

MINUTES OF THE WORK SESSION OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD MAY 11, 2010, 2010, SCHEDULED AT 6:00 P.M., AT THE CITY COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

CALL TO ORDER AND ROLL CALL

Mayor Joens called the work session to order at 6:00 p.m.

COUNCIL MEMBERS PRESENT

Diane Joens, Mayor
Tim Elinski, Council Member
Duane Kirby, Council Member
Linda Norman, Council Member
Darold Smith, Council Member

COUNCIL MEMBERS ABSENT

Karen Pfeifer, Vice Mayor
Terence Pratt, Council Member

STAFF MEMBERS PRESENT

Dan Lueder, Development Services General Manager
Deborah Breitreutz, Wastewater Superintendent
Joe Steinke, Building Official
Kyla Allen, Executive Assistant to the City Manager
Richard Smith, Deputy Clerk

Doug Bartosh, City Manager
Steve Horton, City Attorney
Mike Casson, Fire Chief
Rick Contreras, Fire Marshal

ITEMS FOR DISCUSSION, CONSIDERATION, AND POSSIBLE DIRECTION TO STAFF:

PRESENTATION ON THE SECOND PHASE OF A FEASIBILITY STUDY FOR A RIVERFRONT PARK WATER RECLAMATION FACILITY

Mr. Lueder stated in October 2008, the Council was presented with a staff concept for a water reclamation facility at Riverfront Park. In January 2009, the Council had authorized Coe & Van Loo (CVL) to conduct a feasibility study of such a project. The results of this study were discussed by the Council in July 2009. At that time, staff and CVL were asked to conduct additional studies and present them for discussion by the Council. The proposal was an operational issue not one of development. Lift Station 3 (LS-3), located in Riverfront Park, was extremely expensive to operate and posed a vulnerability to the city in the event of its failure, since it pumped the bulk of the city's sewage. The reclamation facility would reduce the city's reliance on LS-3, and provide a source of reclaimed water to be used in the park to keep it green year round. This would eliminate use of river water for irrigation in the park.

Mr. Ken Knickerbocker, Vice President and consulting engineer of CVL, gave a PowerPoint presentation. He stated the location chosen for the facility was located near LS-3. While partially located within both 100-year and 500-year flood lines, provisions to protect it could be made through a combination of elevating its site and the construction of flood walls around it. The advantages of the facility would be its energy efficiency, the fact it would

have the latest technology, and be community and environmentally friendly. The various technologies had already been proven safe, reliable, and affordable at similar facilities around the country. It would incorporate modern odor control and its water purified through advanced oxidation methods and biological filters to ensure the elimination of pharmaceuticals. The effluent would be pure enough to use for park irrigation and could, if necessary, be released into the Verde River since it would meet all ADEQ and EPA standards. It could also be sent to the existing wastewater treatment plant to assist operations there or diverted to the fishing ponds at Dead Horse Ranch State Park.

Ms. Kathleen Fitzpatrick, of CVL, stated solar power was contemplated as part of this facility. She discussed various types of panels available and various mounting systems that could be used. She believed it was important to include an experienced solar consultant as part of the project team. The city had several funding options. It could enter into a power purchase agreement, leasing the equipment or purchase it outright. Various incentives could be taken advantage of. The federal government offered a 30 percent tax credit to the provider of a power purchase agreement, which could be a negotiating point in the city's agreement with them. Use of solar power would lower electric bills and accrue renewable energy credits. For a modest cost the city could offer the community on its website a visual monitoring center dynamically demonstrating electricity production and use at the site. The site itself could be made an educational resource to demonstrate the various sciences and technologies involved in reclamation. Using the 12,000 square feet of estimated available roof space on the proposed facility design, it could generate 23 percent of the electricity needed for its operation at an initial cost of approximately \$770,000. Power needs of 30 percent could be obtained at a cost of approximately \$1 million, but would require solar panels to be mounted in additional locations which possibly could be existing city structures nearby or there could be the creation of new covered parking.

Mr. Knickerbocker stated the flood wall needed would vary in height. A scour study would be necessary to ensure the changes to the site would not result detrimentally to water flows during floods. Water from Railroad Wash would be channelized and diverted around the facility. Hydraulic studies would be conducted prior to construction of the channel.

Mr. Lueder stated the cost of running LS-3 was increasing and it was pumping to the main treatment plant which itself was obsolete and already was being utilized at 75 percent capacity.

Council Member Kirby stated his support for going forward with the project.

Mr. Lueder stated the next steps to be taken would be to prepare a scope of work to be reviewed by the Council. If approved, the project could be completed in as few as 24 months.

Council Member Smith asked if there would be public input.

Mr. Lueder stated a public hearing could be held in view of the concerns regarding flooding.

Mayor Joens stated that all the meetings at which this topic had been discussed were open to the public.

Council Member Smith asked about funding for the project and what would become of the existing treatment plant.

Mr. Leuder stated the project would be paid for from capital reserves set aside for such purposes. The existing plant would continue to be operated. Inflow would be reduced which would lengthen its life and reduce costs. ADEQ required water authorities to begin planning new facilities when existing facilities reached 80 percent of their capacity.

Council Member Elinski stated his support for the project and the need to educate the public regarding the steps that would be taken to prevent flood damage to it.

Council Member Smith stated the costs of operation would need to be known.

Mr. Lueder stated those would be included in the scope of work to be presented to the Council.

Mr. Bob Rothrock, of Cottonwood, stated his concerns about the site chosen for the project. He believed it would jeopardize use of the park and properties downwind from it and be at risk for flooding from both the Verde River and Railroad Wash, especially if its earthen dam gave way.

Mr. Bob Oliphant, of Cottonwood, stated his objections to the city's handling of capital fund accounts.

Council Member Smith stated his agreement with Mr. Oliphant and asked why those funds could not be used for operations and maintenance.

Mayor Joens stated capital reserves were set aside for capital projects and would soon be used up if applied to ongoing operational expenses. The handling of the capital fund accounts was completely transparent and should not raise any objections or questions.

Mr. Horton stated the funds from sales taxes totaled about \$13 million. A proposal of their transfer would be made. What was dynamic was their categorization. Nothing had happened to the money.

Mr. Glenn Smith, of Cottonwood, asked if the 100-year flood line could be pushed back.

Mr. Lueder stated it could be pushed back in the design.

Mr. Glenn Smith asked if there would be any adverse impact to flood levels because of the location of the project.

Mr. Knickerbocker stated any adverse impact would be mitigated by redirection of flood waters.

Mr. Glenn Smith asked what the cost of the project would be.

Mr. Knickerbocker stated it would be approximately \$5.4 million. This was less than the original estimates made last year and was largely due to the falling costs of technologies.

Mr. Rothrock again stated his concerns about the site location.

Mayor Joens asked where he thought it should be built.

Mr. Rothrock stated he didn't know.

Mr. Lueder stated Mr. Rothrock's concerns about the new facility should be applied equally to the existing lift station LS-3. The new facility would lessen risks at the site as there would be some redundancy. The site was not ideal, but it was the best that could be found.

Mayor Joens stated it was the Council's consensus, except for Council Member Smith, to move forward with the project.

Council Member Smith stated he too wished the project to move forward.

PROPOSED ADOPTION OF THE 2009 BUILDING AND FIRE CODES

Mr. Steinke stated the city was currently operating under 2003 International Building and Fire Codes which were now outdated. The city was evaluated every five years by the Insurance Services Organization (ISO) which set insurance rates. They had indicated that if the codes were not updated, a significant increase in insurance premiums could result. Most of the changes were minor in nature. One significant change would be a requirement that all new manufactured homes installed within the city be fully protected by automatic fire sprinkler systems as were other structures within the city. The cost of implementation was minimal: about \$1,600 for new code books, a cost which had already been budgeted.

Chief Casson and Mr. Contreras explained the research they had done to satisfy themselves that manufactured homes could and did meet standards for the fire sprinkler code. The increased cost was not substantial compared to the benefit derived. Staff fully supported implementation of the new standards and asked the Council to approve them.

Discussion followed regarding exceptions that would be considered for homes brought into sites where the cost of adding the one inch water hookup to handle sprinkler flows required might prove an undue hardship because of high cost. These would be decided by the fire department on a case by case basis. New construction would be required to meet the standards as would substantial additions to existing homes.

The Council consensus was for staff to proceed with preparing an ordinance for the Council's consideration at its June 1 meeting.

PROPOSED AMENDMENT TO MUNICIPAL CODE MANDATING ALL PSEUDOEPHEDRINE PRODUCTS BE MADE AVAILABLE BY PRESCRIPTION ONLY

Mr. Bartosh stated this item had been withdrawn after legal inquiries had determined it was contrary to state statute.

Discussion then followed about how best to proceed regarding this matter. Consensus was for staff to prepare a resolution to be presented to the Arizona League of Cities and Towns and local state legislators requesting they propose or pursue a statute mandating all pseudoephedrine products only be made available on a prescription basis.

ADJOURNMENT

Council Member Kirby moved to adjourn. Council Member Elinski seconded the motion, which carried unanimously. The regular Council meeting adjourned at 8:26 p.m.

Diane Joens, Mayor

Richard Smith, Deputy Clerk

CERTIFICATION OF MINUTES

I hereby certify that the attached is a true and correct copy of the minutes of a work session of the City Council of the City of Cottonwood held on May 11, 2010. I further certify that the meeting was duly called, and that a quorum was present.

Richard Smith, Deputy Clerk

Date