

**CITY OF KINGMAN  
MEETING OF THE COMMON COUNCIL  
Council Chambers  
310 N. 4th Street**

**5:30 PM**

**MINUTES  
REGULAR MEETING**

**Tuesday, April 5, 2016**

**CALL TO ORDER AND ROLL CALL**

<b>Members</b>	<b>Officers</b>	<b>Visitors Signing in</b>
<b>Richard Anderson – Mayor</b>	<b>John Dougherty, City Manager</b>	<b>See attached list</b>
<b>Carole Young - Vice-Mayor</b>	<b>Carl Cooper, City Attorney</b>	
<b>Mark Abram</b>	<b>Jackie Walker, Human Resources Director</b>	
<b>Larry Carver</b>	<b>Jake Rhoades, Fire Chief</b>	
<b>Kenneth Dean</b>	<b>Greg Henry, City Engineer</b>	
<b>Jen Miles</b>	<b>Lee Hocking, Assistant City Attorney</b>	
<b>Stuart Yocum</b>	<b>Robert DeVries, Chief of Police</b>	
	<b>Mike Meersman, Parks and Recreation Director</b>	
	<b>Tina Moline, Finance Director</b>	
	<b>Gary Jeppson, Development Services Director</b>	
	<b>Rob Owen, Public Works Director</b>	
	<b>Joe Clos, Information Services Director</b>	
	<b>Sydney Muhle, City Clerk</b>	
	<b>Erin Roper, Deputy City Clerk and Recording Secretary</b>	

Mayor Anderson called the meeting to order at 5:30 P.M. All councilmembers were present.

**INVOCATION**

The invocation will be given by Grif Vautier of Kingman Presbyterian Church.

Reverend Vautier was unable to be present. Mayor Anderson led a moment of reflection, after which the Pledge of Allegiance was said in unison.

**PLEDGE OF ALLEGIANCE**

THE COUNCIL MAY GO INTO EXECUTIVE SESSION FOR LEGAL COUNSEL IN ACCORDANCE WITH A.R.S.38-431.03(A) 3 TO DISCUSS ANY AGENDA ITEM. THE FOLLOWING ITEMS MAY BE DISCUSSED, CONSIDERED AND DECISIONS MADE RELATING THERETO:

**1. APPROVAL OF MINUTES**

**a. The Regular Meeting minutes of March 15, 2016**

Councilmember Abram and Councilmember Miles recused themselves as they were excused from the meeting.

Councilmember Carver made a MOTION to APPROVE the Regular Meeting minutes of March 15, 2016. Councilmember Yocum SECONDED and it was APPROVED by a vote of 5-0 with Councilmember Abram and Councilmember Miles ABSTAINING.

## 2. APPOINTMENTS

### a. Consideration of appointing a candidate to the Planning & Zoning Commission to replace Tyler Angle

Tyler Angle moved out of the corporate limits of the City of Kingman and therefore was not able to continue to serve on the commission. The commission met on March 8, 2016 and considered five candidates to fill the remainder of Mr. Angle's term, which ends December 31, 2017. Two of the five candidates, Thomas Schulte and Terry Shores, attended the March 8, 2016 commission meeting.

**The Planning & Zoning Commission recommends that Council appoint either Thomas Schulte or Terry Shores to fill the unexpired term of Tyler Angle.**

Applicant Thomas Schulte stated he was a candidate for appointment during the last round of vacancies and was asking to be appointed to this vacancy. Mr. Schulte stated he had experience in senior level security management at the federal, state and local levels. Mr. Schulte stated there were rules, regulations, policies and procedures at every level and he learned how to apply them to projects. Mr. Schulte stated the process could be long and painful, but it was necessary follow the system. Mr. Schulte stated he studied a lot of quality assurance systems and it was vital to look beyond the first level of impact in order to avoid the law of unintended consequences. Mr. Schulte stated he was active in the community and learned to be a team member through military and law enforcement experience. Mr. Schulte stated the hardest thing to tell a person was "no" and a denial needed to be followed up with a clear, unemotional explanation of why the decision was made. Mr. Schulte stated he chose to retire in Kingman. Mr. Schulte stated the City needed to preserve the historic nature of Kingman while allowing for its growth. Mr. Schulte stated his corporate management experience could be beneficial for the City.

Applicant Terry Shores stated she lived in Kingman for 30 years and felt she could give back to the community. Ms. Shores stated there was a lot of change over the years and she wanted to help promote more positive growth. Ms. Shores stated she worked for the State of Arizona and handled policies, procedures, laws and regulations on the federal and state level. Ms. Shores stated she would love to have the opportunity to serve to community and be a part of the team.

Councilmember Abram made a MOTION to APPOINT Thomas Schulte to the Planning & Zoning Commission. Mayor Anderson SECONDED and it was APPROVED by a vote of 7-0.

### b. Consideration of appointing a new Historic Preservation Commission (HPC) member

The Historic Preservation Commission has two vacant terms that expire in December, 2017. On March 21, 2016 the commission voted 5-0 to recommend Jacqueline Huntoon for appointment to the commission. **Staff recommends approval.**

Jacqueline Huntoon stated she was a registered architect and moved to Kingman in 2003. Ms. Huntoon stated she worked in southern Arizona on many state facility buildings and had experience with historic preservation. Ms. Huntoon stated she stopped her practice when she moved to Kingman in order to focus on her family, but has always been involved in the Kingman community. Ms. Huntoon stated her children were older now and she wanted to become more involved. Ms. Huntoon stated she loved historic architecture and thought serving on the HPC looked like an interesting opportunity.

Councilmember Miles made a MOTION to APPOINT Jacqueline Huntoon to the Historic Preservation Commission. Vice-Mayor Young SECONDED and it was APPROVED by a vote of 7-0.

## 3. AWARDS/RECOGNITION

### a. Employee recognition

In appreciation for their hard work, dedication, and loyalty, the Council would like to recognize employees who have reached years of service milestones, beginning at five years of service and continuing at each five year interval.

**Yrs of**

Service	Name	Title	Department
20	Shilling, William	Principal Planner	Development Services
15	Coffin, David	Police Sergeant	Police
15	Wyatt, Joseph	Equipment Operator A	Public Works
10	Bailey, William	Water Technician A	Public Works
10	Jeppson, Gary	Development Services Director	Development Services
10	Heitman, Daniel	Groundskeeper	Parks & Recreation
10	White, Noland	Groundskeeper	Parks & Recreation
10	Baker, Jeff	Information Technology Coordinator	Information Technology
5	Garcia, Jesse	Equipment Mechanic	Parks & Recreation
5	Hambrick, Burley	Project Manager	Public Works
5	Robert Olivas	Equipment Operator B	Public Works

**The Council would like to congratulate the following retirees on their retirement:**

Tom Blum who retired from Public Works on January 4, 2016 with over 30 years of outstanding service.

Dean Pethers who retired from Public Works on January 7, 2016 with over 30 years of outstanding service.

Chris Kimrey who retired from the Fire Department on December 26, 2015 with over 21 years of outstanding service.

Ricky Pierce who retired from Public Works on January 14, 2016 with over 15 years of outstanding service.

Roy Ratliff who retired from Public Works on February 1, 2016 with over 14 years of outstanding service.

Jeff Campbell who retired from the Fire Department on January 7, 2016 with over 9 years of outstanding service.

Mayor Anderson presented certificates to the employees who were present.

**b. Proclamation for KABAM! Festival Day**

Literacy is the foundation of the economic, educational and cultural wellbeing of a community. The Mohave Library Alliance seeks to promote literacy, the love of books and the joy of reading and has received the support of various local organizations and groups. The Mohave Library Alliance is sponsoring the KABAM! (Kingman Area Books Are Magic) Festival to promote literacy in the Kingman area.

Mayor Anderson read the proclamation and presented it to the members of the KABAM! steering committee.

**4. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC**

Those wishing to address the Council should fill out request forms in advance. Action taken as a result of public comments will be limited to directing staff to study the matter or rescheduling the matter for consideration and decision at a later time. Comments from the Public will be restricted to items not on the agenda with the exception of those on the Consent Agenda. There will be no comments allowed that advertise for a particular person or group. Comments should be limited to no longer than 3 minutes.

Kingman resident AJ Banks stated she lived near the intersection of Washington Street and Southern Avenue where recycling bins were recently relocated. Ms. Banks stated many nearby residents felt the bins were a traffic hazard because there was no place to pull off and unload the recycling. Ms. Banks stated the corner was also used as a school bus stop in the morning and having the bins there was not safe for children. Ms. Banks stated the bins would draw bugs during the summer and it was not appropriate for them to be located in a residential area.

Mayor Anderson directed City Manager John Dougherty to review the placement of recycling bins in the City and provide the information to the Council at a future meeting.

Kingman resident Herberta Schroeder stated the councilmembers needed to remember it was impossible to make everyone happy all the time. Ms. Schroeder stated the Council was elected to make decisions for the community as a whole, which meant certain individuals would be unhappy. Ms. Schroeder stated it was a difficult job to make these decisions, but continuing to revisit a topic would anger everyone. Ms. Schroeder

stated the City had ordinances addressing zoning, but there was not enough personnel to investigate every single issue. Ms. Schroeder stated the investigations were complaint driven, such as those made on a yellow conex located on Andy Devine Avenue and Hall Street.

Kingman resident Doug Dickmeyer stated the City needed a reliable source of revenue in order to grow and that could be accomplished through developing the Rancho Santa Fe traffic interchange. Mr. Dickmeyer stated the interchange had unlimited growth potential for retail and manufacturing in the City.

Kingman Airport Users Association member Gary Rucker distributed a document, which is included at the end of this report. Mr. Rucker stated it was three weeks since the organization requested to be heard by Council and he wanted to share another finding on the airport. Mr. Rucker stated he received feedback showing the majority of businesses would not recommend to other businesses to relocate to the Kingman Airport and Industrial Park or to work with the Kingman Airport Authority (KAA). Mr. Rucker stated his organization had a solid, workable plan to repair the damage. Mr. Rucker stated he assembled a local team of experts and they were ready to help the City transform the way business was conducted at the airport.

Mayor Anderson directed Mr. Dougherty and City Attorney Carl Cooper to make a recommendation to Council as to how to meet with the group or involved individuals.

Kingman resident Pat McBrayer distributed one packet of information, which is included at the end of this report. Mr. McBrayer stated he was a former councilmember and had concerns about storage containers on properties. Mr. McBrayer stated storage containers were only allowed in C-3 and industrial zones, however it appeared Mr. Dougherty and the Council were permitting storage containers to exist in C-1, C-2 and residential areas despite complaints. Mr. McBrayer asked if the decision was made at a public meeting. Mr. McBrayer asked the Council to review the documents he provided. Mr. McBrayer stated the container issue appeared to have deception and favoritism as he was currently being prosecuted by the City for having a storage container on his property. Mr. McBrayer stated the City Manager and City Attorney served at the pleasure of the Council, not vice versa. Mr. McBrayer asked the Council to discuss the issue in the Executive Session.

Kingman resident Jennifer Chambers stated she was speaking on Consent Agenda item "5f" for the sewer variance at 569 Anson Smith. Ms. Chambers stated the septic tank on her property failed and she was willing to abide by City regulations to connect to the sewer system. Ms. Chambers stated there was sewer infrastructure on Harvard Street, but not on Anson Smith. Ms. Chambers stated she owned one acre of property on a corner and following the City regulations would cost a total of \$35,000 for the sewer extension. Ms. Chambers stated she and her husband were elderly and could not afford the expense, especially when there was no way to recoup the money through a sewer payback agreement. Ms. Chambers asked the Council to grant a variance allowing sewer to be extended to the corner of the property only and not the entire frontage.

## 5. CONSENT AGENDA

All matters listed here are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the CONSENT AGENDA and will be considered separately.

### a. Special event liquor license application

Applicant Regina M. Musumeci of the Kingman Powerhouse Kiwanis has applied for a Series 15 Special Event Liquor License for an event to take place Saturday, May 21, 2016, from 4 P.M. to 11:59 P.M. at 201 N. 4th Street in Kingman. **Staff recommends approval.**

### b. Consideration of waiving requirements outlined in Ordinance 1795

On April 7, 2015, Council passed Ordinance 1795 for property located at 503 E. Spring Street which changed the zoning from Residential Single Family to C-1 Commercial Neighborhood Convenience. Part of the ordinance requires compliance with the 2012 Edition of the International Building Code (IBC) and the Americans with Disabilities Act (ADA) requirements including off-street parking to the rear of the building, constructing a six foot wall, and maintaining the historic character and appearance of the primary building. The City standards require nine off-street parking spaces due to the square footage of the building. The owner has requested that the parking requirements be waived.

Staff believes the existing wall is sufficient and recommends waiving the parking requirement due to lack of space on the property. **Council discretion.**

- c. Resolution 5003: approval of intergovernmental agreement (IGA) with the Mohave County Flood Control District for disbursement of Fiscal Year 2016/2017 tax revenues (ENG16-0010)**
- The City of Kingman has received its annual IGA from the Mohave County Flood Control District. This IGA will provide \$542,062.00 in funds for flood control related projects in the City of Kingman including projects for storm drains in Sycamore, Southern and Coronado Avenue, Eighth Street improvements, Beverly Avenue drainage easement, Southern Vista and Steamboat Drive drainage improvements, land acquisition for the drainage projects and parcels, and various drainage and maintenance erosion protection projects. **Staff recommends approval.**
- d. Application for temporary liquor license extension of premises/patio permit**
- Applicant Noble Zubaid of 66 on 66 Bar and Grill, LLC dba Canyon 66 Restaurant and Lounge has submitted a temporary application for extension of premises/patio permit for April 28, 2016 through May 1, 2016 located at 3100 E. Andy Devine in Kingman. **Staff recommends approval.**
- e. Payment to the Arizona Department of Transportation (ADOT) for Project ENG14-039**
- The total project cost is slightly higher than the original budget and Staff has received an invoice from ADOT for the project. Construction costs were originally budgeted at \$256,768.00. Those costs have increased to \$276,312.00, a difference of \$19,544.00. Due to savings during the design phase, the overmatch of \$19,544.00 can be reduced to the invoiced amount of \$7,312.00. There are also savings in the I-40 feasibility study which can be used to offset the overmatch for this project. **Staff recommends authorizing the use of Capital Project funds in the amount of \$7,312.00 to pay the invoice dated March 17, 2016.**
- f. Resolution 5007: approving a sewer extension variance for 569 Anson Smith Road (ENG16-0009)**
- On March 24, 2016, the Municipal Utility Commission (MUC) reviewed a request for a sewer extension variance to 569 W. Anson Smith Road. The subject property is approximately 1.14 acres in size and is located at the intersection of Anson Smith Road and N. Harvard Street. The applicant submitted a letter requesting that the sewer extension occur only along the portion of the Anson Smith frontage adjacent to the home. Section 7.2 (A) of the Utility Regulations requires that the sewer extension take place along the total frontage of the property to be served, which includes both the Anson Smith and Harvard Street fronts. In 2014, Council approved Resolution 4906, which allowed a corner lot to extend across one full frontage only. Resolution 5007 approves a variance to the Utility Regulations by allowing the sewer extension to occur across the Anson Smith property frontage instead of the total property frontage. The MUC voted 5-0 to recommend approval of this sewer extension exception, citing the previous variance. **Staff recommends approval.**
- g. Consideration of Amendment 3 to Engineering Contract ENG14-084**
- On March 17, 2015, Council approved construction contract ENG14-084 with Freiday Construction, Inc. to begin Phase One of a series of water and sewer projects throughout the City. Staff previously recommended that the construction manager at risk (CMAR) project be broken into separate construction phases. Amendment 3 will add an additional 180 calendar days to the construction contract time and provide additional funding to the project. **Staff recommends approval.**
- h. Proposed Resolution 5008: approving the release of a portion of the cash escrow assurance for Sunrise Business Park, Tract 6037**
- Mohave Engineering Associates, Inc., project engineer, on behalf of the property owner, Lingenfelter Family Trust, has requested the approval of a release of a portion of the cash escrow assurance. The request is to release \$116,021.00 for the completion of curbs, gutters and sidewalks, as well as utility conduit within the subdivision. The City Engineer and Public Works inspectors are in the process of verifying that the improvements are complete and in compliance with the terms of the final plat and requirements of the City of Kingman Subdivision Ordinance. **Staff recommends approval.**

Mayor Anderson requested item "5f" be removed from the Consent Agenda for discussion. Mayor Anderson asked Ms. Chambers if it was correct that the septic system had not been confirmed to have failed.

Ms. Chambers stated the tank was pumped and appeared to have experienced a blockage. Ms. Chambers stated she called a plumber and had the tank dug up. Ms. Chambers stated the tank was pumped again and the septic company stated the system had failed. Ms. Chambers stated the septic contractor notified the City that the septic system was in failure and she needed to connect to sewer. Ms. Chambers stated no one physically inspected the system to confirm it failed.

Mayor Anderson stated he did not want to vote on an action that may be unnecessary. Mayor Anderson stated the septic system should be inspected in order to verify it had failed before going through the process of connecting sewer. Mayor Anderson asked City Engineer Greg Henry if he could recommend a group to determine if the system had failed.

Mr. Henry stated a permit issued by the Mohave County Health Department stating the system failed would qualify. Mr. Henry stated the County may charge an inspection fee.

Ms. Chambers stated she contacted the County and they stated they do not inspect septic systems until the sewer was connected, at which point they issued a cease and desist permit on the septic system.

Mr. Henry stated he did not have any contractors he could recommend.

Ms. Chambers stated she wanted to comply with City regulations, but felt it was unfair to extend the sewer lines for the entire length of the property. Ms. Chambers stated she was not a developer and had no way to recoup the money spent on the lines.

Mayor Anderson asked Ms. Chambers if the variance could be held until the septic system was inspected.

Ms. Chambers stated it had already been a month and she did not want to end up with another problem if she had to wait longer. Ms. Chambers stated it would also take a long time to install sewer lines.

Mr. Henry reviewed the summary for item "5f" and displayed the map associated with the item. Mr. Henry stated the septic system required pumping at a very short interval, which could mean there was a problem with the leech field or a blockage. Mr. Henry stated it was difficult to know without inspecting the system.

Councilmember Abram asked for the average sewer extension price.

Mr. Henry stated Ms. Chambers' paperwork showed \$28 per foot for a total of 432 feet, but there were also manhole covers, pavement replacement, backfill and other expenses to consider.

Councilmember Abram stated the amount of sewer line that would extend beyond Ms. Chambers' house would total \$3,500.

Mr. Cooper stated the only way to recoup the money would be through a sewer payback.

Ms. Chambers stated the property across from her consisted of several bank owned properties that the bank would not sell individually. Ms. Chambers stated the property would not connect to Anson Smith sewer line and would most likely be installed inside the property. Ms. Chambers stated there were no other users except for two other houses, one of which had a new septic tank installed two years ago and the other which had the tank inspected in 2013. Ms. Chambers stated she could not afford the total cost of the sewer lines, even with a loan.

Mayor Anderson stated the septic system needed to be inspected to ensure it failed and if it had the Council could grant a variance.

Councilmember Miles asked if Ms. Chambers could qualify for a community development block grant (CDBG) rehabilitation grant.

Development Services Director Gary Jeppson stated Ms. Chambers' problem was eligible, but the City did not have any CDBG money. Mr. Jeppson stated the State was trying to get out of housing rehabilitation altogether and the City was still trying to work with the State on sewer extension grants from two to three years ago.

Councilmember Carver stated this issue would arise frequently with the expansion of the City and Ms. Chambers would not be the only person to face these problems. Councilmember Carver stated septic systems were not designed for dense populations, which meant the City did want people to connect to sewer, but nothing firmly showed Ms. Chambers' septic had failed.

Councilmember Carver made a MOTION to PULL item "5f." Vice-Mayor Young SECONDED and it was APPROVED by a vote of 7-0.

Mayor Anderson directed Mr. Jeppson and Mr. Henry to keep in contact with Ms. Chambers and help her determine if there was a septic system failure.

Councilmember Yocum made a MOTION to APPROVE the Consent Agenda as presented excluding item "5f." Councilmember Abram SECONDED and it was APPROVED by a vote of 7-0.

## 6. OLD BUSINESS

### a. Splash Pad development agreement

The development agreement between the City and Venture Club for the construction of the Splash Pad at Cecil Davis Park has been completed. The goal is to have the project finished by Memorial Day. **Staff recommends approval of the Development Agreement for the construction of the Splash Pad at Cecil Davis Park.**

Councilmember Carver made a MOTION to APPROVE the Splash Pad development agreement. Councilmember Miles SECONDED and it was APPROVED by a vote of 7-0.

### b. Splash Pad II

The Venture Club has raised the significant funds for building a Splash Pad in one of the parks. There is a difference of opinion between the Club, contractor and Staff as to what is essential and what is unnecessary. The two significant items that Staff is requesting are sand filters and VFD pumps. **Staff recommends including sand filters and VFD pumps as they are vitally important for long term maintenance issues and keeping the pad operational. Staff strongly recommends the above request be included in the product that will be turned over to the City for long term operation. Council discretion.**

Mr. Dougherty stated there was another request from Staff to include a rain diverter. Mr. Dougherty stated including all three components would remain within budget.

Parks and Recreation Director Mike Meersman stated none of the items were new requests as they were included in the original proposal. Mr. Meersman stated the rain diverter would redirect rain to the sewer so it did not dilute the chlorinated water. Mr. Meersman stated the variable frequency drive (VFD) pumps slowly built up to full water pressure, were more energy efficient, and reduced the chance of water hammer effects. Mr. Meersman stated the VFD pumps would extend the life of the pumping and apparatus. Mr. Meersman stated two sand filters would allow one to work as a back up filter and keep the Splash Pad operational in case one filter needed to be serviced. Mr. Meersman stated the Venture Club's recommendations would work but Staff's recommendations would create a safer system and extend the life of the equipment. Mr. Meersman stated the total cost for the three components would be \$44,000, but the utilities would be lower and wear and tear on the plumbing would be reduced. Mr. Meersman stated there were many contractors who recommended these items.

Venture Club member Lisa Bruno stated the contractor hired by the Venture Club was willing to put

in the features, but it was out of the Venture Club's budget. Ms. Bruno stated it would be advantageous to have the components, but it went beyond the scope of what the Venture Club wanted to accomplish. Ms. Bruno stated the contractor stated the components were unusual features in a standard splash pad, but may be beneficial for the Kingman area. Ms. Bruno stated the Venture Club was willing to put in the components if the City contributed. Ms. Bruno stated the Venture Club could scale back on the water features to include the components, but they wanted the big water features.

Mr. Meersman stated Staff did a lot of research and had problems with water hammer in the City's existing irrigation systems and water system. Mr. Meersman stated the components were operational items, not above ground extras such as benches and shades. Mr. Meersman stated a lot of cities contributed to these types of projects. Mr. Meersman stated the City used sand traps now and he would recommend installing VFD pumps in any new irrigation system.

Mr. Dougherty stated Council already approved \$100,000 to cover any shortage. Mr. Dougherty stated contractors did not stick around after projects were installed, but Staff did and would have to handle any problems. Mr. Dougherty stated Staff wanted the Splash Pad to be open as much as possible and did not want to have to shut it down due to blockage or dilution.

Councilmember Miles made a MOTION to APPROVE City funding for the rain diverter, sand traps and VFD pumps. Councilmember Yocum SECONDED.

Vice-Mayor Young asked if including the components would delay installation.

Mr. Bruno stated it would not.

Mayor Anderson asked for the return on investment for the components.

Mr. Meersman stated it was difficult to estimate the wear and tear and electricity cost reductions at this time. Mr. Meersman stated Bullhead City's splash pad had leaks underneath the bottom of the tank, which was costly to repair. Mr. Meersman stated any measure that could be taken to save wear and tear on plumbing under the pad was worth the investment.

Mayor Anderson called for a VOTE and it was APPROVED by a vote of 7-0.

**c. Update and possible action on fireworks fundraising efforts**

Kingman resident Erin Cochran will give a presentation to Council on her fundraising efforts for the July Fourth fireworks display. Staff would like direction from Council on whether money should be budgeted to cover any shortage in the fundraising efforts. The bids for the show are due on April 22, 2016 and Staff will need to lock in a vendor shortly thereafter. **Council discretion.**

Kingman resident Erin Cochran stated the community donated \$19,000 in two months and there was a possibility of \$2,000 to \$3,000 more in donations. Ms. Cochran stated the goal and budget was \$25,000. Ms. Cochran asked the Council to approve funds to cover any shortage.

Councilmember Yocum made a MOTION to APPROVE contributing up to \$6,000 to cover any shortfall at the time the contract for the fireworks display was signed. Councilmember Carver SECONDED and it was APPROVED by a vote of 7-0.

**d. Kingman Crossing vs. Prospector Interstate 40 (I-40) crossing**

At the March 15, 2016 Council meeting the Council voted 3-2 to direct Staff to proceed with plans to put the north-south access over or under I-40 at Prospector Street. Councilmember Carver and Councilmember Yocum both requested the item be brought back for further consideration. **Staff recommends approving the Kingman Crossing location.**

Mr. Henry reviewed the map included in the agenda packet. Mr. Henry stated alternative one would construct the bridges needed for the Kingman Crossing traffic interchange (KC TI) as well as a large amount of required drainage infrastructure. Mr. Henry stated it would not construct the off-ramp. Mr. Henry stated the street, bridges and two lane roadway would subtract \$7 million from the total KC TI construction costs. Mr. Henry stated Prospector Street was not a location for a traffic

interchange and would not result in any savings. Mr. Henry stated Staff recommended alternative one because of the reduction in cost to the KC TI and the access to I-40.

Councilmember Abram stated alternative one was a better value in the long term.

Mayor Anderson stated it also fit better with the objectives established in the General Plan amendment process and would increase the land value.

Councilmember Dean asked for the amount of potential floor space for retail at Kingman Crossing.

Mr. Henry stated it was not possible to estimate the floor space as it depended on the subdivisions created on the property and the lot sizes available to potential businesses.

Vice-Mayor Young stated the developer would actually save the \$7 million since whoever purchased the land would fund the KC TI.

Councilmember Abram stated alternative one raised the value of the property.

Mayor Anderson stated the contractual element of the funding for the KC TI was not determined. Mayor Anderson stated the issue of selling or leasing the land was also not determined.

Mr. Henry stated there were no commitments from developers to pay for infrastructure at this time.

Councilmember Miles stated there was no new information being presented on this issue and the Council should not set a precedence by revisiting topics that were voted on by a quorum. Councilmember Miles stated she wanted to know how the hospital and other participating partners would fit into immediately offsetting the costs for alternative one if the Council was going to change its decision. Councilmember Miles stated she also wanted to know if it was possible to extend directly to Airway Avenue instead of working back to Prospector Street.

Mayor Anderson stated the Council was not setting a precedence and revisiting a topic had been done in the past and was in accordance with City ordinance.

Councilmember Carver stated he requested the issue return to Council because he glossed over the \$7 million impact. Councilmember Carver stated he voted for the alternative with the lower price tag without understanding the cost savings to the City. Councilmember Carver stated alternative one would show developers that the City was a serious stakeholder in the KC TI. Councilmember Carver stated the issue was worth reexamining if the City could double the value of its money and improve development possibilities. Councilmember Carver stated the citizens would get a better value for their money.

Councilmember Abram asked if there was an advantage to going under the freeway versus over the freeway.

Mr. Henry stated the design concept for the KC TI put the access under the freeway and alternative one followed the concept plans. Mr. Henry stated anything different would have to be evaluated by the federal highway administration.

Councilmember Abram stated an elevated off-ramp caught the eye of travelers more than one under the roadway.

Mr. Henry agreed and stated it was generally less costly as well, but Staff did not want to alter the original concept design.

Vice-Mayor Young stated alternative three would move traffic off of Eastern Street and onto Southern Avenue. Vice-Mayor Young asked if the City could talk to the State to get permission to connect the road to Southern Avenue.

Councilmember Dean stated Vice-Mayor Young's proposal would also remove the 90 degree corner

and increase the value of hospital property. Councilmember Dean asked if the City could get permission from the State.

Mr. Henry stated the State refused to grant the City right of way through the center of the state trust lands, but would provide access along either side of the land for a cost. Mr. Henry stated the City would need the center route access. Mr. Henry stated the issue was addressed within the last six to seven years and the cost of the right of way was unknown. Mr. Henry stated the City could approach the State.

Councilmember Carver made a MOTION to APPROVE alternative one. Councilmember Yocum SECONDED.

Councilmember Dean asked if Staff would continue to explore other possibilities if the Council approved alternative one.

Mr. Henry stated there were many steps to get right of way permission on state trust lands including applications and environmental impact studies. Mr. Henry stated Staff would not have an answer by next meeting.

Councilmember Dean asked why the City was in a hurry to push the project through.

Vice-Mayor Young stated alternative one was the best route especially since the hospital would eventually have an emergency room, but she was concerned about the zig zag pattern and traffic congestion.

Councilmember Miles stated there were not enough advantages to approve alternative one, especially due to the lack of straight roadways. Councilmember Miles stated the study concerned her and the route should go straight to Airway Avenue and Southern Avenue.

Kingman resident Harley Petit stated the people should vote on this since it was a major General Plan amendment. Mr. Petit stated the Mohave County Board of Supervisors (BOS) recommended the Rancho Santa Fe traffic interchange for the commerce aspect, keeping trucks out of the City, and providing direct access to the Kingman Airport. Mr. Petit stated there was a suspicious interest in Kingman Crossing. Mr. Petit stated a developer choosing to spend money on the KC TI was fine, but City money should not be used as it only benefited the north side of the City. Mr. Petit stated alternative three benefited the schools, which was not commerce. Mr. Petit stated the BOS and the Arizona Department of Transportation (ADOT) both recommended the Rancho Santa Fe traffic interchange. Mr. Petit stated Kingman Crossing was not ready because there was no infrastructure.

Mayor Anderson stated each traffic interchange was being addressed in different ways including grants and the current discussion was about access in the City.

Mr. Dickmeyer stated alternative one was the only choice if the City was going to end up implementing the KC TI. Mr. Dickmeyer stated spending funds on alternative three would be a waste of money. Mr. Dickmeyer stated the only problem was the zig zag road and the City should approach the State. Mr. Dickmeyer stated the City should look at the original Kingman Crossing study.

Councilmember Yocum made a MOTION to CALL FOR THE QUESTION. Councilmember Carver SECONDED and it was APPROVED by a vote of 7-0.

Mayor Anderson called for a VOTE and it was APPROVED by a vote of 7-0.

**e. Public hearing and consideration of Ordinance 1799R: revision to Ordinance 1799 in an effort to reduce publication costs**

On October 6, 2015, Council adopted Ordinance 1799 which extended the sunset date of June 30, 2016 on the 0.5% TPT rate increase to December 31, 2017. When Ordinance 1799 was drafted all of Article IV and a portion of Article VI of the Kingman Tax Code were included. Because ARS §9-812 requires publication of ordinances, publishing the entire ordinance would have cost the City

approximately \$14,000. Staff was given direction at the Council priorities work session in January to revise the ordinance in an effort to reduce publication costs. Staff has revised the ordinance to reference each affected category rather than reference the details of each affected category. Although Ordinance 1799R does not amend the TPT rate adopted in Ordinance 1799, ARS §9-499.15 and ARS §42-6054 require the City to meet notification and public hearing requirements. **Staff recommends approval.**

Finance Director Tina Moline stated the Council adopted Ordinance 1799 in October, 2015. Ms. Moline stated the format of the ordinance included all sections verbatim and totaled 46 pages with a publication cost of \$14,000. Ms. Moline stated Ordinance 1799R extended the transaction privilege tax (TPT), but the sections were referenced instead of printed, which cut the length to 2 pages and under \$500 in publication costs. Ms. Moline stated the City was required to go back through the notification and public hearing process to adopt Ordinance 1799R.

Mayor Anderson opened the public hearing at 7:29 P.M. There were no comments.

Mayor Anderson closed the public hearing at 7:30 P.M.

Councilmember Yocum made a MOTION to ADOPT Ordinance 1799R. Councilmember Abram SECONDED and it was APPROVED by a vote of 7-0.

**f. Council Handbook draft**

The current draft is a work in progress that may have some internal inconsistencies as well as sections Staff does not recommend. It is a blend of many different Council handbooks based on Council request and will take more time to complete based on the input from Council. Staff requests Council review and comment on the draft handbook. **Council discretion.**

Mr. Cooper stated the draft provided to Council was a compilation of a number of cities' handbooks as well as councilmember input. Mr. Cooper asked the councilmembers to read through the hardcopy drafts provided in their mailboxes, mark input on the copies, and return them to Staff. Mr. Cooper stated a cleaned up version with integrated feedback would be provided for review and discussion at a future meeting. Mr. Cooper stated the City would need to modify some of its ordinances.

Councilmember Miles stated everything that did not apply to the City should be removed from the draft, such as the subcommittee section for selecting boards and commissions members. Councilmember Miles stated text that allowed a standing body committee member to attend meetings by phone should become a default on all agendas. Councilmember Miles stated two to three hours of notice should be provided to Staff in order to set up necessary equipment and the physical attendance requirement should be addressed in the handbook.

Councilmember Carver stated he wanted to review the handbook before adopting anything.

Councilmember Miles stated she was not asking to adopt the handbook, but to add the language addressing telephonic attendance to all agendas.

Mr. Cooper stated the handbook would also need to be condensed as it was currently over 30 pages.

Mayor Anderson directed Staff to provide a draft handbook at the May 17, 2016 meeting. Mayor Anderson directed the councilmembers to forward comments to Mr. Cooper as soon as possible.

Mr. Cooper stated creating a handbook was a slow process unless the Council held a meeting to specifically address its creation.

**7. NEW BUSINESS**

**a. Consideration of Resolution 5005: approval to vacate (abandon) the subdivision plat for Granite Bluffs III, Tract 1996-A**

A request from Kingman Associates 3, LLC, applicant and property owner, for the vacation

(abandonment) of the subdivision plat of Granite Bluffs III, Tract 1996-A. This undeveloped subdivision consists of 27 lots and several unimproved public streets located on 8.83 acres. The property is located along the west side of Mission Boulevard, northwest of Granite Bluffs Drive. The applicant is requesting the abandonment of the subdivision to allow the release of a \$407,933.00 performance bond. The bond was accepted by the City when the subdivision was approved in 2007 to assure the completion of the required subdivision improvements based on an engineer's cost estimate at that time. If the subdivision is vacated it will revert the property to a single 8.83 acre parcel. There will be no effect on the zoning which will remain R-1-10: Residential, Single Family, 10,000 square foot lot minimum. The vacation of the subdivision will also relieve the City of any liability for the completion of the improvements should the developer fail to perform. An existing public utility easement along Mission Boulevard was recorded prior to the subdivision and will remain in place. An easement located along Granite Bluffs Drive that was dedicated with the subdivision plat will need to be replaced with a new easement as there are electric, phone and cable utilities currently in this easement. Also an extension of the right-of-way for Granite Bluffs Drive is recommended to provide proper access to this easement. The Planning and Zoning Commission met on March 8, 2016 to consider this request. There were public comments from property owners in the adjoining Granite Bluffs subdivision who were generally opposed to the proposed abandonment. **The Planning and Zoning Commission voted 3-2 to recommend the approval of the request to vacate Granite Bluffs III, Tract 1996-A.**

Mr. Jeppson presented the slides in the agenda packet. Slide one was an introductory slide. Mr. Jeppson reviewed slides two and three and skipped slide four. On slide five Mr. Jeppson displayed a map and stated the property was never developed. Mr. Jeppson displayed a map on slide six and stated the recommendation was to maintain the street in order to access the property. On slide seven Mr. Jeppson displayed the final plat map. Mr. Jeppson reviewed slides 8 through 12. On slide 13 Mr. Jeppson stated there were many comments made during the public hearing. Mr. Jeppson stated Staff and the Planning & Zoning Commission recommended abandonment with the appropriate utility easements as well as maintaining the Granite Bluffs right of way. On slide 14 Mr. Jeppson reviewed the proposed dedication and stated the applicant was willing to agree to the dedications. Mr. Jeppson stated the covenants, conditions and restrictions (CC&Rs) would no longer be in effect if the subdivision was abandoned. Mr. Jeppson stated the applicant could change the CC&Rs if the plat remained valid since they owned the land.

Councilmember Abram stated abandoning the subdivision would not change the zoning as anyone that purchased the property would need to maintain zoning or go through the rezoning process.

Kingman resident Robert Stewart stated he opposed the abandonment as it would relieve the applicant of responsibility. Mr. Stewart stated the developer's claim of being unable to develop the land due to the economy was at odds with the improving market. Mr. Stewart read a letter he then submitted to the Council, which is included at the end of this report.

Kingman resident Junia Aksamit stated she attended the public hearing where she said she did not care about the abandonment as long as the zoning remained the same. Ms. Aksamit stated she wanted to change her statement after hearing the other residents' comments. Ms. Aksamit stated she was opposed to the abandonment and wanted the zoning to remain the same.

Kingman resident Rick Lambert stated the neighborhood was tired of this issue and dealt with it for years. Mr. Lambert stated the developer was less than honest with all the neighborhood's residents, was deceitful about giving legal notice, and was disruptive at previous Council meetings. Mr. Lambert stated the developer would use this as a gateway for rezoning by waiting until a change of Council to ask for the rezoning. Mr. Lambert asked the Council to protect the residents and their investments.

Kingman resident John Mazley stated the developer owned the land since 2007 and asked for a change on three acres for offices and neighborhood shops, a 20 building apartment complex, and other multi-family units. Mr. Mazley stated the developer showed no interest in developing the current zoning. Mr. Mazley stated the Hualapai Mountain Road district required projects that minimized traffic, interference with privacy, and were planned to fit in with the natural conditions. Mr. Mazley stated the developer's proposals would dramatically oppose the standards. Mr. Mazley asked the Council to protect the zoning as it was the only protection for the residents'

investments.

Kingman resident Wirlynn Tinnell stated she submitted a letter to the Council at an earlier date and all her comments were addressed by previous speakers. Ms. Tinnell stated the homeowners also invested heavily in the area. Ms. Tinnell stated the developer repeatedly complained to the Council about the poor investment the \$400,000 property was for him while he sat in Las Vegas.

Kingman resident Kelly Lang stated the residents were substantially invested in the issue financially and emotionally. Ms. Lang stated the majority of the property owners were retired or older, which made it difficult to move. Ms. Lang stated the residents needed protection for their investments.

Kingman resident Susan Smith stated she emailed a letter to the Council and submitted a copy to the City Clerk, which is included at the end of this report. Ms. Smith stated she was a local realtor with ReMax and a resident of Granite Bluffs. Ms. Smith stated she did not trust the developer and when she first bought property the developer advertised privacy and custom homes. Ms. Smith stated she bought a house in the area because she thought it would be the prettiest neighborhood in Kingman. Ms. Smith asked the Council to vote against the abandonment.

Mayor Anderson stated the developer chose not to appear at the meeting. Mayor Anderson asked what advantage the homeowner would have if the abandonment was denied.

Mr. Jeppson stated the bond assured that if the lots were sold the City would use the money to install infrastructure. Mr. Jeppson stated accessing a bond was an involved process.

Mayor Anderson asked what the impact would be on the developer.

Mr. Jeppson stated the bond would be released.

Councilmember Dean asked if there was enough money in the bond to put in all infrastructure.

Mr. Henry stated it was hard to answer the question without looking at plans. Mr. Henry stated it was a rocky area that would require certain equipment.

Councilmember Yocum asked if there was a compelling reason for abandonment.

Mr. Jeppson stated if there was not enough money in the bond and the City had no desire to install infrastructure the City would want the abandonment. Mr. Jeppson stated the City would not want to grant abandonment if it felt the bond was adequate and wanted to preserve the plat.

Councilmember Yocum made a MOTION to DENY the request for abandonment. Vice-Mayor Young SECONDED.

Councilmember Abram stated it was obvious the developer never had the intention to develop the property. Councilmember Abram stated the developer could sell and leave the City just as homeowners could.

Mayor Anderson called for a VOTE and it was APPROVED by a vote of 7-0.

**b. Consideration of initiating a Zoning Ordinance text amendment to permit storage containers in the C-2 Zoning District**

Staff has received comments concerning the current prohibition of permitting storage containers in the downtown area as well as in other areas of the City that are zoned "C-2." Other C-2 zoned areas are along Stockton Hill Road, east of Rancho Santa Fe, east of Kingman Crossing, the west side of Bank Street and other areas in the City. Currently, the *Zoning Ordinance of the City of Kingman* permits storage containers in the industrial zoning districts and in the C-3 Zoning District. This item has been placed on the agenda to allow the Council to provide direction to Staff on this matter. If initiated, the Planning and Zoning Commission could hold a public hearing on May 10, 2016 and the Council could hold a public hearing on June 7, 2016 to consider an ordinance. **Council direction.**

Mr. Jeppson displayed the text amendment. Mr. Jeppson stated the City currently allowed containers in C-3 and industrial zones. Mr. Jeppson stated it was recently amended to allow higher density of containers in industrial zones. Mr. Jeppson stated the agenda item was to explore whether the Council wanted to initiate a public hearing process to allow storage containers in C-2 areas.

Councilmember Miles asked if the Council could grant waivers for individual situations as there were some issues associated with storage containers in publicly visible places.

Mr. Cooper stated the Council could not grant waivers. Mr. Cooper stated it was possible for a property owner to request a variance from the Board of Adjustment, though it would generally not apply in this situation.

Councilmember Abram asked if modifications that changed the appearance of a container to effectively hide what it was would be acceptable.

Mr. Jeppson stated the City allowed containers during construction. Mr. Jeppson stated the City did not have a design review to determine what would be considered "changed" enough to hide that it was a storage container.

Vice-Mayor Young stated she was concerned about seeing the storage containers from the streets in the downtown area due to the high concentration of C-2 property. Vice-Mayor Young asked if a restriction could be put into effect to prevent storage containers from being visible from the street.

Mr. Jeppson stated there could and the zoning ordinance currently stated storage containers must be located behind a building or site obscuring fence.

Mr. McBrayer stated this was an example of favoritism in the City. Mr. McBrayer stated the zoning ordinance previously allowed one storage container on industrial property until an industrial property owner had too many and the ordinance was changed to accommodate him. Mr. McBrayer stated he was not invited to the hearings on the change in that ordinance. Mr. McBrayer stated the Code Enforcement Division told the owner the container either needed to be moved or put behind a fence, but later turned a blind eye to other complaints. Mr. McBrayer stated the City should not conduct selective enforcement and discriminate against people.

Councilmember Dean stated Container Park in Las Vegas was an excellent example of how storage containers could be used to create an attractive feature.

Mayor Anderson stated he felt Mr. McBrayer would understand he was invited to any public hearings, especially as he was a former councilmember.

Councilmember Yocum made a MOTION to INITIATE the public hearing process on allowing storage containers in C-2 zoned properties. Councilmember Carver SECONDED.

Councilmember Miles directed Staff to investigate ordinances in places like Las Vegas that have dealt with the storage containers in an effective way and to integrate that into the City's proposed ordinance.

Mayor Anderson called for a VOTE and it was APPROVED by a vote of 7-0.

**c. Presentation of Reclaimed Water Study (ENG15-047)**

On August 4, 2015, the City hired Sunrise Engineering to prepare a report on options for reusing effluent from the Hilltop Wastewater Treatment Plant (HTWWTP). The study specifically examines three options for A+ reuse as follows: groundwater injection, airport industrial use and City golf course and parks reuse. The consultant will provide a presentation on the three reuse options. **Staff believes all three options are viable and can work simultaneously in the future. Groundwater injection is the cheapest option and is the recommended starting point for the City's reuse opportunities.**

Mr. Henry stated Justin Vandergraff from Sunrise Engineering would present an abbreviated

presentation on the findings of the study and the full report was available on the City website in the Engineering Department section.

Mr. Vandergraff presented slides for the Council, which are included at the end of this report. On slide one Mr. Vandergraff stated the City's Hilltop Wastewater Treatment Plant (HTWWTP) had the capability to produce reclaimed water, but at this time there was no demand for it. Mr. Vandergraff reviewed slide two. On slide three Mr. Vandergraff stated Class 'B' was permissible for human contact, though was generally limited to livestock use. Mr. Vandergraff stated Class 'A' could be used in places like schools where human contact was possible. On slide four Mr. Vandergraff stated the design for groundwater injection included an assessment to determine how much water could be injected without damaging the aquifer and a cost estimate. On slide five Mr. Potter stated ground water was decreasing, but part of the decrease was municipal pumping and the contours of the aquifer. Mr. Vandergraff reviewed slides six and seven.

Mayor Anderson asked Mr. Henry where the funds would come from to cover the project costs.

Mr. Henry stated it would come from the sewer fund and was also included in the capital improvement project funds.

On slide eight Mr. Vandergraff stated the option would qualify for Water Infrastructure Financing Authority (WIFA) or green funding. Mr. Vandergraff reviewed slide nine. On slide 10 Mr. Vandergraff stated the same factors that were analyzed in option one were also considered in option two as well as some additional factors. Mr. Vandergraff stated a 6% growth rate beginning in 2017 was included, which was determined after working with the KAA. Mr. Vandergraff stated the majority of water used at the KAA facility was used for irrigation with the remaining amount for domestic usage such as drinking water and plumbing. On slide 12 Mr. Vandergraff stated option two also provided groundwater injection and Well #1 was only capable of handling 260,000 gallons of injection. On slide 13 Mr. Vandergraff stated the capital costs were the highest of all options. On slide 14 Mr. Vandergraff stated the long term operation and maintenance costs were also high. Mr. Vandergraff reviewed slide 15 and stated the rates could drop 4% per year. On slide 16 Mr. Vandergraff stated the option did provide some capital savings. On slide 17 Mr. Vandergraff stated Sunrise Engineering wanted to get the KAA tenants' perspective and of the 70 surveys sent out only 18 were returned. Mr. Vandergraff stated the overall opinion was neutral to negative.

Mayor Anderson stated the only way to make reclaimed water use a higher priority would be to place water use limitations on the tenants.

Councilmember Dean asked how much money would be saved if installation of the lines was eliminated and only connected when a tenant came in.

Mr. Vandergraff stated it would save a little over \$3 million.

Mayor Anderson asked if any airport functions were considered.

Mr. Vandergraff stated only the industrial park was considered.

Councilmember Miles asked if it was possible to combine alternatives.

Mr. Vandergraff stated all the options were flexible and could be combined. Mr. Vandergraff stated reclaimed water use could be an attractive feature for developers and manufacturers. Mr. Vandergraff reviewed slide 18 and 19. On slide 20 Mr. Vandergraff stated the golf course was using the most water in the City with nearly one million gallons per day in the summer. Mr. Vandergraff stated the schools, parks and fairgrounds combined were only using 500,000 gallons per day. On slide 21 Mr. Vandergraff stated the goal was to keep the design as simple as possible and the line was designed to run adjacent to all schools, parks and the fairgrounds with the exception of Kingman Middle School. Mr. Vandergraff stated the majority was designed to be in the existing sewer easement. Mr. Vandergraff reviewed slides 22 through 25.

Mayor Anderson stated the City could raise golf rates in order to pay for the reclaimed water

infrastructure.

On slide 26 Mr. Vandergraff stated booster stations would have to be built in order to access the schools. On slide 27 Mr. Vandergraff stated Sunrise Engineering recommended option one because it was the best solution for groundwater injection and option three if the City wanted to use reclaimed water. Mr. Vandergraff reviewed slide 28.

Councilmember Dean asked how important injection was considering the new farms in the area.

Mr. Henry stated three feet per year was being lost from the aquifer. Mr. Henry stated he could not estimate how much groundwater injection would decrease that loss, but it would help and it was important. Mr. Henry stated all three options were viable and would one day be in place as it was just a matter of funding.

Mayor Anderson stated the City needed to consider the impact of Interstate 11 (I-11).

Mr. Henry stated the water master plan would be finished in the fall and would assume standard growth rates based on the previous census.

Councilmember Abram stated he liked option three because it reduced the pull on the aquifer.

Mr. Vandergraff stated the City could build another plant and process more water as it was just a matter of funding and permitting.

Mr. Henry stated the funding would be addressed in the budget work session.

**d. Presentation of Sewer Master Plan Study (ENG14-112)**

On January 6, 2015, the City hired Sunrise Engineering to prepare a Sewer Master Plan update and Infiltration Study. The planning area for the study includes the entire City water service boundary. The report examines the existing sewer system, provides recommendations on areas that have sewer pipe capacity concerns, and makes recommendations on the future expansion of the sewer system. The study also examines areas of inflow and infiltration into the downtown sewer system and provides recommendations on projects to eliminate such inflow and infiltration. Sunrise Engineering will be at the meeting to present the results of the study. This presentation is for informational purposes only.

Greg Potter from Sunrise Engineering displayed slides for the Council, which are included at the end of this report. Slide one was an introductory slide. On slide two Mr. Potter reviewed the slide and stated inflow occurred from rainstorms and the goal was to identify the solutions to deal with those issues and reduce them over time. On slide three Mr. Potter stated Sunrise Engineering used files from Mohave County and the City. Mr. Potter stated the map showed lots that were connected to the sewer system in green and lots in red that were not connected to the sewer system. Mr. Potter stated the yellow areas were undeveloped lots. On slide four Mr. Potter stated information from rain gauges were collected as well as information from previous storms and wastewater treatment plant (WWTP) flows. Mr. Potter reviewed slide five and stated the amount of wastewater flow was taken into account in order to predict expected rates. Mr. Potter stated peaking factors were also examined in order to accommodate them. Mr. Potter reviewed slide six and displayed a map of the area on slide seven. On slide eight Mr. Potter stated there were different wastewater basins that fed into the main trunk lines. On slide nine Mr. Potter stated the map showed where parcels should connect to the sewer system. On slide 10 Mr. Potter stated the Arizona Department of Environmental Quality (ADEQ) required dry weather flow to be no more than 75% of the pipes in order to allow for a buffer. On slide 11 Mr. Potter stated the map showed issues in the existing system. Mr. Potter stated green pipes were in compliance and red pipes were bumping against the 75% allotment. Mr. Potter stated the system was operating at expected levels. On slide 12 Mr. Potter stated a flow test was conducted at strategic meter locations, which were identified by blue dots on the map. Mr. Potter stated the data was recorded for two weeks to adjust the model. Mr. Potter reviewed slide 13 and stated it was important to monitor the red pipes on the map. On slide 14 Mr. Potter stated Sunrise Engineering looked at possible expansions and increased demand, which were displayed on the map using arrows to show the direction of flow. On slide 15 Mr. Potter stated Sunrise Engineering

worked with Staff on different options. On slide 16 Mr. Potter stated loading was applied to existing lines, future lines, and the WWTP in order to get recommendations and cost estimates. Mr. Potter reviewed slide 17. On slide 18 Mr. Potter stated the area was much smaller. Mr. Potter reviewed slide 19. On slide 20 Mr. Potter stated the areas most likely to have inflow and infiltration (I&I) issues were examined and identified by blue dots on the map. On slide 21 Mr. Potter stated individual parcels in the City were examined. On slide 22 Mr. Potter stated a lot more red appeared on the map when I&I was applied. On slide 23 Mr. Potter stated Sunrise Engineering created a tiered approach to recommendations. Mr. Potter reviewed slide 24 and 25.

Councilmember Abram asked why a small bit of red would appear in only one area of a pipe line.

Mr. Potter stated it could be due to the slope of the pipe. Mr. Potter stated a lot of pipe in downtown was unconventional, including pipes that were above ground with mechanical clean-outs and no manhole covers.

## **8. REPORTS**

### **a. Board, Commission and Committee reports by Council Liaisons**

Councilmember Miles stated the Historic Preservation Commission held a special meeting to discuss ordinances for a proposed expansion to the Historic Overlay District. Councilmember Miles stated she attended the Tourism Development Commission meeting where Jim Hinckley's trip to Europe was endorsed and somewhat subsidized. Councilmember Miles stated the first Route 66 conference would be held in Germany.

Mayor Anderson stated the Municipal Utilities Committee addressed the sewer fund capital improvement projects.

## **9. ANNOUNCEMENTS BY MAYOR, COUNCIL MEMBERS, CITY MANAGER**

*Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings.*

Mr. Dougherty stated he would travel to Phoenix, Arizona to speak with state agency personnel on Thursday, April 7, 2016 and Friday, April 8, 2016.

## **10. EXECUTIVE SESSION**

### **a. Discussion regarding City Manager performance concerning allowance of shipping containers in C-2 Zoned properties**

The Council may go into Executive Session in accordance with A.R.S. 38-431.03(A)(1) to discuss any agenda item. The following items may be discussed considered and decisions made relating thereto:

#### **Discussion regarding City Manager performance concerning allowance of shipping containers on properties on Beale Street**

Councilmember Abram made a MOTION to ENTER Executive Session. Councilmember Miles SECONDED and it was APPROVED by a vote of 7-0.

The Council entered Executive Session at 9:27 P.M.

The Council returned from Executive Session at 9:59 P.M.

Mayor Anderson stated the Executive Session consisted of communication between Staff and Council.

Councilmember Abram made a MOTION to ADJOURN. Vice-Mayor Young SECONDED and it was APPROVED by a vote of 7-0.

**ADJOURNMENT - 10:00 P.M.**

ATTEST:

Sydney Muhle  
Sydney Muhle  
City Clerk

APPROVED:

Richard Anderson  
Richard Anderson  
Mayor

STATE OF ARIZONA)  
COUNTY OF MOHAVE)ss:  
CITY OF KINGMAN)

CERTIFICATE OF COUNCIL MINUTES

I, Erin Roper, Deputy City Clerk and Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the Common Council of the City of Kingman held on April 5, 2016.

Dated this 19th day of April, 2016.

Erin Roper  
Erin Roper, Deputy City Clerk and Recording Secretary  
Sydney Muhle for E. Roper

