, 2010. The update established threshold criteria for consideration of traffic calming and required all traffic calming action plans approved by the TCC contemplating installation of physical traffic calming devices to be presented to Council at a regularly scheduled Council meeting. A copy of the "Tool Box" from the adopted Traffic Calming Policy (TCP) identifying devices approved in the circumstances indicated is attached

Contracts were awarded by Council to Olsson & Associates in 2005 and 2008 for design of the Rosser Street Phase I and Phase II improvement projects, to include traffic calming components. The Phase I project (Willow Creek Road to Campbell Avenue) was subsequently completed, with a new sidewalk along the north side, a parking bay along the south side, and a "narrow feel" promoting lower speeds due to the lane widths and parking.

Agenda Item: Award of bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project, Blooming Hills Drive to State Route 89

As with Phase I, design of Phase II from Blooming Hills Drive to SR 89 contemplated reconstruction of the street pavement, upgrading of utilities, and consideration of traffic calming. Using the goals and guidelines identified in the TCP and Toolbox, Olsson & Associates reviewed numerous options to determine the most appropriate measures for the specific roadway and neighborhood conditions, including topographic limitations, driveways and the spacing of intersections. During this process many candidate traffic calming measures were determined unsuitable for use and removed from consideration, leaving relatively few treatment concepts for refinement and consideration by the public and ultimately the Council.

Concepts eliminated included vertical calming measures such as speed humps, speed lumps, speed tables, speed cushions, and raised intersections which are not supported by the City Traffic Calming Policy on streets functionally classified as collector or arterial. These types of devices are specifically limited to local roadways to ensure that emergency response is not compromised, and to avoid unacceptable noise generation arising from higher speeds and volumes occurring on collector and arterial streets.

Volume reducing measures such as closures, diverters, median barriers, right turn channelization, and one-way streets were also removed as they divert traffic away from the street, which would be contrary to the through-collector role of Rosser Street in traffic circulation (see attached matrix).

As different measures were removed early on it became evident that there were limited options for calming traffic on Rosser Street through the Cliff Rose Subdivision. This led Olsson & Associates to focus on horizontal physical measures to accomplish goals consistent with the Traffic Calming Policy, and in turn the formulation of four preliminary options.

The first consisted of center island medians along the entire project length; the second used chicane features with a three side island grouping and traffic circle at Boardwalk. The third option used side and center island medians to create the chicane effect with a traffic circle at Boardwalk. The final option used a combination of the first three options and included a three side island group, center island medians, and side medians.

The chicane option was selected as an effective approach to reduce unacceptably high speeds and achieve the traffic management goals of calming. As a result design moved forward to 100% plans, with the calming components included.

Since 2005 Rosser Street traffic calming has been on the City Council agenda on five different occasions and twice been the subject of public comments. It has also been discussed at TCC public meetings five different times, four times at public meetings in the Rosser Street neighborhood, and twice with the Cliff Rose HOA Board.

Following a meeting with several Cliff Rose HOA board members and Council members in 2010, Public Works was directed to include traffic calming options for bidding within the Rosser Street Improvements Phase II Project.

Agenda Item: Award of bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project, Blooming Hills Drive to State Route 89
--

Public Works was separately directed to generate plans for removal of the existing traffic calming features in The Meadows Subdivision and to include it in bidding of the Rosser Street Improvements Phase II Project. The "Optional Additive" includes the removal of these existing features, installation of two solar powered speed indicator signs, and pavement rehabilitation to replace the deteriorated asphalt pavement within the limits of the traffic calming area.

Bid Results

A mandatory pre-bid meeting was held on March 23, 2011. On April 7, 2011, four bids were received as follows.

Bid Option No. 1: full traffic calming features within Cliff Rose Subdivision with chicanes, side, and median islands

<u>Bidder</u>	<u>Location</u>	<u>Base Bid</u>
CLM Earthmovers, LLC	Prescott, Arizona	\$1,908,714.23*
Combs Construction Company	Glendale, Arizona	\$2,022,518.73
Fann Contracting, Inc.	Prescott, Arizona	\$2,092,086.55
Asphalt Paving & Supply, Inc	Prescott Valley, AZ	\$2,149,879.98
Engineer's Estimate		\$2,635,813.00

Bid Option No. 2: median islands within Cliff Rose Subdivision and speed radar signs (no side medians)

<u>Bidder</u>	<u>Location</u>	<u>Base Bid</u>
CLM Earthmovers, LLC	Prescott, Arizona	\$1,856,757.74
Combs Construction Company	Glendale, Arizona	\$2,021,698.47*
Fann Contracting, Inc.	Prescott, Arizona	\$2,078,318.30*
Asphalt Paving & Supply, Inc	Prescott Valley, AZ	\$2,138,890.01
Engineer's Estimate		\$2,618,099.74

Bid Option No. 3: no raised medians within Cliff Rose Subdivision; installation of speed radar signs

<u>Bidder</u>	<u>Location</u>	<u>Base Bid</u>
CLM Earthmovers, LLC	Prescott, Arizona	\$1,819,430.91*
Combs Construction Company	Glendale, Arizona	\$1,998,689.47
Fann Contracting, Inc.	Prescott, Arizona	\$2,065,914.25
Asphalt Paving & Supply, Inc	Prescott Valley, AZ	\$2,118,328.31
Engineer's Estimate		\$2,591,066.91

Agenda Item: Award of bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project, Blooming Hills Drive to State Route 89

Optional Additive: removal of existing traffic calming measures within The Meadows Subdivision, and reconstruction of deteriorated pavement

<u>Bidder</u>	<u>Location</u>	<u>Base Bid</u>
CLM Earthmovers, LLC	Prescott, Arizona	\$241,078.55*
Combs Construction Company	Glendale, Arizona	\$241,016.30
Fann Contracting, Inc.	Prescott, Arizona	\$249,463.50
Asphalt Paving & Supply, Inc	Prescott Valley, AZ	\$258,312.00
Engineer's Estimate		\$251,278.00

*Corrected for minor mathematical error.

CLM Earthmovers has provided written confirmation of their bid; and a background check has been conducted which verified satisfactory completion of past projects.

Project Schedule

The project is anticipated to begin in June 2011, with completion depending upon the scope of award as follows:

Work within Cliff Rose Subdivision

Option No. 1	150 calendar days
Option No. 2	140 calendar days
Option No. 3	130 calendar days

Work within The Meadows Subdivision

Optional Additive Add 14 calendar days to the duration for the option selected for the work within the Cliff Rose Subdivision above

Budget

Funding has been budgeted and is available for award of this contract in the One Cent Sales Tax for Streets and Open Space (\$1,759,344.00), Water Fund (\$800,000.00), and Sewer Fund (\$139,000.00).

- Attachments**
- Location Map
 - Traffic Calming Tool box
 - Traffic Calming Matrix

Agenda Item: Award of bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project, Blooming Hills Drive to State Route 89

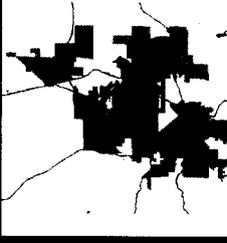
Recommended Action: Move to award the bid and contract with CLM Earthmovers, LLC, for the Rosser Street Improvements Phase II Project to consist of:

(1) The Base Bid for Option No. _____ in the amount of \$ _____

and (2) The Optional Additive in the amount of \$241,078.55.

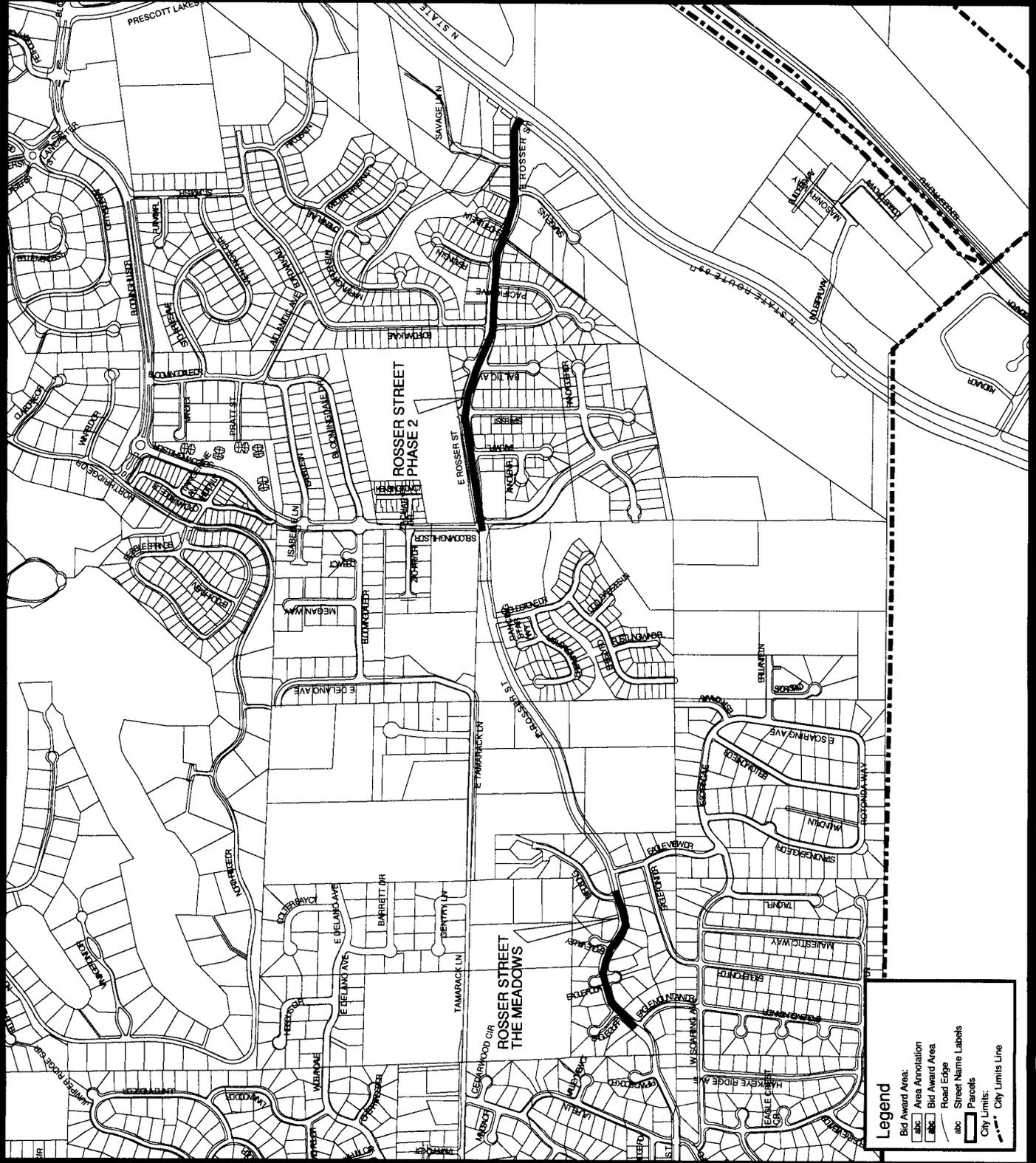
OR

The Base Bid for Option No. _____ in the amount of \$ _____
without the Optional Additive.



ROSSER STREET LOCATION MAP BID AWARD

This map is a product of the
The City of Prescott GIS



Legend

- Bid Award Area:
- Area Annotation
- Bid Award Area
- Road Edge
- Street Name Labels
- Parcels
- City Limits:
- City Limits Line

3. TRAFFIC CALMING “TOOLBOX”

TRAFFIC CALMING DEVICES AND APPLICATION WITHIN THE CITY OF PRESCOTT

<u>Calming Device</u>	<u>Device Description</u>
Center Island	Raised islands along the centerline of a street which narrow the travel lanes at that location. Narrowing <u>Use:</u> On local, minor collector, or major collector streets.
Chicane	A series of narrowing's or curb extensions that alternate from one side of the street to the other forming S-shaped curves. <u>Use:</u> On local, minor collector, or major collector streets.
Choker	Curb extensions at mid-block or intersection corners that narrow a street by extending the sidewalk or widening the planting strip. <u>Use:</u> On local or minor collector streets
Closure	Full, or partial closures, and typically applied only after other measures have failed or been determined inappropriate. <u>Use:</u> Only on local streets after other measures have been determined to be ineffective.
Speed Hump	Rounded raised areas of pavement typically 12 to 14 feet in length; normally installed in a series. <u>Use:</u> Only on local streets.
Speed Table	Long raised humps with a flat section in the middle, and ramps on the ends; sometimes constructed with brick or other textured materials on the flat section. <u>Use:</u> Only on local streets.
Raised Intersections	Flat raised areas covering entire intersections, with ramps on all approaches, and often with brick or other textured material on the flat section and ramps. <u>Use:</u> Only on local streets.
Traffic Circle	Sometimes called neighborhood circles; raised circular islands usually placed at local street intersections around which traffic must navigate. <u>Use:</u> Local street intersections.
Turn Restrictions	Restrictions mainly through signing and striping by which specific turn movements are prohibited. <u>Use:</u> On local, minor collector, or major collector streets.

Limited use of other types of traffic calming devices may be approved in the case of exceptional circumstances, following evaluation of measures on the preceding list and a conclusion that such measures would be ineffective or objectionable.

ROSSER STREET TRAFFIC CALMING MEASURE MATRIX
May 10th, 2011

VOLUME MEASURES

Calming Measure	Not approved by calming policy	Does not serve main goals of the project	Topography Constraints	Neighborhood objection	Cost Prohibitive
Full closure	X	X			
Half closure	X	X			
diagonal divertor	X	X			
semi divertor	X	X			
right turn chanalization	X	X			
star divertor	X	X			
right turn island (porkchop)	X	X			
median barriers	X	X			
one way street	X	X			

SPEED MEASURES

Horizontal Calming Measures	Not approved by calming policy	Does not serve main goals of the project	Topography Constraints	Neighborhood objection	Cost Prohibitive
Neckdowns					
Center island medians					
Midblock median			X		
Narrowings					
Bulbouts (curb extensions)		X			
Chicanes					
Realigned intersections		X			
Mini roundabouts				X	
Traffic circles				X	
Full roadway narrowing					X

Vertical Calming Measures	Not approved by calming policy	Does not serve main goals of the project	Topography Constraints	Neighborhood objection	Cost Prohibitive
Raised crosswalk	X				
Raised intersections	X				
Speed tables	X		X		
Speed humps	X		X		
Speed lumps (cushions)	X		X		

Non Physical Calming Measures	Not approved by calming policy	Does not serve main goals of the project	Topography Constraints	Neighborhood objection	Cost Prohibitive
Radar speed signs		X			
Signing and striping alone		X			
Turn restrictions		X		X	

OTHER MEASURES

Calming Measure	Not approved by calming policy	Does not serve main goals of the project	Topography Constraints	Neighborhood objection	Cost Prohibitive
Multi use path		X			X

COUNCIL AGENDA MEMO – May 10, 2011
DEPARTMENT: Public Works
AGENDA ITEM: Award of bid and contract to CLM Earthmovers, LLC, for the Rosser Street Adult Center Drainage Channel Project in the amount of \$48,883.18

Approved By:	Date:
Department Head: Mark Nietupski, Public Works Director	4/29/11
Finance Director: Mark Woodfill	
City Manager: Craig McConnell <i>Craig McConnell</i>	5-2-11

Item Summary

This item is to approve a construction contract with CLM Earthmovers, LLC, Prescott, for the Rosser Street Adult Center Drainage Channel Project. The work includes construction of a new culvert across Rosser Street and an outflow channel daylighting within the undeveloped portion of APN 105-04-026, which is City property. This project will also include a vertical adjustment of an 8-inch Ductile Iron water main.

Background

On August 31, 2010, Council approved an Intergovernmental Agreement (Resolution No. 4044-1114) with the Yavapai County Flood Control District for acceptance of FY11 funding to be used by the City for drainage improvement projects. The City subsequently contracted with Aspen Creek Engineering for design services to realign an existing, eroded channel at the Adult Center of insufficient capacity which has resulted in flooding of proximate properties. Relocation of the channel will divert stormwater runoff from Rosser Street into the existing detention basin located at the SE corner of the Adult Center property. In order for the realigned channel to have sufficient depth to discharge into the detention basin, a vertical relocation of an existing water main is necessary as part of this project.

Bid Results

A mandatory pre-bid meeting was held on March 29, 2011. On Thursday, April 14, 2011, two bids were received with the following results:

<u>Bidder</u>	<u>Location</u>	<u>Bid Amount</u>
CLM Earthmovers, LLC	Prescott	\$48,883.18
Asphalt Paving & Supply	Prescott Valley	\$64,977.00
Engineer's Estimate		\$66,088.00

Agenda Item: Award of bid and contract to CLM Earthmovers, LLC, for the Rosser Street Adult Center Drainage Channel Project in the amount of \$48,883.18

Written confirmation of their bid has been received from CLM Earthmovers, LLC. The company's license, bonding, references, and performance of past municipal projects have been verified and determined satisfactory.

Project Schedule

This project is scheduled for thirty (30) days of construction. Work is anticipated to begin the week of May 16, 2011, and will be coordinated with the Rosser Street reconstruction project.

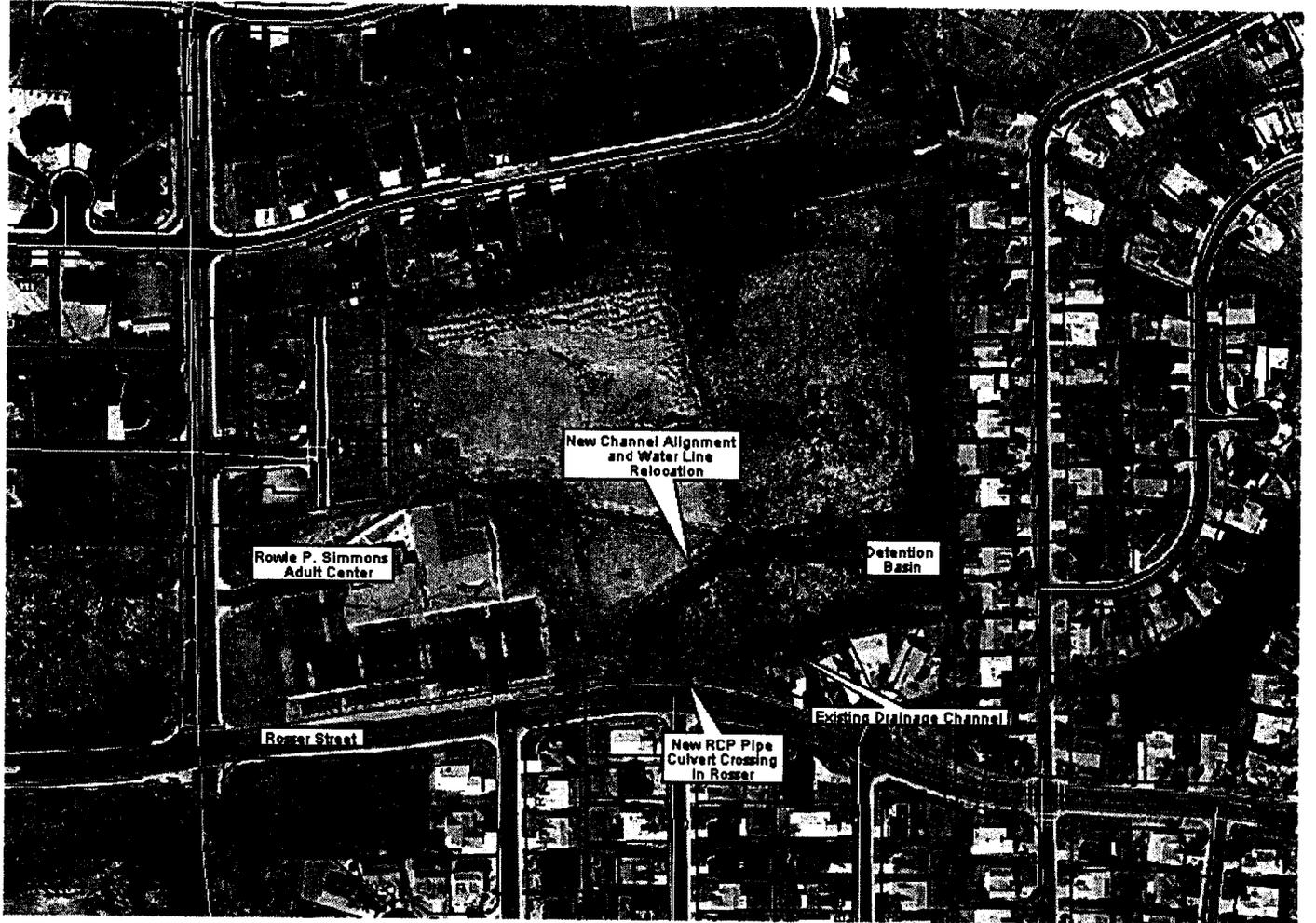
Budget

FY 11 funding is available through the IGA with the Yavapai County Flood Control District (Budget Account No. 2157810-11002)

Attachment - Exhibit A Location Map

Recommended Action: **MOVE** to award the bid and contract to CLM Earthmovers, LLC, for the Rosser Street Adult Center Drainage Channel Project in the amount of \$48,883.18.

EXHIBIT A



III-H

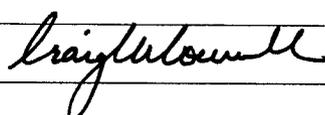
COUNCIL AGENDA MEMO – May 10, 2011

DEPARTMENT: Public Works

AGENDA ITEM: Adoption of Ordinance No. 4793-1144 authorizing purchase and acceptance of public utility easements and right of entry easements from various owners for the Surface Water Recharge Pipeline Project

Approved By:

Date:

Department Head: Mark Nietupski, Public Works Director	4/29/2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell 	5-2-11

Item Summary

Approval of this ordinance will acquire public utility easements and temporary construction easements necessary for the Surface Water Recharge Pipeline Project extending from the junction of Granite Creek/Willow Creek to the City Recharge Facility at the airport. A separate agenda item provides for award of the construction contract for this project.

Background

The existing City-owned system was purchased from the Chino Valley Irrigation District (CVID) in 1998, is approximately three miles in length, and consists of both pipe and open channel segments. The gravity line begins near the intersection of SR 89 and old Highway 89A, and extends to the north/northeast, west of and parallel to Granite Creek, ending at the recharge basins on the east side of the airport. The project is necessary to replace the outdated and deteriorated facility in order to efficiently convey surface water for recharge.

Exhibit "A" provides a summary of the acquisitions involving four (4) parcels of real property, for each identifying the property owner, address, Assessor's parcel number, areas and type of acquisitions, compensation (including real property improvements and severance) and other terms and conditions. The expense to acquire all of these easements totals \$25.00. The amount for each acquisition reflects abandonment of the existing pipeline alignment and relocation to an area providing better ground cover and minimizing conflict with possible future development. A copy of the entire agreement for each acquisition is available in the City Clerk's office; compensation worksheets are on file at the Public Works office.

Schedule for Project Construction

The project was advertised for construction bids on March 6, 2011. Pending award of a construction contract, work is expected to begin in June 2011.

AGENDA ITEM: Adoption of Ordinance No. 4793-1144 authorizing purchase and acceptance of public utility easements and a right of entry easement from various owners for the Surface Water Recharge Pipeline Project

Budget

Funding for the Surface Water Recharge Pipeline Project easement acquisitions is available from the Water Fund: (Accounts #715 7810 8410 09599 and #715 7810 8930 09599). The total amount required for the acquisitions listed on Exhibit "A" is \$25.00 plus closing costs in each case estimated between \$200 and \$500. The actual closing costs will determine the final amount for each transaction.

- Attachments**
- Exhibit "A" Summary of Acquisitions
 - Exhibit "B" Location Map
 - Ordinance No. 4793-1144

Recommended Action: **MOVE** to adopt Ordinance No. 4793-1144.

ORDINANCE NO. 4793-1144

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE PURCHASE OF REAL PROPERTIES, EASEMENTS AND IMPROVEMENTS FROM MATTHEW KOEHLER AND AMY KOEHLER, ERIC KOEHLER AND STELLA KOEHLER, JAMES HILBERT AND DIANE HILBERT, CHRISTOPHER WRIGHT AND KRISTA WRIGHT, JAMES 110 INVESTMENT LLC., GRANITE DELLS RANCH HOLDINGS LLC, AND AGREEING TO ABANDON A CERTAIN EASEMENT FROM JOHN ICHIUJI FOR THE RECONSTRUCTION OF THE SURFACE WATER RECHARGE PIPELINE AND AUTHORIZING THE MAYOR AND CITY STAFF TO TAKE ALL NECESSARY STEPS TO EFFECTUATE SAID PURCHASES AND ABANDONMENT

RECITALS:

WHEREAS, the City Council has determined that certain real properties, easements and improvements are needed by the City for the Reconstruction of the Surface Water Recharge Pipeline; and

WHEREAS, the proposed purchase prices of the following described properties, easements and improvements are deemed to be fair and equitable and will benefit the City of Prescott; and

WHEREAS, the purchase of these certain real properties, easements and improvements is for the public's health, safety and welfare.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT the City Council hereby accepts the offer to purchase certain real property and easements more particularly described in a certain Agreement for Sale of Real Property, said property owned in equal shares of 25% by the following owners being signed on separate dates by each party; January 31, 2011, from Matthew and Amy Koehler; January 28, 2011, from Eric and Stella Koehler; February 7, 2011, from James and Diane Hilbert; February 18, 2011, from Christopher and Krista Wright, which property and easement consists of: (1) An Exclusive Utility Easement described in Exhibits "A" and "B", (2) A Temporary Construction Easement described in Exhibits "C" and "D", (3) Exclusive Utility Easement Restrictions Described in Exhibit "E", (4) Abandonment of Easement, all located in APN 103-01-567C, and the City agrees to purchase and accept said property and easements from Matthew and Amy Koehler, Eric and Stella Koehler, James and Diane Hilbert, and Christopher and Krista Wright, pursuant to the terms and conditions as set forth therein, for the purchase price of \$10.00 plus closing costs.

SECTION 2. THAT the City Council hereby agrees to abandon any easements and rights incidental to the CVID ditch line platted on March 3, 1926, the Abandonment Document dated January 27, 2010, from John Ichiuji which consists of: (1) Abandonment of Easement Agreement; all located in APN 103-01-567B, and the City agrees to abandon said property from John Ichiuji pursuant to the terms and conditions as set forth therein.

SECTION 3. THAT the City Council hereby accepts the offer to purchase certain real property and easements more particularly described in a certain Agreement for Sale of Real Property dated June 24, 2009, from James 110 Investment, LLC, which property and easement consists of: (1) A Public Utility Easement as described in Exhibits "A" and "B" thereto subject to all requirements and Easement Restrictions In Exhibit "E" thereto, (2) Right of Temporary Construction Easement, all located in APN 106-10-005, and the City agrees to purchase and accept said property and easements from James 110 Investment, LLC, pursuant to the terms and conditions as set forth therein, for the purchase price of \$10.00 plus closing costs.

SECTION 4. THAT the City Council hereby accepts the offer to purchase certain real property and easements more particularly described in a certain Agreement for Sale of Real Property dated March 24, 2011, from Granite Dells Ranch Holding, LLC, which property and easement consists of: (1) A Public Utility Easement and Easement Restrictions as described in Exhibits "A" thereto, (2) An Abandonment of Easement Agreement described in Exhibit "B" thereto, (3) Right of Temporary Construction Easement described in Exhibit "C" thereto, all located in APN 103-01-030A and 102-06-001, and the City agrees to purchase and accept said property and easements from Granite Dells Ranch Holding, LLC, pursuant to the terms and conditions as set forth therein, for the purchase price of \$5.00 plus closing costs.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott this 10th day of May, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE, City Clerk

GARY D. KIDD, City Attorney

Surface Water Recharge Pipeline Project Easement Acquisition Summary

May 10, 2011

Owner Name	Property Address	Assessor Parcel No	Acquisition ROW / Easements	Compensation	Other Terms and Conditions
Koehler, Hilbert, Write	5999 Wilkinson Drive Prescott, AZ. 86301	103-01-567C	PUE=19,642 SF TCE=27,961 SF AB/E=Existing Plat	\$10.00	Restoration per City Construction Standards. Concessions to allow storm water drainage to flow along and across new easement.
John Ichiuji	6648 Corsair Ave. Prescott, AZ. 86301	103-01-567B	AB/E=Existing Plat	\$0.00	The existing pipe alignment will be abandoned. The new alignment will fall within an existing easement.
James 110 Investment, LLC	5350 Larry Caldwell Drive Prescott, AZ. 86301	106-01-005	PUE=51,411.92 SF TCE=128,000 SF	\$10.00	The PUE will locate the new recharge line in an alignment that will not conflict with future subdivision development.
Granite Dells Ranch Holding, LLC	3190 E. SR 89A & 5931 Wilkinson Drive Prescott, AZ. 86305	103-01-030A & 102-06-001	PUE=27,569 SF TCE=43,108 SF AB/E=Existing Plat	\$5.00	Portions of the easement are being abandoned to place the new line where it will have ground cover.
Total				\$25.00	
SF =	Square Feet				
PUE =	Public Utility Easement				
TCE =	Temporary Construction Easement				
AB/E=	Abandonment of Easement				

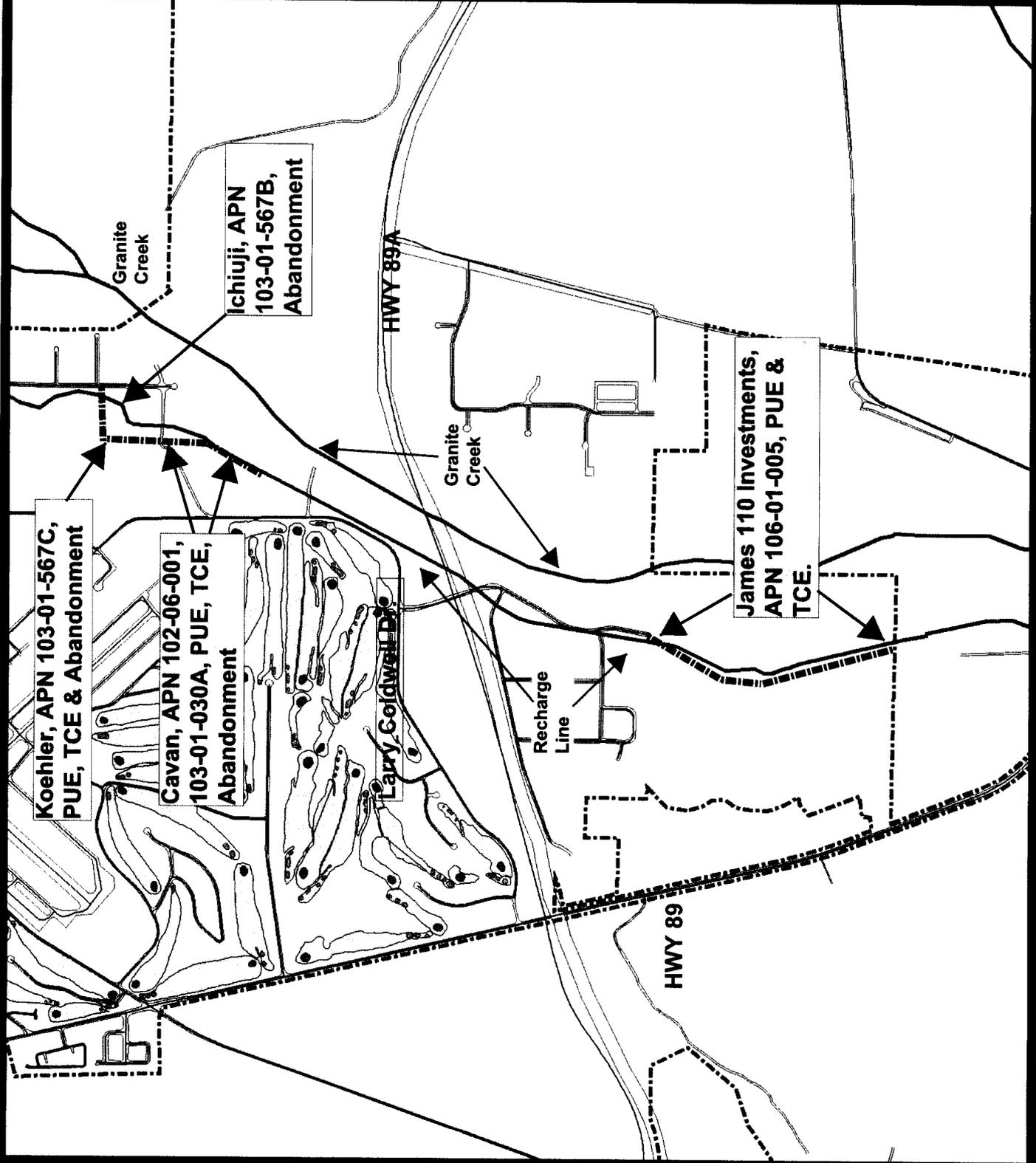


Exhibit B
Easement
Site Map
Surface
Water
Recharge
Line

This map is a product of the
 The City of Prescott GIS



0 1" = 1500'



This document is a graphic representation only of best available sources. The City of Prescott assumes no responsibility for any errors.

COUNCIL AGENDA MEMO – May 10, 2011
DEPARTMENT: Public Works
AGENDA ITEM: Award of bid and contract for the Surface Water Recharge Pipeline Replacement Project to A Miner Contracting, Inc., in the amount of \$1,789,264.00

Approved By:	Date:
Department Head: Mark Nietupski, Public Works Director	4/29/2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell <i>Craig McConnell</i>	5-2-11

Item Summary

This item is to approve a construction contract with A Miner Contracting, Inc., Prescott, Arizona, for replacement of the Surface Water Recharge Pipeline (see attached location map). The new line will replace the deteriorated conveyance system extending from the junction of old Highway 89A/SR 89 to the Recharge Facility on the east side of the airport.

Background

The existing system was purchased by the City from the Chino Valley Irrigation District (CVID) in 1998, is approximately three miles in length, and consists of both pipe and open channel segments. The gravity line begins near the intersection of SR 89 and old Highway 89A, extends to the north/northeast, west of and parallel to Granite Creek, and ends at the recharge basins on the east side of the airport. The project will replace the existing open ditch, old deteriorated concrete pipe, intake structures on Granite Creek and Willow Creek and the junction structure which collects the recharge flow from both creeks, portions of which have been in service since 1926. The improvements will reduce water loss and significantly increase efficiency in the capture, conveyance, measurement and recharge of surface water from Watson and Willow Lakes. A new electronic flow measurement device will be installed at the pipe outlet to the recharge basins to provide continuous and accurate recording of recharge volumes for which the City receives Assured Water Supply recharge credits.

This project generally consists of the installation of 10,070 LF of 36-inch Steel Reinforced Polyethylene Pipe, 1,208 LF of Segmented PVC Slip Lining, installation of twenty-five 6 FT diameter manholes, a new intake structure in Granite Creek, a new intake structure on Willow Creek, a new diversion structure on Willow Creek, existing junction structure modifications and new flume measurement equipment at the recharge ponds near the Airport Water Reclamation Facility.

Trenchless technology (slip lining) will be used to avoid impacts and provide ease of construction beside the 89er Mobile Home Park, under Highway 89, and through a portion of the Kieckhefer Ranch property.

Agenda Item: Award of bid and contract for the Surface Water Recharge Pipeline Replacement Project to A Miner Contracting, Inc., in the amount of \$1,789,264.00

Bid Results

A mandatory pre-bid meeting was held on March 16, 2011. On April 7, 2011, bids were received from four local companies. The project was advertised requiring the contractor to pay Davis-Bacon wages to workers on the project. Accepting the bid with Davis-Bacon wages will allow the City to obtain project financing through the Water Infrastructure Financing Authority of Arizona (WIFA).

The project requirements include specific qualifications pertaining to Segmented PVC Slip Lining (SPSL) construction. Bidders were required to provide evidence demonstrating their experience and qualifications in the successful performance of Segmented PVC Slip-Lining projects. Review of the bids submitted established that neither of the two lowest bidders satisfactorily demonstrated these qualifications, accordingly, the bids of both have been determined to be nonresponsive.

A Miner Contracting, Inc., is therefore the lowest responsible, responsive bidder.

<u>Company</u>	<u>Location</u>	<u>Davis-Bacon Bid</u>
Technology Construction	Prescott, AZ	\$1,547,000.00
Asphalt Paving & Supply, Inc.	Prescott Valley, AZ	\$1,587,704.70
A Miner Contracting, Inc.	Prescott, AZ	\$1,789,264.00**
Fann Contracting, Inc.	Prescott, AZ	\$2,461,784.00
Engineer's Estimate		\$3,212,987.00

**Written confirmation of their bid has been received from A. Miner Contracting, Inc. Verification of the company's license, bonding, references, and successful performance of similar projects in the past has been completed.

Project Schedule

Commence Construction	June, 2011
Completion	February, 2012

Budget

Funding for the Surface Water Recharge Pipeline Project has been budgeted and is available in the Water Fund: (Accounts #715 7810 8410 09599 and #715 7810 8930 09599).

Attachment - Location Map

Recommended Action: MOVE to award the bid and contract for the Surface Water Recharge Pipeline Replacement Project to A Miner Contracting, Inc., in the amount of \$1,789,264.00, requiring Davis-Bacon wages.



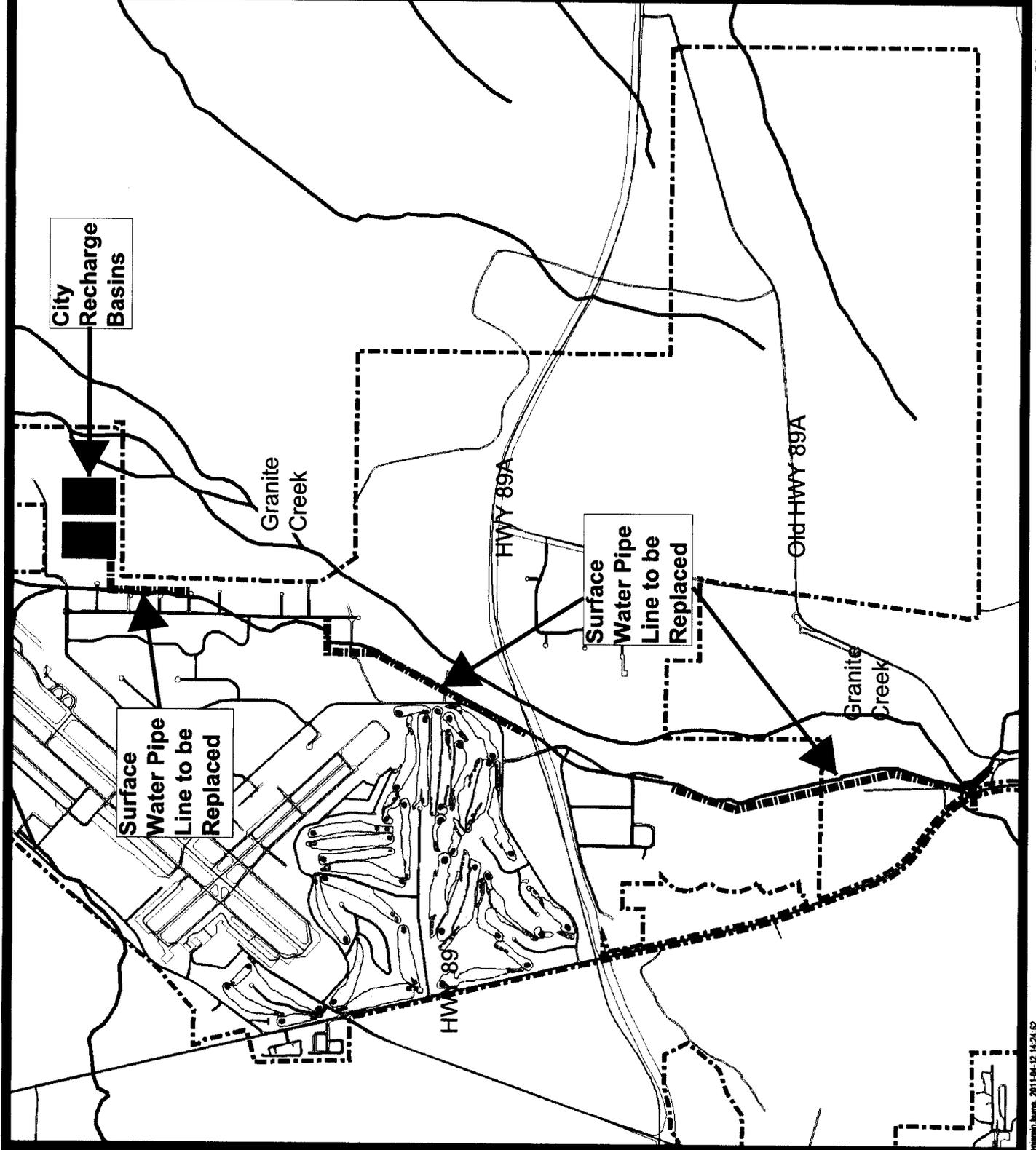
EXHIBIT for Construction Locations

Surface Water Recharge Line

This map is a product of the
The City of Prescott GIS



0 1" = 2500'



This document is a graphic representation only of best available services. The City of Prescott assumes no responsibility for any errors.

III-J

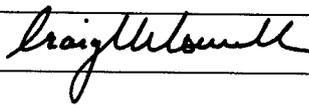
COUNCIL AGENDA MEMO – May 10, 2011

DEPARTMENT: Public Works

AGENDA ITEM: Award of bid and contract to WCC, LLC, for the South Lakeview Drive Drainage Improvement Project in the amount of \$47,435.00.

Approved By:

Date:

Department Head: Mark Nietupski, Public Works Director	4/29/2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell 	5-2-11

Item Summary

This item is to approve a construction contract with WCC, LLC, of Prescott, Arizona, for the South Lakeview Drive Drainage Improvement Project. The project consists of construction of an overflow channel from South Lakeview Drive to Golden Hawk Drive in the Blackhawk Subdivision. The work includes concrete curb replacement, channel excavation, riprap with geotextile fabric, grouted riprap, as well as modifications to the existing stormdrain and related landscaping replacement.

Background

On August 31, 2010, Council approved an Intergovernmental Agreement (Resolution No. 4044-1114) with the Yavapai County Flood Control District for acceptance of FY11 funding to be used by the City for various drainage improvement projects. The City subsequently contracted with Aspen Creek Engineering for analysis and design to address excess runoff overtopping the curb in South Lakeview Drive and causing erosion and other damage to properties between South Lakeview Drive and Golden Hawk Drive. A temporary construction easement has been obtained to facilitate these improvements.

Bid Results

A mandatory pre-bid meeting was held on April 21, 2011. On Thursday, April 21, 2011, two bids were received from commercial contracting companies as follows:

<u>Bidder</u>	<u>Location</u>	<u>Bid Amount</u>
WCC, LLC	Prescott	\$47,435.00
Headwaters Construction	Paulden	\$48,860.50
Engineer's Estimate		\$43,326.00

Agenda Item: Award of bid and contract to WCC, LLC, for the South Lakeview Drive Drainage Improvement Project in the amount of \$47,435.00

Written confirmation of their bid has been received from the low bidder, WCC, LLC. The company's license, bonding, references, and performance of past municipal projects were verified and determined satisfactory.

Project Schedule

This project is scheduled for thirty (30) days of construction. Work is anticipated to begin the week of May 16, 2011.

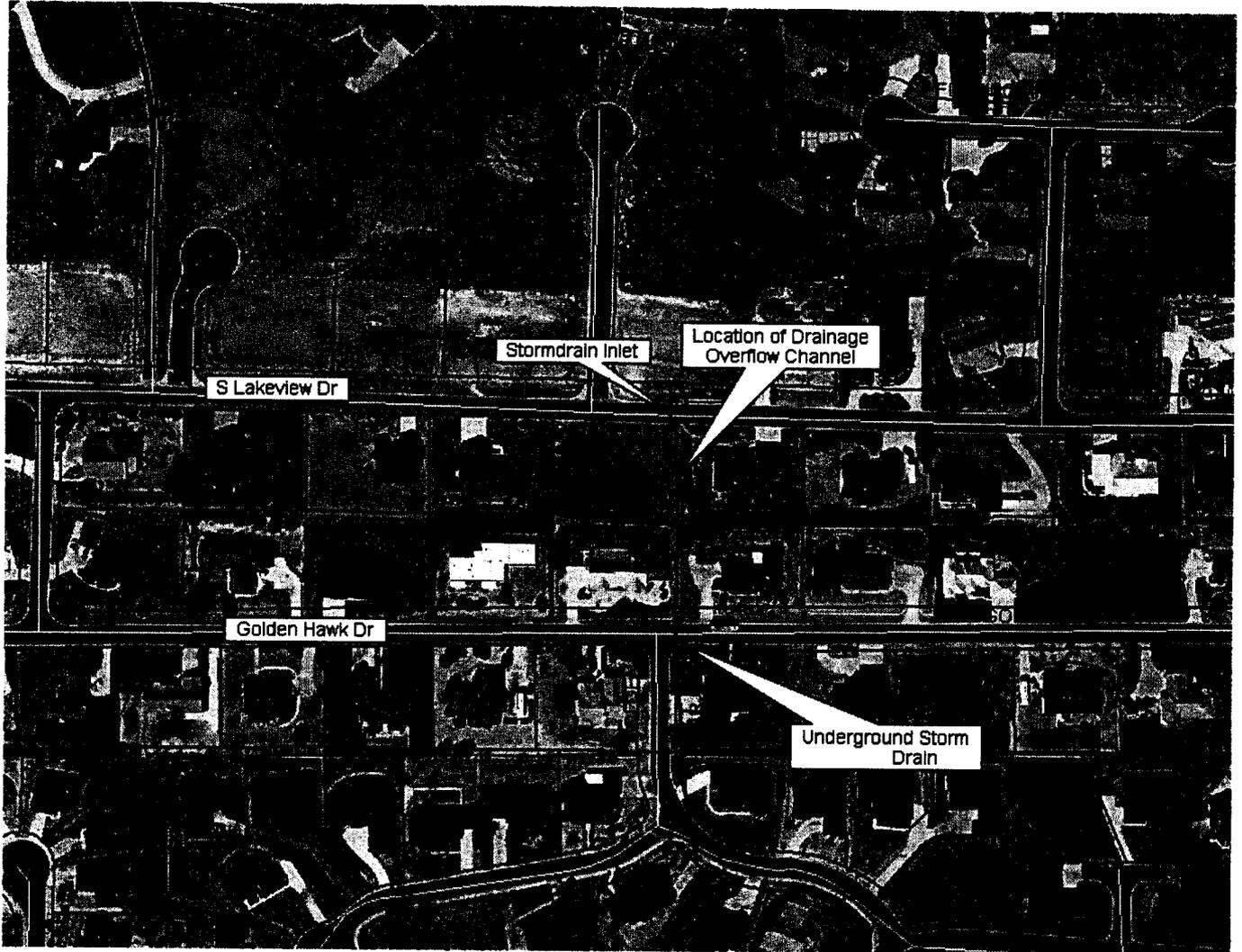
Budget

FY 11 funding is available through the IGA with the Yavapai County Flood Control District (Budget Account No. 2157810-11002)

Attachment - Exhibit A Location Map

Recommended Action: **MOVE** to award the bid and contract to WCC, LLC, for the South Lakeview Drive Drainage Improvement Project in the amount of \$47,435.00.

EXHIBIT A



III-K

COUNCIL AGENDA MEMO – May 10, 2011	
DEPARTMENT:	Public Works
AGENDA ITEM:	Award of bid and contract to WCC, LLC, for the Smoketree Lane Drainage Improvement Project in the amount of \$29,860.00

Approved By:		Date:
Department Head:	Mark Nietupski, Public Works Director	4/29/2011
Finance Director:	Mark Woodfill	
City Manager:	Craig McConnell <i>Craig McConnell</i>	5-2-11

Item Summary

This item is to approve a construction contract with WCC, LLC, of Prescott, Arizona, for the Smoketree Lane Drainage Improvement Project. The work includes installation of approximately 190 lineal feet of concrete ribbon curb and sidewalk, grading behind the existing sidewalk, and hydroseeded stabilization of soils with an erosion control blanket. Location and project maps are attached for reference.

Background

On August 31, 2010, Council approved an Intergovernmental Agreement (Resolution No. 4044-1114) with the Yavapai County Flood Control District for acceptance of FY11 funding to be used by the City for various drainage improvement projects. The City subsequently contracted with Granite Basin Engineering to analyze existing conditions and design improvements to return excess peak runoff from storm events along Smoketree Lane to a predevelopment path in the adjacent drainage channel within the Tanglewood Hills Subdivision. A temporary construction easement has been obtained from the Tanglewood Hills Subdivision to facilitate the project.

Bid Results

A mandatory pre-bid meeting was held on March 29, 2011, followed by the opening of the three bids received on April 14, 2011:

<u>Bidder</u>	<u>Location</u>	<u>Bid Amount</u>
WCC, LLC	Prescott	\$29,860.00
Asphalt Paving & Supply	Prescott Valley	\$39,774.32
L Bar L Construction	Prescott	\$43,812.00
Engineer's Estimate		\$41,260.00

Agenda Item: Award of bid and contract to WCC, LLC, for the Smoketree Lane Drainage Improvement Project in the amount of \$29,860.00

Written confirmation of their bid has been received from the low bidder, WCC, LLC. The company's license, bonding, references, and performance of past municipal projects were verified and determined satisfactory.

Project Schedule

This project is scheduled for thirty (30) days of construction. Work is anticipated to begin the week of May 16, 2011.

Budget

FY 11 funding is available through the IGA with the Yavapai County Flood Control District (Budget Account No. 2157810-11002)

Attachments

- Exhibit A - Location Map
- Exhibit B - Project Map

Recommended Action: MOVE to award the bid and a contract to WCC, LLC, for the Smoketree Lane Drainage Improvement Project in the amount of \$29,860.00.

EXHIBIT A

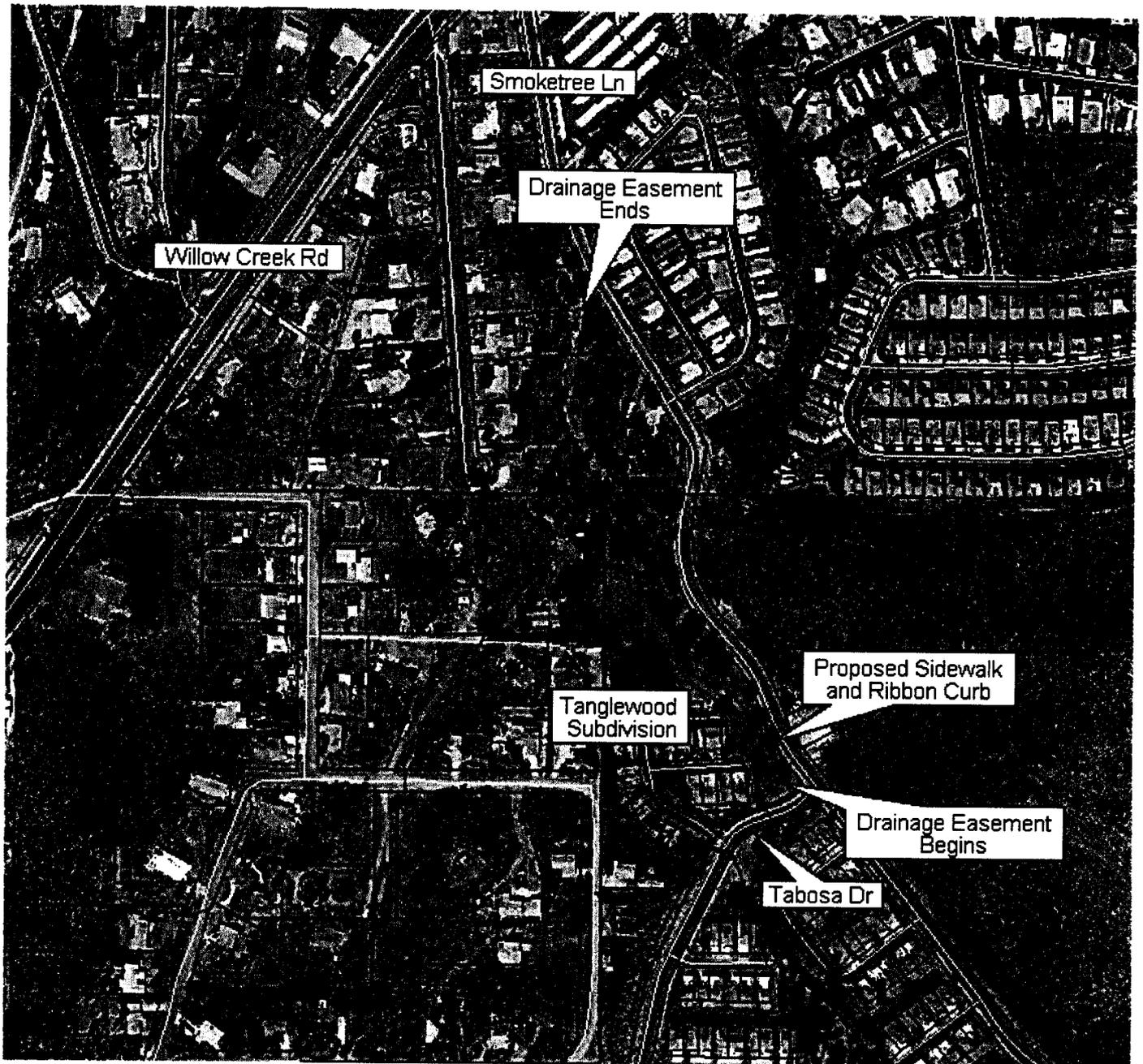
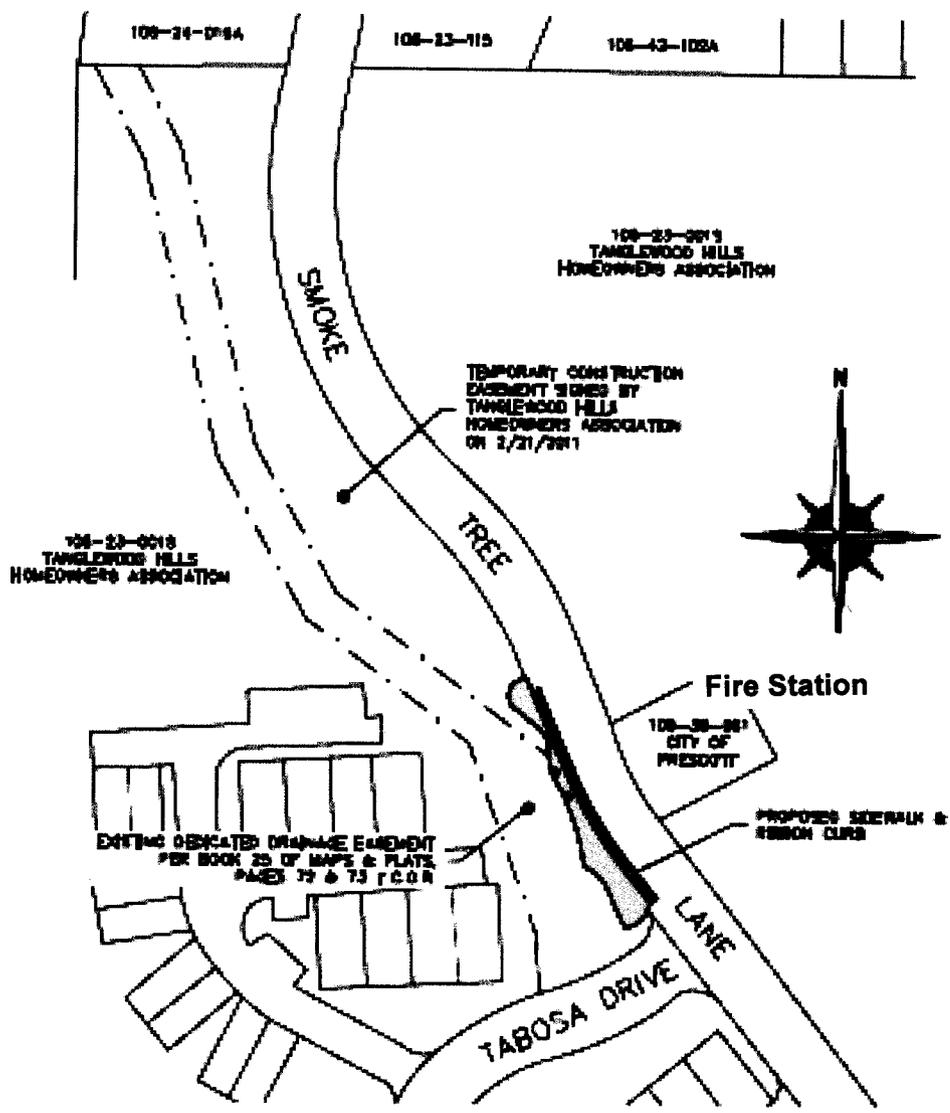


EXHIBIT B



VICINITY MAP
SCALE 1"=100'

III-L

COUNCIL AGENDA MEMO – May 10, 2011
DEPARTMENT: Public Works
AGENDA ITEM: Award of bid and contract to Grady's Quality Excavating, Inc., for the Clubhouse Drive Relocation Project in the amount of \$663,770.00

Approved By:	Date:
Department Head: Mark Nietupski, Public Works Director	April 28, 2011
Finance Director: Mark Woodfill	
City Manager: Craig McConnell <i>Craig McConnell</i>	5-2-11

Item Summary

This item is to approve a construction contract with Grady's Quality Excavating, Inc., Dewey, Arizona, for the relocation of Clubhouse Drive from its intersection with Wineglass Drive easterly approximately 800 feet (see attached map).

Background

Relocation of Clubhouse Drive, which currently bisects a portion of Airport property, will increase the area available for future lease by 1.41 acres; and more clearly define the Airport boundary and other adjacent land uses. The project includes grading, minor drainage improvements, curb and gutter, sidewalk, and new asphalt pavement. Reconfiguration of the parking lot at the North Prescott Events Center (previously Old Clubhouse) will be necessary due to the relocation, and is included in this contract, to include paving and striping.

Bid Results

The mandatory pre-bid meeting was held March 22nd, and bids opened April 7, 2011:

<u>Bidder</u>	<u>Location</u>	Bid Amount
Grady's Quality Excavating, Inc.	Dewey, AZ	\$663,770.00
CJ Excavating	Payson, AZ	\$673,406.63
Combs Construction Co.	Glendale, AZ	\$677,628.00
Fann Contracting, Inc.	Prescott, AZ	\$698,768.00
CLM Earthmovers, LLC	Prescott, AZ	\$702,627.00
Asphalt Paving & Supply, Inc.	Prescott Valley, AZ	\$709,616.80
Michael J Valente Contracting, Inc.	Phoenix, AZ	\$754,985.00
D & O Contractors, Inc.	Glendale, AZ	\$840,859.75
Engineer's Estimate		\$807,985.00

Agenda Item: Award of bid and contract to Grady's Quality Excavating, Inc., for the Clubhouse Drive Relocation Project in the amount of \$663,770.00

Written confirmation of their bid has been received from Grady's Quality Excavating, Inc. The company's license, bonding, references, and performance of past municipal projects completed have been verified and determined satisfactory.

Project Schedule

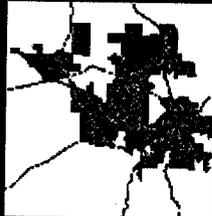
Commence Construction	May 2011
Completion	August 2011

Budget

FY11 funding is budgeted and available for the Clubhouse Drive Relocation Project. Source: One Cent Sales Tax for Streets and Open Space (Budget Account No. 215-7810-09620)

Attachment - Location Map

Recommended Action: Move to award the bid and contract to Grady's Quality Excavating, Inc., for the Clubhouse Drive Relocation Project in the amount of \$663,770.00.



Legend

- ▭ Relocated Clubhouse Drive
- ▭ Existing Clubhouse Drive
- ▭ Wineglass Drive

City of Houston
Planning Department
February 2018

COUNCIL AGENDA MEMO – May 10, 2011	
DEPARTMENT:	Public Works
AGENDA ITEM: Adoption of Ordinance No. 4794-1145 authorizing purchase and acceptance of real property for right-of-way for the Williamson Valley Road Improvement Project	

Approved By:		Date:
Department Head:	Mark Nietupski, Public Works Director	5/2/2011
Finance Director:	Mark Woodfill	
City Manager:	Craig McConnell 	5-2-11

Item Summary

Approval of this ordinance will acquire the last parcels of real property for right-of-way necessary for the Williamson Valley Road Improvement Project, concluding the property/right-of-way acquisition process.

Background

Reconstruction and widening of Williamson Valley Road within the city limits is budgeted for construction in Fiscal Year 2011. Exhibit "A" (attached) provides a summary of these final acquisitions involving three (3) parcels of real property, identifying the property owner, address, assessors parcel number, areas and type of acquisitions, compensation (including where applicable real property improvements and severance) and other terms and conditions for each acquisition. The agreement amount is based on appraisal or competitive market data provided by Michael Wolf Real Estate Appraisal Services, State Certified Appraiser, the appraisal firm retained by the City for this project. Copies of the actual acquisition agreements are available in the City Clerk's Office; compensation worksheets are on file at the Public Works office.

Budget

The FY 11 Streets Capital Improvement Program includes \$6,008,215.00 for the Williamson Valley Road Project (One Cent Sales Tax for Streets and Open Space). The total amount required for these final acquisitions is \$27,315.00, listed on Exhibit "A," plus closing costs estimated between \$200 and \$1000.00. The actual closing costs will determine the final amount of each transaction.

AGENDA ITEM: Adoption of Ordinance No. 4794-1145 authorizing purchase and acceptance of real property for right-of-way for the Williamson Valley Road Improvement Project

- Attachments**
- Exhibit "A" summary of acquisitions
 - Location Map
 - Ordinance No. 4794-1145

Recommended Action: MOVE to adopt Ordinance No. 4794-1145.

Williamson Valley Road Right-Of-Way

Acquisition Summary

May 10, 2011

Exhibit "A"

Owner Name	Property Address	Assessor Parcel No	Acquisition ROW / Easements	Compensation	Other Terms and Conditions
Vasfaret, Gordon & Dana JT	2365 Le Loup Drive Prescott, AZ. 86305	115-01-061A	R/W= 6,849.9 SF R/W= 23.1 SF	\$17,570.00	Quit Claim Deed for 17' Right-of-Way dedication including wall Encroachment, and loss of landscaping.
Long Albert	2225 Le Loup Drive Prescott, AZ. 86305	115-01-055	R/W= 2300.65 SF		Quit Claim Deed for 17' Right-of-Way dedication, according to plat of record
Long Albert	2245 Le Loup Drive	115-01-056	R/W= 2,128.8 SF	\$9,745.00	Includes loss of landscaping.
Total				\$27,315.00	

SF = Square Feet
 R/W = Right-of-Way
 Drn Esmt = Drainage Easement
 Slp Esmt = Slope Easement
 TCE = Temporary Construction Easement
 SE = Sewer Easement
 QC = Quit Claim

ORDINANCE NO. 4794-1145

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM ALBERT LONG, AND GORDON AND DANA VASFARET FOR THE CONSTRUCTION OF PORTIONS OF WILLIAMSON VALLEY ROAD, AND AUTHORIZING THE MAYOR AND STAFF TO EXECUTE ANY AND ALL DOCUMENTS TO EFFECTUATE SAID PURCHASE

RECITALS:

WHEREAS, the City Council has determined that certain real property is needed by the City for the construction of portions of Williamson Valley Road; and

WHEREAS, the real property is unique in nature; and

WHEREAS the proposed purchase price of the following described properties is deemed to be fair and equitable and will benefit the City of Prescott.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT the City Council hereby accepts the offer to purchase that real property more particularly identified in the attached Exhibits "A" and "B" (a portion of Lots 13 and 14 of Shadow Valley Estates) from Albert Long for the purchase price of \$9,745, plus closing costs.

SECTION 2. THAT the City Council hereby accepts the offer to purchase that real property more particularly identified in the attached Exhibit "C" (a portion of Lots 19 and 20 a replat of Lots 19 and 20 of Shadow Valley Estates) from Gordon and Dana Vasfaret for the purchase price of \$17,570, plus closing costs.

SECTION 3. THAT the Mayor and staff are hereby authorized and directed to execute any and all documents in order to effectuate the foregoing purchase.

PASSED and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, on this 10th day of May, 2011.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

ELIZABETH A. BURKE, City Clerk

GARY D. KIDD, City Attorney

~~EXHIBIT 'A'~~

115-01-055

RIGHT OF WAY DEDICATION

A portion of Lot 13, of SHADOW VALLEY ESTATES, according to the plat of record found in Book 29 of Maps and Plats, Page 62, in the office of the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

The Easterly 17.00 feet of said Lot 13, as noted by said plat, with following note "17' TO BE DEDICATED UPON REQUEST OF THE CITY OF PRESCOTT ENGINEER DEPT."

~~EXHIBIT 'A'~~

115-01-056

RIGHT OF WAY DEDICATION

A portion of Lot 14, of SHADOW VALLEY ESTATES, according to the plat of record found in Book 29 of Maps and Plats, Page 62, in the office of the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

The Easterly 17.00 feet of said Lot 14, as noted by said plat, with following note "17' TO BE DEDICATED UPON REQUEST OF THE CITY OF PRESCOTT ENGINEER DEPT."

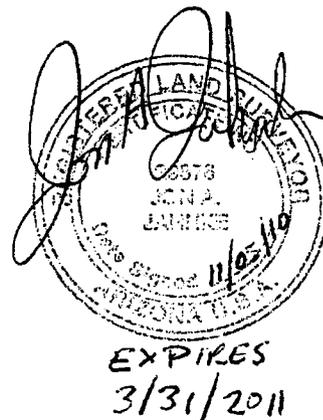
~~EXHIBIT 'A'~~

115-01-061A

RIGHT OF WAY ACQUISITION

A portion of Lot 19 and Lot 20, of the REPLAT OF LOTS 19 AND 20 SHADOW VALLEY ESTATES, according to the plat of record found in Book 62 of Maps and Plats, Page 20, in the office of the Yavapai County Recorder's Office, Yavapai County, Arizona, more particularly described as follows:

The East 17.00 feet of said Lot 19 and Lot 20.



COUNCIL AGENDA MEMO – MAY 10, 2011

DEPARTMENT: Community Development

AGENDA ITEM: Approval for JEBCO Building Systems to perform night work to remove failing stucco from the face of the Prescott Inn, a.k.a. the A.J. Head Hotel.

Approved By:

Date:

Department Head: Tom Guice	
Finance Director: Mark Woodfill	
City Manager: Craig McConnell <i>Craig McConnell</i>	5-7-11

Item Summary

JEBCO Building Systems is requesting approval to perform night work to remove failing stucco from the face of the Prescott Inn on North Cortez Street (location map attached).

Background

Several weeks ago an 18" square section of stucco separated from the face of the building and fell onto the Cortez Street public sidewalk. For the safety of pedestrians using the sidewalk, Public Works and Building Safety closed approximately 50 feet of the sidewalk for public access until the area was secured.

The owner of the building contracted with JEBCO to construct a covered walkway (40 feet) over the sidewalk and to remove and replace the stucco on the building. After JEBCO begin the work it became apparent the stucco was failing across the entire front (150 feet) of the building which would expand the scope and completion schedule of the project and therefore the basis for their request.

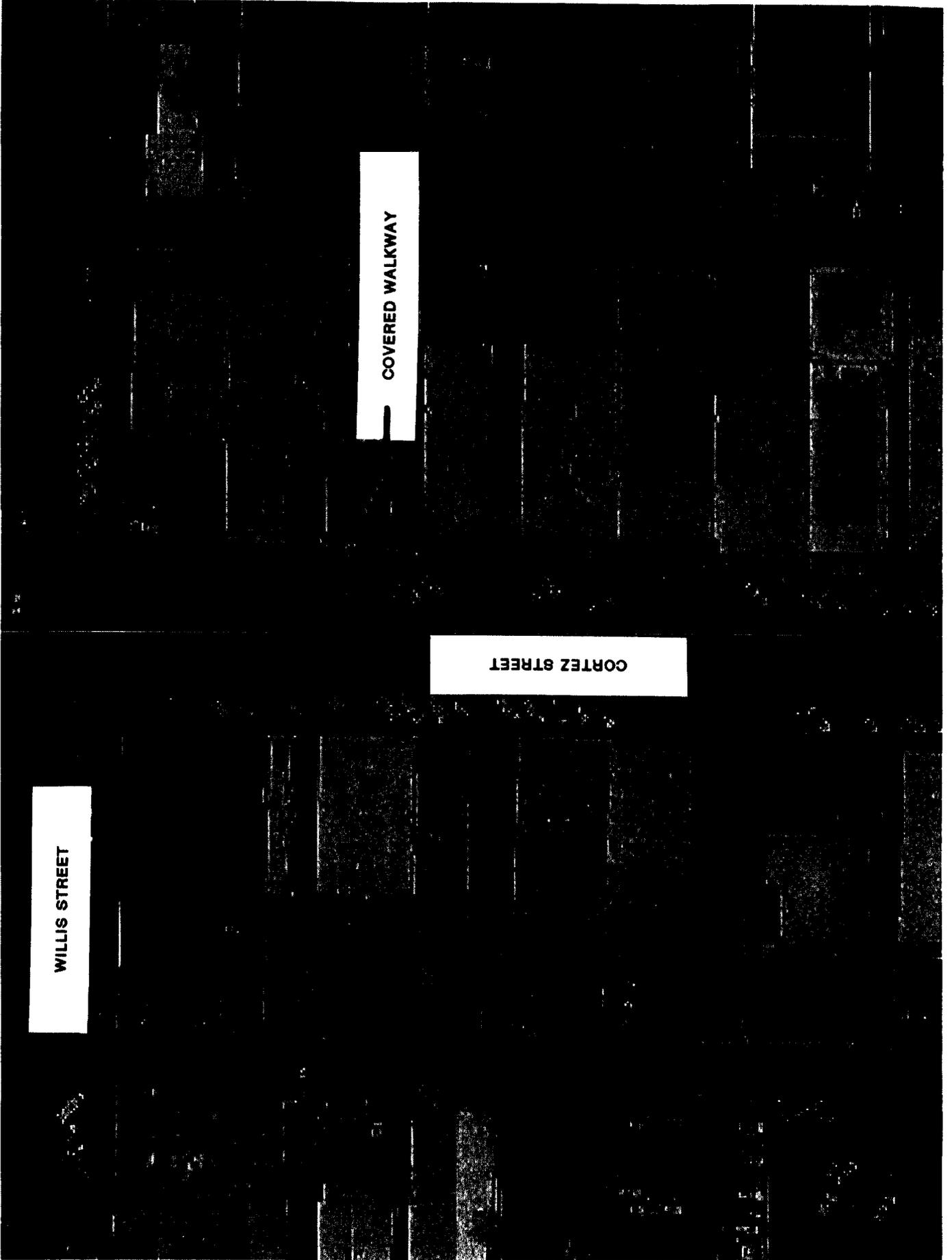
In order to compress the schedule and minimize impacts to the adjacent business owners, JEBCO is requesting Council approval per City Code Title 5-4-2 (E) to perform night work on Wednesday, Thursday and Friday, May 11 thru May 13, 2011.

There are no residences in the area except for the renters in the Prescott Inn who have been informed by the owner of the pending night work activity. JEBCO has spoken with the business owners who are supportive of this request.

Also attached is a letter from JEBCO discussing the proposed night work, and safety benefits and reduced impacts to proximate businesses. The 150 feet covered walkway will be lighted for safety and provide access to the crosswalk on Cortez Street.

Recommended Action: MOVE to approve JEBCO request to perform night work on the Prescott Inn on Wednesday, Thursday and Friday, May 11 thru May 13, 2011.

AERIAL MAP



WILLIS STREET

CORTEZ STREET

COVERED WALKWAY



1630 Shoup Street, Prescott, AZ 86305

R.O.C. # 241613 Phone: 928-778-7976 Fax Number: 928-445-6977

To: Mr. Richard Mastin
 Public Works Department
 201 S. Cortez St.
 Prescott, AZ 86302

RE Night Work at the AJ Head Hotel

Dear Dick,

We would like to request that we be able to do the demolition of the existing stucco, at the AJ Head Hotel, at night. We would propose to start work at 10 PM and be finished and cleaned up by 6 AM. We feel that this would best serve the interests of the City and the merchants that are affected in a twofold manner. First it would not disrupt the business operations of the shops and restaurants as they would be closed. Second it would mitigate the disruption to the flow of traffic and parking that that occurs in this area during daylight hours.

Thank you in advance for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Nicol', with a large, stylized flourish at the end.

Tom Nicol – Senior Estimator/Project Manager
Jebco Building Systems, LLC
www.jebcobuildingsystems.com