

CITY OF WILLIAMS CITY COUNCIL

ANNOTATED MINUTES
AGENDA ITEM

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MARCH 24, 2016
COUNCIL ACTION

I. PROCEDURES:

- A. Call to Order Mayor Moore called the meeting to order at 7:00 p.m.
- B. Pledge and Invocation Police Chief Nixon led the pledge and George Glenn offered the invocation.
- C. Roll Call Mayor John Moore, Vice Mayor Don Dent, and Councilmen Craig Fritsinger, Bernie Hiemenz, Frank McNelly, and James Wurgler were present and constituted a quorum. Councilman Lee Payne was absent.
Present from City Staff were Jim Wine, Interim City Manager, Police Chief Herman Nixon, Chief Building Inspector Tim Pettit, Public Works Director Kyle Christiansen, Finance Director Keith Buonocore, Fire Chief Chase Pearson, and City Clerk/HR Director Susan Kerley.
- D. Approval of Minutes March 10, 2016: Councilman Fritsinger made a motion to approve the minutes as presented. Councilman Hiemenz seconded the motion, and it carried 5-0.
- E. Adopt Agenda Councilman McNelly made a motion to adopt the Agenda as presented. Councilman Fritsinger seconded the motion, and it carried 5-0.

II. PRESENTATIONS - None

III. PUBLIC PARTICIPATION - None

IV. CONSENT AGENDA ITEMS

- Approval of Purchase Requisitions: Buonocore K. Councilman Fritsinger made a motion to approve the Purchase Requisitions. Councilman Wurgler seconded the motion, and it carried 5-0.

V. CONVENE TO PUBLIC HEARING (7:03 p.m.)

Pursuant to Arizona State Law, the public will be heard on its comments regarding the re-zoning of APN Number 200-11-003G, 400 E. Edison Avenue from R-2 zoning (low density multiple-family residential) to R-3 zoning (medium density multiple-family residential).

Mayor Moore explained that this re-zoning request had come before the Planning and Zoning Commission and had been approved.

Kali Kaliche, who lives due south of the subject property, brought up issues to be examined:

- It appears the drainage on the east side is planned to go down the driveway and onto Edison. In cold, snowy weather, the drainage will be blocked and run-off will go onto Edison and will freeze there.

Cameron Maebe, one of the applicants, explained that they will use the landscape area for a water retention area all the way down by the block wall for drainage, Rip rap will be located at each back block wall. Moisture will seep or drain to Edison.

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Ms. Kaliche continued:

- In the spring, the water table is 2" above ground.
- She understands trash will be picked up in the alley and believes it will be hard to get the trash trucks in and out.
- The people in the downstairs units will have fenced-in yards, and the upstairs units will have balconies. She is requesting one small addition to the plans: A bike rack to lock up bikes and trikes.

RE-CONVENE TO REGULAR SESSION (7:11.p.m.)

VI. *NON-CONSENT AGENDA ITEMS*

B. Council may adopt Ordinance No. 952, amending the zoning map of the City for APN 200-11-003G, located south of Airport Rd. & E. Edison Avenue intersection (400 E. Edison Avenue) from R-2 zoning to R-3 zoning: Tim Pettit

Councilman McNelly asked Fire Chief Pearson if he had any special concerns with this project. The Chief said he was satisfied with the lighting and had no other issues.

Councilman Wurgler made a motion to adopt Ordinance No. 952. Councilman Hiemenz seconded the motion, and it carried 5-0.

C. Council may adopt Resolution No. 1328, clarifying and restating Resolution No. 1320, regarding water and sewer rates and fees: Mayor Moore

Mayor Moore said that he and some Council members met with staff, including Brandon Buchanan who was then City Manager, to get the water rate schedule and water billing issues resolved.

Councilman McNelly asked if we have enough track record to know if our revenues are better. Keith Buonocore said we will need another three months of data to determine if revenues have increased.

Mayor Moore said he believes we have the cart before the horse. We were told that when new meters were in, we would show an increase in revenues. We have to make a determination what the minimum usage is and charge for water per gallon. We're still billing per 1,000 gallons of water used..

Councilman Dent said it is difficult right now charging a minimum amount when actual usage may be 300 gallons for each of three months. On the third month, the amount of the bill would go up. He explained that Resolution No. 1320 changes two things:

- it provides a base monthly fee
- water is charged by exact gallons used.

The new bills will show usage in gallons without being rounded up or down. He thinks this will finally get it right and will save calls.

Mayor Moore said the Caselle (financial software)

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representative said it looks like, by the end of April, the data should be entered and should work.

Councilman Wurgler said his concern is we pass this Resolution and are prepared to bill clients for only the gallons used and then we cannot access that information. How can we produce for our clients what we say we will produce and what recourse will they have if we cannot?

Keith Buonocore said the technician from Caselle met with the meter people. Both sources, Caselle and KE&G, say they will be as close as it can get. The Resolution is just to get the rate structure where it should be. The meter data was good. The glitch was with the finance software. so the meter data could not talk to the billing/finance software.

Councilman Dent explained that the Resolution only changes the rates from a thousand gallons to a per gallon rate. It changes only how we bill. We will need to look at a year before we will know what revenue is generated. He agrees with the Mayor that, if it is not right, some cages will be rattled.

Mayor Moore said we're only talking about a service charge (residential) of \$5.00 monthly plus the actual gallons used.

Keith Buonocore said this is to just get a flat rate fee. It will take years to get everything all worked out. If a resident is away for six months, they can have their water turned off and on and not pay for the months they're not here. If 500 gallons is used, a bill would be \$8.87 versus \$12.73 in the past.

Kali Kaliche commented that a flat sewer fee seems fair.

Councilman Dent believes we were first in the State to have a graduated rate - the more water used, the more paid. We cannot penalize large families or those who water grass so we have to reach a balance. When they were looked at, these users were split about 50/50. We also have a graduated rate on the commercial side.

Councilman Dent made a motion to read Resolution No. 1328 by number and title only. Councilman Fritsinger seconded the motion, and it carried 5-0.

Susan Kerley read Resolution No. 1328 by number and title only.

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Councilman Dent made a motion to adopt Resolution No. 1328. Councilman Fritsinger seconded the motion, and it carried 5-0.

- D. Council may adopt Resolution No.1329, pertaining to the Williams' Volunteer Department's submissions of projects for consideration in Arizona's 2017 Highway Safety Plan: Chase Pearson

Mayor Moore pointed out that this is the same Resolution passed for the Police Department at the last meeting. Jeff Dent, Assistant Fire Chief, said they would be putting in for several items, including air bags to replace some that are 25 years old, replacing a long list of hand tools, and sending four or five to the Arizona State Fire School for extraction.

Councilman Fritsinger made a motion to read the Resolution by number and title only. Councilman Wurgler seconded the motion, and it carried 5-0.

Susan Kerley read Resolution No. 1329 by number and title only.

Councilman Dent made a motion to adopt Resolution No. 1329. Councilman McNelly seconded the motion, and it carried 5-0.

VII. REPORTS, CURRENT EVENTS AND INFORMATION ITEMS

Mayor and Council

- Mayor Moore said Jeff Small of Rep. Gosar's office advised us there will be a field hearing on the Grand Canyon Watershed Monument (Antiquities Act) and asked Councilman McNelly to go to Kingman on April 11th to oppose it and asked Councilman Dent to accompany him. Councilman McNelly will prepare a written response.
- Susan Kerley said that Friday, March 25th, would be the last day to receive city manager applications. There was no time of day publishing for closing so applications will be accepted until midnight. Packages of application documents will be prepared and available for Council Members on Monday.
- Kyle Christiansen passed out a report from AQuality Water. All wells are up and running.

Staff Reports

VIII. ADJOURN:

Councilman Fritsinger made a motion to adjourn. Councilman Wurgler seconded the motion, and it carried 5-0.

The meeting was adjourned at 7:54 p.m.

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Mayor John Moore

ATTEST:

City Clerk

DRAFT