AGENDA ITEM	COMMISSION ACTION

I. PROCEDURES

A. Call to Order	Chairman Buck Williams called the meeting to order at 7:00 p.m.
B. Pledge of Allegiance	Chairman Buck Williams led the pledge of allegiance.
C. Roll Call	Present were Chairman Buck Williams, Commissioners Barbara Brutvan, Robert Hupp, Tony Robertson, Brad Massey and Phil LaGro. A quorum was present. Absent were Commissioner Harry Schmitz. Present from Staff were Tim Pettit, Chief Building Inspector, and Sue Bennett, Deputy City Clerk/HR Administrator.
D. Adoption of Agenda	Commissioner Massey made a motion to adopt the Agenda as presented. Commissioner Brutvan seconded the motion, and it carried.
E. Approval of Minutes from February 15, 2018	Commissioner Brutvan made a motion to approve the minutes with date of Minutes to reflect 2018. Commissioner Massey seconded the motion with changes, and it carried.

II. PUBLIC PARTICIPATION - None

III. *Amend the City Zoning Code – to allow smaller, higher density single-family lots in newly proposed and developed subdivision – T. Pettit*

Tim informed the Commissioners as discussed in our work session asking Commissioners to direct staff to proceed with the rezoning district. Chairman Williams asked for a motion to direct staff to proceed with rezoning. Commissioner Hupp motioned to proceed. Commissioner Robertson seconded the motion and it carried.

IV. Rezoning of Parcel# 202-22-008D from Multi-Family (R-3) to Central Business District (CBD) – Steve Patel

A. Report to the Planning and Zoning Commission for review.

Tim presented this request from Steve Patel for rezoning, the application has been completed, all fees have been received at this time no comments relating to this zoning.

B. Owner present project

Ken from Mogollon is available and the potential owners. Steve Patel is condition to this agreement and Mike Cowen is the owner gave approval to proceed contingent to Commissioner approval. Ken Holskiler from Mogollon engineering representing Mr. Patel and Mr. Cowen. Mr. Holskiler did not have a presentation but if the Commissioners have any questions, he will oblige. Commissioner LaGro will you be presenting the information of the hotel itself, the scope of work? Mr. Holskiler stated it is a Marriott a cookie cutter same style of the others, running about 94 or 95 rooms. Commissioner Massey asked would drainage and cut off be addressed. They will be putting in a desalination east on route 66 and enter on the west end of parcel and through the side. Parking is good, will install a curb and sidewalk along route 66. Met all water and sewer demands. Commissioner Hupp asked if he was referring to the wash for water flow, he is there will be no

change of water flow, no detention of water.

RECESS TO PUBLIC HEARING 7:10pm

RECONVENE REGULAR PLANNING AND ZONING SESSION: 7:15pm

C. Discussion and Decision

Commissioner Robertson asked if we have received any feedback from the community regarding this rezoning, we have not. Commissioner Brutvan motioned to approve to council the request of Steve Patel rezoning of Parcel#202-22-008D from Multi-Family (R-3) to Central Business District (CBD) with the following condition: The development of the property must be in substantial conformity with the attachments of full size plan if not it will cause the rezoning to revert back to Multi-Family residential. Commissioner Robertson seconded and it carried.

V. Williams Water Master Plan – Woodson Engineering

A. Report to the Planning and Zoning Commission for review.
Tim introduced Mark Woodson and Michael Janes from Woodson Engineering representing the City as our Engineer who have created the City's Water Master Plan.

B. Owner present project

Mark Woodson gave a brief introduction on their objectives and the desire to meet the May 31, 2018 deadline for our Grant, he forwarded the presentation to Michael who has been directly involved in this project. Mike took over reminding them he would go through this and invites questions, comments etc. from Commissioners.

He began with how the systems works starting with the current system source and raw water and where it came from.

- The system is made up of reservoirs, naming them.
- Provided background and history of our current system. He explained the Dogtown 1 and 3 are the city's primary water sources and explained water routing to the plant, and the available sources of water.
- Purpose and scope. The City of Williams is currently experiencing a steady period of growers both commercially and residentially. The current growers will require upgrades in the water system to provide reliable and adequate supply and delivery of potable water.
- Planning - the City population fluctuates between summer and winter. Steady but moderate population growth is expected over the next 5 years. Currently plans have been submitted for 2 new hotels and 1 hotel expansion project. At full buildout there could be an additional 2,445 available residential lots and 186 acres of commercial/industrial land available for development.
- Existing system description and summary – there are 5 wells, 7 finished water storage tanks, approximately 36 miles of potable water lines, approximately 13 miles of raw water lines, and 5 booster pump stations. He listed the reservoirs,

wells, tanks and booster pump stations. He explained the potable water distribution system and raw water system.

- He went over the water department outline - organization chart.
- Current and future demands – went over water sales table in years, months and gallons.
- Water production – by years, months and gallons.
- Water loss, calculated per capital water use, peaking factors, and anticipated demand areas.
- Future full buildout demands – ***could be***: average daily demand = 600,000 gallons per day; Peak daily demand = 1,800,000 gallons per day and Peak monthly demand = 54,100,000 gallons per month.
- Existing infrastructure – The City has the potential to supply water from reservoirs and 5 wells to the system. Water is treated in the Water Treatment Plant and then stored in 7 potable water storage tanks. These potable water storage tanks provide water to the distribution system through a gravity feed. He went over each and pumping stations.
- Distribution – The City's distribution system has 4 different zones, 5 booster stations, 7 storage tanks, fire hydrants and many different sizes of pipe. Most of the system is gravity fed from Zone #1. Besides potable water, this system is also used for fire protection. There are over 400 fire hydrants in this system. Every year, as part of the routine maintenance, the City flushes fire hydrants to ensure they operate property as well as to clean build up out of the water mains. An Insurance Services Office fire rating study was just completed and the City's entire system scored very well. The report concluded the the City's fire rating was excellent which has a direct effect on insurance premiums.
- Treatment Plant – This is a conventional treatment plant in which the general layout is aeration, chemical injection (alum, polymer and chlorine), flocculation, sedimentation, filtration and disinfection.
- Pressure Zones- there are 4 pressure zones and Mike went through each of them with Council. Zone #1 is the main part of the City, #2 is area served by Tabor St. Tank, Zone #3 is the country club area served by One Million Gallon Tank, and Zone #4 is the areas served by the Twin Tanks.
- Vulnerabilities – tied to delivering water to the Treatment Plant, not enough redundancy in the system to supply water without the Water Treatment Plant, with the exception of the Santa Fe Well, and amount of storage capacity of the potable water storage tanks.
- Future water system improvements – Improvements can be made in the areas of supply, supply transmission, distribution and storage.
- Supply - Well water should be treated and directly delivered to the potable water system and not sent to the Water Treatment Plant. Water from Dogtown Well #1 and #3 would only require chlorine injection to be suitable for potable distribution. This will save on treatment costs, improve supply reliability, and greatly increase the potable water supply.
- Dogtown Waterline should be replaced to increase the transmission capacity

from the City's main sources of water. The replacement should include the installation of dual water lines, one potable waterline dedicated to the wells and one raw waterline dedicated to the lake. The well water could then be connected directly to the potable water distribution system. Only the lake water would need to be treated at the Water Treatment Plant. The Sweeetwater Well should be developed and made operational. This project should be concurrently completed with installing a packaged Arsenic Treatment Plant to treat water from the Sweetwater Well and the Rodeo Well. This would include installing a water line from Sweetwater to Rodeo. This water would then be connected to the existing potable water distribution system in Grand Canyon Blvd.

- These two projects would allow the City to meet current and anticipated future demands for the City using only well water. This would be advantageous during periods of extreme drought where surface water from the reservoirs is not available.
- Distribution – the existing issues within the distribution system can be attributed to undersized pipe sizes, single feed areas, or a combination of issues.
- Fire Flow – regards Kaibab Estates neighborhood, flow along Route 66 and Railroad Ave., as well as, Loves' Travel Station were addressed.
- Pressure – Arnold Acres Neighborhood and Tabor Tank fed areas are noted as projects, while not necessarily critical in nature, should be addressed to improve the operation, pressure, and fire flow availability of the system.
- Storage – The existing system could use approximately 500,000 gallons of additional storage in its current operating conditions and average demands. Repairs to the current system can be made to help this and a new storage tank is needed.
- Address Future Deficiencies and Vulnerabilities – many of the improvements identified in the Existing Deficiencies and Vulnerabilities section will not only address the current issue but also provide for future demands on the system. The biggest change would be the deficient amount of storage on the system. This amount would increase an additional 356,000 gallons, but would be addressed by oversizing a new water storage tank to one million gallons.

Commissioner Hupp asked what project would be number one, Mike Dog town Waterline which happens to be the most expensive. Prior to the beginning of the project will be another thorough survey of the area. Commissioner Hupp asked if there is any possibility of sleeving the line but unfortunately it was placed in the mid 50's by the railroad to supply steam to the Engines and is either cast iron or other composite that may be deteriorated the only way to determine would be to dig up the lines. Commissioner LaGro asked how deep is the well at dog town. 3600 feet.

RECESS TO PUBLIC HEARING 7:50pm

Wendy Howell from the Williams Grand Canyon News asked about Dog Town lines if possible, there may be leaks and if they were able to analyze that. They looked at what the plant produce and collected from staff how much they have sold, also pool involved in this survey. Total amount of water produce and total used you come up with an average percent of loss, Williams runs around 10-18% loss currently.

RECONVENE REGULAR PLANNING AND ZONING SESSION 7:54

C. Discussion and Decision
Commissioner Hupp motioned to accept and forward to Council for approval the Williams Water Master Plan. Commissioner Brutvan seconded and it carried.

IV. ADJOURN The meeting adjourned at 7:55 p.m.

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Buck Williams, Chairman

ATTEST

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Sue Bennett, Deputy City Clerk