

**TOWN OF PRESCOTT VALLEY
REGULAR COUNCIL MEETING
MINUTES
January 24, 2013**

Library Auditorium
7401 E. Civic Circle
Prescott Valley, Arizona 86314

1. CALL TO ORDER

Mayor Skoog called the meeting to order at 5:38 p.m.

2. INVOCATION

The Invocation was given in the Community Facilities District meeting immediately prior to this meeting.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said in the Community Facilities District meeting immediately prior to this meeting.

4. ROLL CALL

Present: Vice Mayor Tjiema, Mayor Skoog, Council Member Lasker, Council Member Mallory, Council Member Nye, Council Member Anderson, and Council Member Whiting.

5. SCHEDULED ANNOUNCEMENTS & PRESENTATIONS

a. Student of the Month, Amber Wiste

Council member Whiting introduced Amber Wiste as the Prescott Valley Rotary Club Student of the Month from Bradshaw Mountain High School for her leadership and volunteer achievements affiliated with the Interact Club, Big Brothers & Big Sisters, Link Crew helping mentor Freshmen at the school, Youth Leadership Conference (RILA), Conservation Corp program, and in the top 12 percent of her class.

Mr. Court Miner, Principal of Bradshaw, commented about Amber's character. She was picked as a peer tutor. She became a one-on-one aid assisting a handicapped student in her class who needed help. Amber will graduate with 28 credit hours (only 22 necessary) and an additional 18 college credit hours with the dual enrollment courses she has taken.

Whiting presented Amber with a Certificate and a paper weight to commemorate this distinction and her achievements. Amber thanked the Rotary Club and Council for giving her the

opportunity to receive the award. Amber thanked her teachers and administration at the school and her family and friends that have been a part in raising her and making her the person she has become today. Amber's parents thanked everyone for recognizing their daughter and said they are very proud of her. She is inspiring and a great kid. Her sister said she has always looked up to her and she is very proud of her.

b. Library Board of Trustees Annual Spotlight Report; Larry Martin, President

Mr. Larry Martin hit the highlights of the 2011/2012 Spotlight Annual Report from the Library, the cover of which honors Stuart Mattson for his 25 years of service as the Prescott Valley Librarian. Mr. Martin pointed out the newest functions and latest technologies being employed in the library. He commented that the bookstore is doing extremely well and is a fine extension of the library.

c. FBI Academy Graduate, Cmdr. Art Askew

Chief Fessler introduced and recognized Commander Art Askew as a recent graduate of the FBI Academy. Fessler recognized and thanked Allison (Cmdr. Askew's wife) for supporting the family in his absence allowing him to attend the school.

Cmdr. Askew thanked Mayor, Council and Chief for allowing him to attend the FBI Academy. "It was a once in a lifetime experience for him and an honor to represent the Town and police department there." He thanked Sgt. Bonney who filled in for him in his absence and the rest of his staff for their support while he was gone. While he took a lot of things away from this academy, the most important things were the people he met and incredible leaders from across the world. His physical fitness partner is a superintendant in the Royal Thai Police. He learned all departments face the same issues. He now has 264 new contacts and friends he can reach out to any time to help him with whatever he needs. Knowledge was the second most important thing he took from the world class. The instructors were tops in their field, motivational, full of innovative ideas and challenged them every day. The third thing, and biggest, was he came back with a refreshed passion for the job, strengthened in his believe in honor, ethics and law enforcement. Askew thanked his family for their support and holding down the fort during the 11 week period he was away. Askew commented that contact with the international students gave him insight into how the policies and procedures may differ from in the U.S.A. but they still face the same issues.

Mayor Skoog thanked him for attending.

6. COMMENTS/COMMUNICATIONS

Council member Mallory thanked Danny Olivas, on the Parks and Recreation Commission, who organized a rebuild of a gazebo in a StoneRidge Park. Workers were thanked for their donated time and materials to the effort.

7. CONSENT AGENDA

- a. *Approval of Minutes of January 10, 2013 Regular & Executive Sessions, January 17, 2013 Work Study Session*
- b. *Approving the request of an Officer Change and Acquisition of Control of the Series 10 Liquor License held by Kmart Corporation located at 7550 E. State Route 69 to Jeffery Alan Bick*
- c. *Approving Reversionary Plat RP 12-005 on Verde Vista Drive for James W. and Lola Challis*
- d. *Approving a \$10,000 transfer from Contingency Funds to Library Maintenance for Library window drapery purchases*
- e. *December Investment Report*
- f. *December Monthly Financial Report*
- g. *Approving Accounts Payable for January 1 thru January 15, 2013*

Council Member Nye made the MOTION, seconded by Council Member Whiting, to approve all items listed on the consent agenda, by electronic vote. MOTION carried with 7 ayes and 0 nays.

8. NEW BUSINESS (FOR REVIEW, COMMENT, AND/OR POSSIBLE ACTION)

- a. *Consideration of appointing Cherie Dreves to a term expiring October 31, 2014 on the Planning and Zoning Commission*

Vice Mayor Tjiema commented that Cherie is a tough cookie who will help balance the "high testosterone" level on the Planning and Zoning Commission. Cherie has volunteered for this commission and has many great credentials. She will be a great asset to the commission. Council members Lora Lee Nye and Patty Lasker interviewed the candidate and are recommending the appointment of Cherie fill the vacancy made by Lana Young's departure. Lasker commented that sometimes it is a tough decision, but this time it was a 'no brainer'. She will hold everyone accountable and her learning curve should be very easy.

Vice Mayor Tjiema made the MOTION, seconded by Council Member Lasker, to approve Motion to appoint Cherie Dreves to a term expiring October 31, 2014 on the Planning and Zoning Commission, by electronic vote. MOTION carried with 7 ayes and 0 nays.

- b. *Consideration of reappointing Daryl Johnson to the Board of Adjustment to a term with a renewal date of January 31, 2016*

Vice Mayor Tjiema said this will be a reappointment for Daryl on the Board of Adjustment. Daryl Johnson was first appointed to the Board of Adjustment in December 2008 to fill a partial term. This reappointment will be Daryl Johnson's 2nd reappointment and 3rd consecutive term.

Daryl commented that he has been in the community a long time and wanted to give a little bit back to the community. He said the Board doesn't have many meetings which means the departments are doing their jobs. Of course, the building industry is down as well. He is happy to serve another term.

Council member Nye commented that while the meetings are few and far between they are critical when they are held. Council member Lasker added that she hopes this board does not get busy which would indicate that there is a problem someplace. Council members Nye and Lasker thanked him for his willingness to continue to serve. Mayor Skoog said he has known Daryl for years. He possesses construction knowledge that is second to none.

Council Member Lasker made the MOTION, seconded by Council Member Nye, to reappoint Daryl Johnson to the Board of Adjustment to a term with a renewal date of January 31, 2016, by electronic vote. MOTION carried with 7 ayes and 0 nays.

- c. Consideration of approving the Out of Scope Letter Agreement with CH2M HILL OMI in the amount of \$32,733.00 for the installation of underground conduit and control wiring for the North Plains Recharge Project

Utilities Director Neil Wadsworth said this portion of the contract is outside of the contract in place right now. This work will include control wiring, conduit and some of the SCADA controls. Monitoring the water levels in the ponds and the flow of water it will be transmitted back to the treatment plant by radio of the SCADA system.

Council member Nye asked that Wadsworth explain what a SCADA system is. Wadsworth explained that a SCADA computer system (Supervisory Control and Data Acquisition) will allow the town to monitor the data and remotely control and/or automate control of the flow or level. Council member Whiting questioned why this is being done now as opposed to later when it was scheduled. Wadsworth responded that we want to work concurrently with the contractor on the current job now. Staff did not want to slow the project down and wait for this design work to get done before it is bid out.

Council Member Mallory made the MOTION, seconded by Council Member Anderson, to approve the Out of Scope Letter Agreement dated 01/08/2013, by electronic vote. MOTION carried with 7 ayes and 0 nays.

- d. Consideration of approving the Out of Scope Letter Agreement with CH2M HILL OMI to include the installation of new SCADA controls and integration services at each of our 10 Wastewater Lift Stations in the amount of \$218,494.00

Utilities Director Neil Wadsworth said this is similar to the prior agreement for additional services that were not originally contemplated in their contract, but that were budgeted for this

fiscal year. This is for SCADA controls and integration services at each of the ten water lift stations that will allow them to see what is going on at the station and whether the pumps are running during an alarm period. They have auto dialers and alarm systems on them. It will activate an alarm, and then provide better information about the alarm and better control over alarm situations at the lift stations with less delay. If a spill is imminent these controls will lessen the degree of the spill. A number of years ago the town experienced some problems at a lift station resulting in a spill.

Vice Mayor Tjiema asked if this could be done in stages so as to stay within this year's budget instead of having to transfer money from other funds. Wadsworth said this could be done in stages but it is better to get it done all at once. This is not patented software – an integrator has to integrate this into some of the towns existing control systems. If the integration can be done at one time for all the lift stations the town may not experience a loss of continuity should the integrator (person) leave that company. A new person coming on to complete the job would face a learning curve to understand what the prior integrator did with the existing system. It is better to get it all done at once. We would not have the concern about some the stations having the system and the other stations not having it. The money is in the budget – it is just being transferred from one line item to another.

Council Member Whiting made the MOTION, seconded by Council Member Lasker, to approve the Out of Scope Letter Agreement dated 01/08/2013, by electronic vote. MOTION carried with 6 ayes and 1 nay. Vice Mayor Tjiema voted nay.

e. Consideration of authorizing the Mayor to sign Resolution No. 1822 adopting and approving a Final Development Plan/Plat (FDP12-006) for Granville Unit 8

Planner Joe Scott said the developer has recently decided to divide the project into two phases requiring two separate Final Development Plats for the development of 9 lots now and another FDP for the 21 lots later. The first phase will include 9 lots adjacent to existing infrastructure and then the future 21 lots will be created and developed with the approval of a new Final Development Plan and Subdivision Plat. These 9 lots were originally a part of Unit 2 but were later combined with the adjacent five acre tract that was intended for a church site thus creating a six-acre tract. The church site was never developed. The Granville developer now plans to purchase the land back and replat the original nine 9 lots plus an additional twenty-one (21) new lots within the boundary created by the Reversionary Plat.

A Preliminary Development Plan for Unit 8 comprising thirty (30) residential lots on approximately six (6) acres within the Granville Subdivision was approved by the Planning and Zoning Commission at the December 10, 2012 meeting. This Final Development Plan has been reviewed by Staff and is consistent with the approved Preliminary Plan and prior development agreements. The engineering plans for Unit 8 have been reviewed by the Engineering Division, and have been found to meet Town standards and to conform to the conditions of approval and other requirements of the development agreement. A Subdivision Agreement has been prepared for this application which defines the development criteria and financial assurance requirements. The revised documents were provided to the council.

Mr. Joe Contadino, Granville Developer, said this has been a problem site not only for the community but for the residents in that the church wasn't able to go forward. They are buying the property back which is not a for profit transaction. Given today's market they are paying way above market value for it although not as much as the church paid for it. Contadino intends to build the same style houses there that were originally slated for that property. They are separating the 21 lots due to the expense to develop the lots. They are going to build the 9 lots out to complete the neighborhood. Later they may come back and do the other 21 lots. They have found that there is no capability to develop lots as the folks that used to prepare the lots are no longer here. The horse power that was once here to develop lots is now gone. Contadino commented that the market is as good as they want it to be right now. If it got any better they would have trouble keeping up.

Council member Nye commented that it was Mr. Contadino's business acumen and ability to be adaptable during the down housing market that has allowed his company to survive.

When the market went south, everything stopped. Contadino said they have been on a '2 house' start for the last 8 or 9 months.

Town Manager Tarkowski stated that Joe made good on promises during those down times to those that had purchased properties in his development. He put in a pool, a fitness center and built ramadas.

Contadino said it was painful to do those things. But while in the midst of it, you look at the market and say, what are you going to do to attract buyers. Building a club house and fitness center and putting in a pool wasn't cheap. They have always taken into consideration the value of the home owners who invested in them in the form of the houses they purchased. They refused to dump houses on the market at below market housing during the bad times. It has paid off. He believes they have the highest resale value in all master planned communities now.

Council member Anderson thanked him for not choosing to use a CFD for financing. It has proven to be a blessing to the council. Council member Mallory said they bought a home in Granville a few years ago. They appreciate his hard work and going through the hard times. "Seeing the work going on out there now is uplifting for the homeowners out there. Thanks for sticking in there and thanks for the improvements."

Council member Mallory made the MOTION, seconded by Council member Anderson, to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1822 adopting and approving a Final Development Plan/Plat (FDP12-006) for Granville Unit 8, by electronic vote. MOTION carried with 7 ayes and 0 nays.

9. COMMENTS FROM THE PUBLIC

No comments were forth coming.

10. ADJOURNMENT

Council Member Mallory made the MOTION, seconded by Council Member Anderson, to adjourn the meeting, by electronic vote. MOTION carried with 7 ayes and 0 nays. Mayor Skoog adjourned the meeting at 6:47 p.m.

ATTEST:

APPROVED:

Diane Russell, Town Clerk

Harvey Skoog, Mayor

STATE OF ARIZONA)
COUNTY OF YAVAPAI) ss:
TOWN OF PRESCOTT VALLEY)

CERTIFICATE OF COUNCIL MINUTES

I, Diane Russell, Town Clerk of the Town of Prescott Valley, Arizona, hereby certify that the foregoing minutes are a true and correct copy of the Minutes of the Regular Meeting of the Town Council of the Town of Prescott Valley, held on Thursday, January 24, 2013.

I further certify that the meeting was duly called and held and that a quorum was present.

Dated this January 28, 2013.

Diane Russell, Town Clerk