

**CITY OF KINGMAN
MEETING OF THE COMMON COUNCIL
Council Chambers
Mohave County Administration Building 700 W. Beale St. Kingman, AZ 86401**

5:30 PM

**MINUTES
REGULAR MEETING**

Tuesday, October 3, 2017

CALL TO ORDER AND ROLL CALL

INVOCATION

Invocation will be given by Pastor George Carey of Kingman Presbyterian Church

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. Regular Meeting Minutes of September 19, 2017

Councilmember Kress made a MOTION to APPROVE the Regular Meeting Minutes of September 19, 2017, as presented. Councilmember Lingenfelter SECONDED and it was APPROVED by a vote of 7-0.

2. APPOINTMENTS

a. Appointment to the Economic Development and Marketing Commission

At their September 13, 2017, meeting the Economic Development and Marketing Commission recommended appointment of Debra Sixta and Roy Forrest to fill a vacancy on the commission. This appointment will fill the two openings on the commission. Both appointees would serve through 2020. **The Economic Development and Marketing Commission recommends appointment of both Debra Sixta and Roy Forrest.**

Applicant Debra Sixta addressed the Council and said that she was grateful to be appointed and her focus is to do what she can to make the community better.

Applicant Roy Forrest addressed the Council and said that he would like to express his gratitude for the opportunity to be a part of the commission again. He said that this is a great opportunity for the City and he was looking forward to serving.

Councilmember Lingenfelter said that as the commission liaison he would like to recommend appointment of both applicants.

Councilmember Lingenfelter made a MOTION to APPOINT both Debra Sixta and Roy

Mayor Gates said that at the workshop she did request not only legal representation but outside financial review as well.

Mr. Cooper said that this firm has both and is something the Council might want to look at so that everyone is up to speed.

Mayor Gates said that as Council requested this at the workshop she would still like to see this. She requested that the City' Clerk's Office send out an availability poll.

Councilmember Lingenfelter asked for clarification that when looking at retaining legal counsel this is someone with the specialty to craft agreements.

Mr. Cooper said that Andrew McGuire has that background and the firm also has background with Kingman Crossing. He said that they are very much up to speed and did sit in on a meeting by telephone a few months ago. He said that they are aware of what is going on and are eager to continue helping.

Councilmember Lingenfelter clarified that this work shop would be for the I-11 East Kingman Connection Project.

Mr. Cooper said that he would work with City Clerk Sydney Muhle to get Mr. McGuire on board.

c. Discussion and Direction on Half Percent TPT

Vice Mayor Miles has requested Council discussion and direction to staff on how the new additional half percent TPT is to be allocated and a potential sunset date. **Council discretion.**

Vice Mayor Miles said that she thought this was addressed earlier in a special session with discussion of a specific line item which the Finance Director was directed to dedicate. She said that the only issue is that this has not been addressed is a potential sunset date because Arizona State Representative Regina Cobb had suggested it. She said that she did not see a way to put a sunset on this until the debt service is paid and listed several variables. She said that she was not proposing a sunset at this time.

Mayor Gates said that she concurred as the Council does not have a crystal ball. She said that this item would not require Council action.

7. NEW BUSINESS

a. Request for Sewer Variance for Arroya Ranches, Tract 6020, ENG17-0016

Mohave Engineering Associates, on behalf of England Holding Company LLC, has submitted this request for a sewer variance for the subdivision known as Arroya Ranches, Tract 6020. This subdivision is located inside the City Limits and within the Water Service Boundary in Section 20, Township 21 North, Range 16 West. It is located south of Hualapai Mountain Road at the end of Canyon Del Vista Drive

accessible via Arroyo Vista Lane. The subdivision will create 13 residential lots ranging from at least 0.50 acres to over 7 acres. There is an existing single family residence located within the proposed boundary of Lot 4 which was previously approved for water service by Resolution No. 4450. There is an existing 8 inch water main in an easement within the access driveway to the existing residence which will need to be extended to serve this subdivision. The closest available public sewer line is located at the west end of Canyon Del Vista Drive. There is a pressurized private service line from the existing residence that discharges into this public sewer line. The current proposal is to provide gravity service to two lots and individual septic tanks for the remaining 11 lots. The City's current policy requires that all new subdivisions connect to the sewer system, so a variance is required to allow the 11 lots to construct septic systems. The other option would be to provide a sewage lift station to serve the 11 lots. The Municipal Utility Commission reviewed this request and recommended that the variance be granted and that costs be provided for the lift station. Staff believes that the costs to operate the lift station would generally exceed the revenues from the 11 potential homes. **Staff recommends approval.**

City Engineer Greg Henry addressed the Council and showed a map of the subject property. He said that this was for a new subdivision and described the location. He said that this is a unique subdivision and it would be hard to serve any of the property with gravity sewer which he said was not feasible. He said that the proposal was to develop 13 lots, two of which can be served. He said that the remaining are to have septic tanks. He said that due to the terrain staff supports this request. He said that the operation and maintenance costs would be excessive and listed staff's concerns. He said that this subdivision was proposed by England Holding Company.

Mayor Gates said that she recognized the challenges in this case and asked for clarification that there was no chance for this to be further subdivided.

Mr. Henry said that he did not believe that there could ever be further subdivision due to the terrain challenges. He said that further subdivision would have to come back to Council.

Mayor Gates asked if this was addressed that this was specifically for 11 and there was no chance that it would be increased.

Mr. Henry said that this would be set in stone and any change would need to come back to Council in the future.

Councilmember Lingenfelter asked if there was the possibility for further development in a neighboring subdivision and if they would be in the same position.

Mr. Henry said there was and that was proposed. He said that this was subdivided as much as possible and this would be for larger property. He said that there was more feasibility for a lift station there.

Councilmember Lingenfelter asked if sewer was set to the north.

Mr. Henry said that it was. He said that it was platted but not developed and would be served by sewer.

Councilmember Lingenfelter asked if the lift station cost and maintenance would be the responsibility of the developer.

Mr. Henry said that normally the developer would have to pay for all improvements and the City takes it over the maintenance. He said that it was possible for some maintenance and the Municipal Utility commission has discussed this but the concern was that it may be subpar. He said that homeowners can come and go.

Councilmember Lingenfelter said that he echoed the concerns with where we are at with the current sewer system. He said that the Council was trying to look to the future and in theory there could be further development. He said that the Council wants to make sure they make an intelligent decision.

Councilmember Kress said that she had the same concerns and it looks like a lot of property that could be developed. She said that she did not know if she agreed with granting this variance.

Mayor Gates said that this could set a precedence. She said that the goal is to reduce the sewer fee. She said that she knows it appears to only be 11 lots but her concern is if the Council grants this it is a slippery slope.

Councilmember Lingenfelter said that he did not like having to go against the commission's recommendation, but he didn't want to set up a future Council.

Councilmember Kress made a MOTION to DENY the request for a sewer variance for Arroyo Ranches, Tract 6020. Councilmember Yocum SECONDED and it was APPROVED by a vote of 7-0.

b. Resolution No. 5104: Discussion and Possible Action Supporting Phoenix Effort to Acquire an Amazon Headquarters Location

The State of Arizona has asked Arizona cities who do not meet the minimum qualifications to draft a letter or pass a resolution supporting Phoenix efforts. **Staff recommends approval of Resolution No. 5104.**

Mayor Gates said that she did not know how this got on the agenda the way that it did. She said that her understanding is that communities were being asked to support Arizona getting Amazon.

Mr. Dougherty said that this was received from Arizona Commerce Authority (ACA) Bob Riley and Phoenix is the Arizona city to meet the minimum qualifications.

Councilmember Lingenfelter said the ACA had conference calls with all economic development professionals to show support a unified front and only consider sides that meet the minimum qualifications. He said that Nevada was doing the same thing.

Mayor Gates said that the item stated Amazon will require a metropolitan area. She noted that this was desired and not a requirement. She said that the language on the agenda is different from the language in the resolution and she wanted to point out the difference.

Vice Mayor Miles said that she thinks Kingman is more a part of Las Vegas' service area.

Mr. Dougherty said that he believed Vice Mayor Miles was correct.