

**CITY OF WILLIAMS CITY COUNCIL**

**ANNOTATED MINUTES  
AGENDA ITEM**

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**JUNE 28, 2018  
COUNCIL ACTION**

***I. PROCEDURES***

**A. A. Call to Order**

Mayor Moore called the meeting to order at 7:00 p. m.

**B. Pledge and Invocation**

The pledge of allegiance was recited and George Glen provided the invocation.

**C. Roll Call**

Mayor John W. Moore, Vice-Mayor Don Dent, Council members Bernie Hiemenz, Frank McNelly, Lee Payne (arrived at 7:05), Dawn Trapp, and James Wurgler were present and constituted a quorum. Present from City Staff was Acting City Manager and Finance Director Keith Buonocore, Lt. Darrell Hixson, Public Works Director Tim Pettit and City Clerk/HR Director Pamela Galvan.

**D. Approval of Minutes: June 14, 2018**

Vice-Mayor Dent made a motion to approve the minutes of June 14th, 2018 as presented. Councilmember Hiemenz seconded the motion, and it carried.

**E. Adopt Agenda**

Councilmember Hiemenz made a motion to adopt the Agenda as presented. Councilmember McNelly seconded the motion, and it carried.

***II. PRESENTATIONS - None***

***III. PUBLIC PARTICIPATION – None***

***IV. CONSENT AGENDA ITEMS***

***A. Approval of Purchase Orders: K. Buonocore  
None***

***IV. CONSENT AGENDA ITEMS  
CONVENE TO PUBLIC HEARTING – 7:02***

***Pursuant to A.R.S. #38-431.02, a Public Hearing will be held on the Tentative Fiscal Year 2018-2019 Budget so the public will be informed and has an opportunity to ask questions and offer input.***

Mayor Moore open the floor for public discussion. No comments or questions were brought forward.

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***RECONVENE TO REGULAR SESSION - 7:03***

***B. Council may adopt Resolution No. 1367 adopting the Budget for Fiscal Year 2018-2019. J. Moore***

Vice-Mayor Dent made a motion to have Resolution No. 1367 read by number and title only. Councilmember Hiemenz seconded the motion, and it carried.

The City Clerk read Resolution No. 1367 by number and title only.

McNelly made a motion to approve Resolution No. 1367 adopting the Budget for Fiscal Year 2018-2019. Councilmember Trapp seconded the motion, and a roll call vote was taken.

Councilmember McNelly – Yes

Councilmember Trapp – Yes

Councilmember Hiemenz – Yes

Councilmember Payne – Yes

Councilmember Wurgler – Yes

Vice-Mayor Dent – Yes

If Mayor Moore voted it would be yes.

***C. Council may adopt Resolution No. 1368 approving the Expenditure Limitation of \$25,707,109 in Fiscal Year 2018-2019: J. Moore***

Councilmember McNelly made a motion to have Resolution No. 1368 read by number and title only. Councilmember Hiemenz seconded the motion, and it carried.

The City Clerk read Resolution No. 1368 by number and title only.

Councilmember McNelly made a motion to adopt the Expenditure Limitation of \$25,707,109.00 for the Fiscal Year of 2018-2019. Councilmember Hiemenz seconded the motion, and it carried.

Mayor Moore took a moment to explain the importance of Proposition 415 passing at the next election. Without it passing, the City is restricted in funds.

***D. Council may approve Resolution No. 1369 allowing the City of Williams to enter into a financial agreement with Government Capital Corporation for the purchase of a Perpetual Software System for its Police Department: J. Moore***

Councilmember Wurgler made a motion to read Resolution No. 1369 by number and title only.

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Councilmember Payne seconded the motion, and it carried.

The City Clerk read Resolution No. 1369 by number and title only.

Councilmember Payne made a motion to allow the City of Williams to enter into a financial agreement with Government Capital Corporation for the purchase of a Perpetual Software system for its Police Department. Councilmember Hiemenz seconded the motion, and it carried.

*E. Council will determine how many readings will be required for Ordinance No. 966, levying upon the assessed valuation of the valuation of the property within the City of Williams: J. Moore*

Vice-Mayor Dent made a motion to approve Ordinance No. 966 for the taxation of the Communities Facilities District to raise the amount of \$7,500 dollars. Councilmember Hiemenz seconded the motion, and it carried. (Additional readings waived)

*F. Council will determine how many readings will be required for Ordinance No. 967, levying upon the assessed valuation of the property within the Williams Community Facilities District: J. Moore*

Clarification was made that this Resolution is for the whole town.

The tax rate last year was 1.4% and goes down this year to 1.3% the assessed value went up. This happened because property values went up if we kept the tax rate the same it would raise more money. We chose to keep the same amount of revenue from property taxes which means your city tax will go down.

- Keith Buonocore noted that the property tax has not gone up in the past 6 years.

Vice-Mayor Dent made a motion to have Ordinance No. 967 read once by number and title only setting the tax rate at 1.3551%, and declaring an emergency. Councilmember McNelly seconded the motion, and it carried.

The City Clerk read Ordinance No. 967 by number and title only.

Councilmember McNelly made a motion to adopt Ordinance No. 967 levying upon the assessed valuation of the property within the Williams Community Facilities District. Councilmember Payne seconded the motion, and a roll call vote was taken.

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Councilmember McNelly – Yes  
Councilmember Hiemenz – Yes  
Councilmember Wurgler – Yes  
Mayor Moore would have voted yes.

Councilmember Payne – Yes  
Councilmember Trapp – Yes  
Vice-Mayor Dent – Yes

***CONVENE TO PUBLIC HEARING – 7:15***

***Pursuant to Arizona State Law, the public will be heard on its comments regarding the creation of a new zoning district R1-4, single family residential District (4000 sq. ft. min. lot size).***

Mayor Moore explained the city is looking at a piece of property on Airport Rd. There is a developer very interested in building smaller homes for the community.

- The question was asked if these are VRBO's (Vacation Rentals by Owner). Mr. Pettit replied, "No", and was asked if he is sure. Mr. Pettit replied, they have not supplied the CC&R's (Covenants, Conditions and Restrictions) yet, but the city is not going to allow them.
- Councilmember Trapp asked if they are going to be owner occupied. Mr. Pettit replied, "Yes". The intent right now is the developer is going to stick frame every one of them, carry the papers on most of it, and that is the way they are going to be sold, individually.
- George Glen asked how many units are being developed. Response, 20 to 35 lots, on 5.1 acres.
- There will be an HOA (Home Owners Association); there will be tracts within the subdivision that will be maintained through it.
- The subdivision plat will be brought before P&Z and then to Council for approval.
- This will create description for the R1-4 zoning.
- Mayor Moore asked this to return to the public for discussion for further comments from them.
- Councilmember Trapp asked what the actual lot size is now, the minimum.
- Lindy, asked if it is going to natural gas or propane supplied. It cannot be propane because the City of Williams has a franchise agreement with Unisourse.
- There was further discussion about the actual zoning, gas supply, roads, electric, and road maintenance.
- George Glen asked if these are single family dwellings. Reply, yes.
- Mayor Moore noted that he had the opportunity to look at this and said Council needs to make the decision in creating a new R1-4 zone or not, and asked if there were any further questions about anything.
- It was inquired as to whom the developer is, and where exactly the property to be developed is; on Airport Rd.

***RECONVENE TO REGULAR SESSION - 7:23***

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**G. Council will determine how many readings will be required for Ordinance No. 968 creation of a new zoning district R1-4.**

Vice-Mayor Dent did not feel that making this an emergency would be of any harm, because they are not actually rezoning, they are creating a new district.

Vice-Mayor Dent made a motion to approve Ordinance No. 968 as presented, and declaring an emergency with a single reading by number and title only. Councilmember Hiemenz seconded the motion, and it carried.

The City Clerk read Ordinance No. 968 by number and title only.

Councilmember McNelly made a motion to adopt Ordinance No. 968 for the creation of a new zoning district R1-4. Councilmember Payne seconded the motion, and a roll call vote was taken.

Councilmember McNelly – Yes

Councilmember Payne – Yes

Councilmember Hiemenz – Yes

Councilmember Trapp – Yes

Councilmember Wurgler – Yes

Vice-Mayor Dent – Yes

Mayor Moore would have voted yes.

**H. Council may discuss and take action in awarding Cactus Asphalt the chip seal bid work in the amount of \$344,187.00: M. Woodson**

Mayor Moore explained the areas to be repaired, as well as the bids received and opened.

Areas of repair: South Rd. from the City out to the city property line, Country Club Rd., East and West Route 66, and all connector roads between Railroad and Route 66. Crack seal will take place before the chip seal work. Work will begin upon approval from Council. This is a three-week project, but we are allowing them 60 days to complete.

Councilmember Wurgler made a motion to award the chip seal bid to Cactus Asphalt in the amount of \$344,187.00. Councilmember McNelly seconded the motion, and it carried.

**I. Council will discuss and may take action with regards to updating the main electrical panel at Cureton Park for its lighting.**

Mayor Moore explained that this did not have to come before Council, but they wanted the public to know what is going on. There is a dangerous situation with the electrical panel.

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- We received 2 bids and are going with the \$19,000 dollar bid from Enviro Tech.
- If we do not fix we should shut it all down.

Councilmember Payne made a motion to replace the main electrical panel at Cureton Park. Councilmember McNelly seconded the motion, and it carried.

*J. Council may discuss and take action on the IGA with Coconino County for the City Transfer Station. K. Buonocore*

Mayor Moore explained that the County is pulling up and out, we are negotiating with them and are getting a little more money out of them for another year. This year is the full amount, then reduced by one third each year after until the fourth year, and they pull out. It allows us time to make adjustments.

Councilmember Wurgler made a motion to approve the IGA with Coconino County for the City Transfer Station. Councilmember Trapp seconded the motion, and it carried.

*K. Council may discuss and take action on the annual Airport Capital Improvement Plan. K. Buonocore*

Mayor Moore explained that this is a housekeeping item. We match with 10% of \$6,200.00 dollars being \$626.00 dollars. This is the capital plan. We have to update the plan every year so that we can get the FAA and ADOT grants.

Vice-Mayor Dent made a motion to take action on the annual Airport Capital Improvement Plan. Councilmember Hiemenz seconded the motion, and it carried.

**VI. REPORTS, CURRENT EVENTS AND INFORMATION ITEMS**

**Mayor and Council:**

- Mayor Moore attended his last NACOG meeting as Chairman and asked Dawn Trapp to attend the meeting with us. After the NACOG meeting she went out with newly appointed USDA representative for the state to try to find out what monies might be available through grants or loans.
- Road 51 that passes by Bearizona was addressed again, and the increased amount of traffic that continues to rise on it because of I-40 roadwork. We have to keep the road open and passable. We have spoken to people about working on it. We would have to spend \$105,000.00 dollars, more or less. We received a bid for \$150,000.00. We have talked to Fann and others about the road. Keith confirmed that we have money in place to do this.

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- Councilmember Trapp asked how this was going to be done. We are bringing it up to Forest Service standards by following the Forest Service recommendations with clay and cinders. Mayor Moore explained that we have graded the road over the years and graded the surface off creating a lake effect, and that needs to be repaired. We are going to take care of the east and west portion of the road. Mayor Moore instructed staff to begin moving forward with this at the beginning of next week.
- Councilmember Trapp met with the new director of USDA. She has worked with the USDA before with Camp Civitan in obtaining grant monies and has invited him up to talk about some different projects. Water is one of the big projects and economic development is another. I will keep you posted and see if we can get some grants. They are grandstand loans, low-income loans at about 3.5% over a 30-year period.

### **Staff Reports:**

- The Lions Club has contacted us and would like the Starr on the hill lite for the 4th of July. We will.
- Assistant Fire Chief Moede noted that the Railroad is letting us borrow 2 water tankers for the hazard mitigation plan. They are 16000 gallons a piece. Mayor thanked him for all his work with this.
- George Glen is now the Chairman of the Housing Authority Commission, and Kerry-Lynn Moede is the co-chair. He is also Chairman on the Hospital Board and a board member with North Country Healthcare. George has been given authority to announce that the demolition will begin in 2 to 4 weeks at our current healthcare center and the construction timeline is August 2018 through December 2019, maybe January 2020.
- Guy Mikkelsen is taking over as the director with the Housing Director on September 1, 2018.
- Tim Pettit was contacted by DEC they are building the new healthcare center and will be pulling permits next week so construction can begin next week.
- Councilmember Wurgler stated that George is an asset to the City, as he possess a good rapport with each of the boards and commissions.
- Tim Pettit mentioned the arch legs on the west side are set.
- Mayor Moore expressed his gratitude for the city crews and staff because more is being done now than ever, and asked that we thank them as well when they can.

### **VII. ADJOURN**

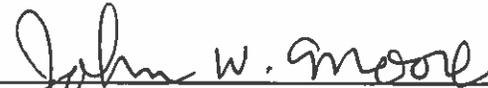
The meeting adjourned at 7:45 p.m.

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\_\_\_\_\_  
Mayor John W. Moore

ATTEST:

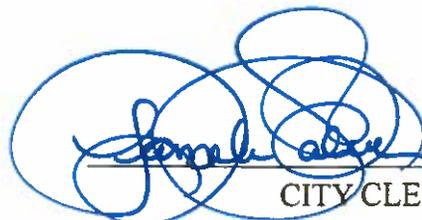
  
\_\_\_\_\_  
City Clerk

CERTIFICATION

State of Arizona,     )  
                                  )     ss.  
Coconino County,    )

I, PAMELA GALVAN, do hereby certify that I am the City Clerk of the City of Williams, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Williams held on June 29, 2018. I further certify that the Meeting was duly called and held and that a quorum was present.

Dated this 29th day of June 2018.

  
\_\_\_\_\_  
CITY CLERK