

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 10/22/2013**

WORK SESSION

1. CALL TO ORDER/ROLL CALL

Mayor Kelly Willis—excused, Vice Mayor Jason Whiting, Bev Kay, Tom Poscharsky—excused, Stuart Hensley, Lynn Johnson, Kerry Ballard STAFF: Paul Watson, Bob Hall, Barbara Flake, Rob Emmett, Terry Cooper, Pat Hancock, Jerry Van Winkle

2. Discussion regarding Swimming Pool

Watson said the Town has taken care of the pool for at least 35 years. He said direction was given by Council for staff to have consultants give evaluations of the pool. He said the purpose of the work session is to discuss the information received and possible options regarding the pool. Don Camacho presented the following information:

Evaluation by Rylan, LLC—*Pool Area, Equipment and Building*

Pools built earlier than the 1990's tend to suffer from a lack of heating and air exchange ventilation which results in structural degradations whereby the building cannot be economically repaired.

Recommendation 1—Complete replacement

- Roof need replacement
- Pool and equipment needs replacement
- Ventilation virtually non-existent
- Facility is not ADA compliant

Estimated Cost--\$3,150,000

Recommendation 2—Convert the pool to an outdoor facility

- Make repairs to the building as non-ADA compliant maintenance work
- Demolition of roof
- Stabilization of structure as needed
- Revise hardscape and gathering areas
- New walls/or fence/shade area
- Revise electrical services
- Repair pool and equipment
- Not included—ADA compliant restrooms if required

Estimated cost--\$435,000

Evaluation by Aquatic Concepts—*Pool Area and Equipment*

The pool and equipment is decades old and should be replaced to increase performance and energy efficiency.

- Remove existing decking immediately around the pool
- Saw-cut pool walls, remove existing gutter
- Chip out existing pool interior
- Perform asbestos testing

- Saw cut and remove existing deck areas
- Remove and replace old plumbing system
- Remove pool lights
- Steel and shotcrete walls
- Replace pool pump equipment and pool water heater
- Miscellaneous pool equipment
- Not included—ADA compliant restrooms, etc.

Estimated cost--\$430,300

NOTE: Cost in 2008 was estimated at \$270,000

Evaluation by All Custom Exteriors, Inc.—Pool Roof

- Remove and haul away existing roof
- Provide and install 1 ½ Poly-ISO for insulation
- Provide and install Versi Weld TPO 60-mil roof membrane
- Not included—removal and replacement of existing wood roof that is damaged @ \$45/hr plus wood costs and 5 exhaust fans

Estimated cost--\$83,259.85

NOTE: Cost in 2010 was estimated at \$75,000

Comments:

Ballard—Bond was tried and it failed.

Watson—The most immediate need is the roof as advised by architects and engineers. We will still have a pool that is old and in need of additional work. Restrooms will have to be addressed because there are requirements to make them ADA compliant when spending a certain amount of money on restoration of the pool.

Johnson—In going over the budget, the pool is separate from Parks and Recreation. There is a 16% return from Parks and Recreation, 76% return from Golf Course, and 66% return from Pool, and .08% return from Library. The return for Parks and Recreation is not the best. The least loss is on the Golf Course and next would be the pool, then Parks and Recreation, and then the Library. If looking at just these figures then the pool is a worthy investment. In speaking with Payson and Show Low, no one makes money on pools. The Sweet Tri donated \$4,000 which does not include the money that was spent in restaurants and other businesses. The pool is well worth a continued dialogue to see how to make this work. If equipment needs to be replaced then should replace it. If bond again and people don't want it then shut it down. Feel the pool is way under-utilized.

Ballard—If some repairs are done, it would be good to make a local contractor available to do the work.

Camacho—Season usage of the pool: Swim Lessons—661; Lap swim—12 to 20 daily, Daily Swim—150; Party Swim—40 to 50

Camacho—Solar is an option at an additional cost. The pool is run as lean as possible opening only in the summer when children are out of school. When the pool was open in the winter very few came. The deficit is smaller because of the limited use. Losses would be more with a new pool.

Whiting—Show Low packs their schedule well. Agree with Johnson to go to the people to see what is wanted.

Johnson—If the pool is used only from May to September then the facility could be remodeled for that function. 661 kids is a lot of kids for swim lessons. Adjustments could be made to be a summer facility

Watson—Could it be an outdoor facility that is drained in the winter?

Johnson—Payson is a specifically summer facility. St Johns is an outdoor facility.

Whiting—Do we need a committee to explore options for funding?

Watson—A poll could be done through the water bills to get a feel for the community's desires. It is a concern to spend \$400,000 to rehab the pool and there still be a need for more to be done.

Johnson—There would be more utilization if the facility is walk-in type like Show Low.

Whiting—The hours of operation are packed with the hours the pool is open now.

Watson—Utilization is dependent on lap swims, swim teams once school starts. Costs go up in the winter with the old boiler. If the pool is improved it needs to be more energy efficient. Show Low losses are higher in the winter because there is not the daily usage.

Whiting—Doctors and swim team use the pool in Show Low.

Johnson—Like the idea of doing survey in the water bill.

Hensley—Town has not put any real money into the pool for 30 years—need to bond and replace.

Whiting—Could a bond be included in the next election?

Watson—Could not provide pool usage by summer.

Camacho—Town is able to keep a pool here because it is run on a shoestring. Financial capability to maintain a new pool would be needed.

Watson—Staff should look at operational costs.

Johnson—Should look at it as a summer facility.

Whiting—St Johns has a wall on the wind side with asphalt and grass surrounding the pool.

Hensley—Is there a better location for the pool if a new pool is built?

Watson—If a concept for future development is valid then a new pool could be built there.

Whiting—Include the survey on the next water billing cycle.

Camacho—It is better for operations for the pool to be enclosed so not dealing with the wind and use of chemicals. An indoor pool is more useable.

Whiting—The general consensus is to have a poll on whether people would support a bond to save the pool.

Kay—Either the pool has a new roof or it will not be open this summer.

Johnson—Don't think using people's money to rehab a facility that is old is reasonable.

Whiting—Should go to the public. Information regarding a bond is needed from Town staff and then group community meetings could be scheduled.

Ballard—Do both communities financially support the pool?

Camacho—Only Snowflake

Watson—Staff will put together a survey and bring the results to a future Council meeting or email to the Council. The pool will probably close for this year. It is \$3 million to pursue a new facility. Staff can show the cost for each property owner if bond were to be passed.

3. ADJOURNMENT at 6:55 p.m.

Motion by Ballard, 2nd by Kay, to adjourn the Work Session. Motion passed; unanimous.

REGULAR SESSION

1. CALL TO ORDER/ROLL CALL

Mayor Kelly Willis—excused, Vice Mayor Jason Whiting, Bev Kay, Tom Poscharsky—excused, Stuart Hensley, Lynn Johnson, Kerry Ballard STAFF: Paul Watson, Bob Hall, Barbara Flake, Rob Emmett, Terry Cooper, Pat Hancock, Jerry Van Winkle

2. PRAYER/PLEDGE Ballard/Watson

3. MAYOR'S PROCLAMATIONS & ANNOUNCEMENTS

Proclamation "Arizona Cities & Towns Week"

Vice Mayor Jason Whiting read the proclamation declaring "Arizona Cities & Towns Week".

4. CALL TO PUBLIC

No comments

5. CONSENT AGENDA

A. Approval of Council meeting minutes dated 09/24/2013.

Motion by Ballard, 2nd by Hensley, to approve the Consent Agenda. Motion passed; unanimous

6. DISCUSSION/ACTION ITEMS

A. OPEN PUBLIC HEARING—Request for Liquor License at Dollar General Store #6984, 1967 S. Main Street, Snowflake, Arizona.

Motion by Ballard, 2nd by Kay, to open the public hearing. Motion passed; unanimous

Town Manager Watson explained that a liquor license is issued through the State. He said there is a request for consideration by the local governing body of Snowflake to make a recommendation for approval/disapproval of a Class 10 beer and wine/off-premise consumption license application by the Dollar General Store.

Tom Reissig, representative of Dollar General Store, stated he could answer question regarding how Dollar General conducts businesses.

Council Member Kerry Ballard asked if Dollar General is following a trend by requesting this liquor license. Reissig said he manages 10 stores of which 5 are selling liquor and applications are still pending at the other stores.

No further comments from the public.

B. CLOSE PUBLIC HEARING

Motion by Ballard, 2nd by Kay, to close the public hearing. Motion passed; unanimous

C. Consideration & Possible Approval of Liquor License at Dollar General Store #6984, 1967 S. Main Street, Snowflake, Arizona. (Paul Watson)

Motion by Ballard, 2nd by Hensley, to recommend approval of the application of Dollar General for a Liquor License. Motion passed; unanimous.

D. Consideration & Possible Approval of Award of Construction Contract for the SR77 & Flake Road Water Line Relocation. (Rob Emmett)

Emmett stated that ADOT is widening the box culvert located to the north of Flake Avenue within the SR77 right-of-way. The reinforced concrete box culvert conveys flow from the west both north and south of Red Hill. The purpose of the extension of the culvert is to provide for future highway widening and to protect the downstream end of the culvert from erosion. The Town's waterline is in conflict and requires relocation. Because of ADOT's prior rights, the cost for the relocation must be assumed by the Town. Based on preliminary ADOT schedule, the relocation needs to be completed by January 2014. Emmett said approval was received from Council in January 2013 for a contract with Tetra Tech for the redesign. A request for bids was advertised and 4 bids were received. Emmett said staff recommends Apache Underground & Excavating, LLC as the lowest, responsive, and qualified bidder to perform the work to complete the project. The project was programmed with funds from the Water Infrastructure Financing Authority (WIFA) loan which was approved by Council in June 2013.

Johnson asked if ADOT is widening the road in the near future. Emmett said ADOT is looking at the work and that Holbrook is widening slopes in preparation of ADOT's widening of the road. He said that the work of widening of the box culvert will be done before the Christmas holiday taking 45 days of construction time. He said Flake Avenue will be closed for 1 day.

Motion by Ballard, 2nd by Johnson, to approve the construction contract for the SR77 & Flake Road 8-inch Water Line Relocation Project with Apache Underground & Excavating, LLC for a not to exceed amount of \$45,468.60. Motion passed; unanimous.

E. Consideration & Possible Approval of Construction Contract for Well No. 1 Rehabilitation Water Storage Tank. (Rob Emmett)
Emmett said an assessment was done on the tank to address safety, structural, and coating issues. He said the tank was installed in the 1960's and there has been little maintenance done. The work would include:

- Contain, remove and dispose of existing coatings.
- Remove and dispose of existing ladders, grates (except left guide rail), vents and man ways.
- Furnish and install tank interior and exterior coatings.
- Furnish and install tank accessories including ladders, handrails, grating, and vents.
- Repair and reestablishment of the Foundation Ring—to be completed by the Town.
- Relocation and upgrade the tank overflow piping and splash pad.

A request for bids was advertised and 5 bids were received. Emmett said staff recommends MMI Tank and Industrial Services as the lowest bidder to perform the work to complete the project. The project was programmed with funds from the Water Infrastructure Financing Authority (WIFA) loan which was approved by Council in June 2013.

Kay asked for the cost of a new tank and how long this tank will last. Emmett said a new tank would cost \$750,000. He said he received a report from Western Technologies confirming presence of lead within parameters to be non-lead paint which will require precaution for workers but no abatement of lead and there should be a reduction in costs for the project. He said this tank could last 60 to 100 years if maintained with an 8 to 10 year rotation of checking the paint and cleaning up chipped areas.

Motion by Kay, 2nd by Johnson, to approve the construction contract for the Well #1: Rehabilitation of Water Storage Tank Project with MMI Tank and Industrial Services of Phoenix, Arizona for a not to exceed amount of \$295,802.37. Motion passed; unanimous

F. Consideration & Possible Approval of Purchase of HP T2500 eMultifunction Printer *Plotter/Scanner*. (Rob Emmett)

Emmett said a request was made to Council to purchase a plotter/scanner at the last Council meeting where Hensley suggested using a local vendor in the bid process. Emmett said staff inquired at a local vendor to see if they could provide the machine and maintenance for the machine. It was found that the recommended machine was not available. Two other vendors were non-responsive. A replacement model for the discontinued machine is the Hewlett Packard T2500 Designjet eMultifunction Printer which also has wireless connection capabilities. Emmett said staff recommends the plotter/scanner be purchased from Perfect Printz for a total cost of \$9,571.61.

Kay asked if the cost includes parts and service. Emmett said that parts and consumables would be additional. Emmett said staff is looking to scan rolls of plans stored in different locations that should have been mylars kept in flat files. Kay asked if Perfect Printz would rent the machine to the Town and also provide copies. Emmett said for the number of plans to be copied the cost would be prohibitive. Kay feels it is worth checking into renting the machine because technology changes fast and then the Town would be forced to buy another machine. Johnson said Council can approve acquiring the machine contingent on contacting Perfect Printz regarding possible renting of the machine. He said technology of a plotter/scanner might not update the same as an iPad.

Motion by Ballard, 2nd by Hensley, to approve the purchase or rental of a printer—plotter/scanner whichever is the better deal from Perfect Printz. Motion passed; unanimous.

8. COUNCIL MEMBER'S SUMMARY OF CURRENT EVENTS

Kay said the Frontier Drive Christmas Lights process has begun and will be a great success this year. She asked Council to serve hot chocolate at the event.

Whiting said the Harvest Festival combined with the school carnival was great with lots of people in attendance. He said the volunteers did a great job.

9. MANAGER'S SUMMARY OF CURRENT EVENTS AND REPORT

Watson announced that the Show Low Chamber of Commerce is hosting a reception in honor of the State Legislators.

He reported that the Raise A Barn Project was held at the golf course with the focus on golf cart crossings on the public streets and hedge trimming. He said the annual employee lunch and golf tournament was also held. He said it was a good activity and he appreciated Council participation in the events.

Watson said the Town purchased a Vac Truck and Camera and that he and Ballard saw both in action. The Camera has been used to check sewer lines for failure which has resulted in locating infiltration of the lines. The lines have been repaired reducing inflow to the sewer system. He said a rock was found in one of the lines and the Vac Truck was used to remove the rock. He said these equipment acquisitions are saving significant money for the Town.

10. ADJOURNMENT at 7:50 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the Town of Snowflake Council meeting and Work Session held October 22, 2013. I further certify that the meeting was duly called and a quorum was present.

Barbara Flake, Town Clerk