

CITY OF SOMERTON  
**MINUTES**  
SPECIAL COUNCIL MEETING  
OF THE CITY COUNCIL

6:30 P.M.

Tuesday, January 11, 2011

**Council Members:**

**Staff:**

M. Porchas, Mayor	(P)	Bill Lee, City Manager	(P)
A. Magana, Vice-Mayor	(P)	Louie Galaviz, Park & Rec Dir	(A)
J. Yepez	(A)	B. Cotman, Chief of Police	(P)
G. Anaya	(P)	S. Palacios, Interim Public Works Dir	(P)
M. Villalpando	(A)	G.W. Hunt, City Attorney	(P)
L. Ramirez	(P)	M. Figueroa, City Magistrate	(A)
L. Galindo	(P)	G. Halford, Admin. Svcs. Dir	(A)
		VACANT, Interim Com. Dev. Dir	(A)
		P. De Anda, Fire Chief	(A)

**CALL TO ORDER/ROLL CALL**

Mayor Martin Porchas called meeting to order at 7:39 P.M.

All members of the Council were not present. Vice-Mayor Magaña and Council members Villalpando and Anaya were absent.

**Call to the Public – None**

**CONSENT AGENDA**

1. Minutes for Regular Council Meeting of December 21, 2011.
2. Cash Register for December 2010.
3. Liquor License for Cocopah Indian Tribe Dirt Track Racing Feb. 5, 2011.
4. Liquor License for Cocopah Indian Tribe Dirt Track Racing Feb. 19, 2011.
5. Special Event Licenses for 2<sup>nd</sup> Annual Vintage Festival.
6. Possible approval of entering into lease agreement with Salvation Army, for property owned by the City of Somerton. Property is located at 239 W. Canal Street and is commonly referred to as the Old Senior Center building.
7. Possible adoption of Resolution 2011-001 supporting Fair Housing Amendments Act of 1988 and ratification of Resolution 2010-027 also supporting Fair Housing Act of 1988.
8. Notice for calling of Special Election for the City of Somerton for the purpose of updating the City of Somerton General Plan. This election will coincide with the City of Somerton General Election for City Council. The City General Election

will be held on May 17<sup>th</sup> 2011 where Citizens can consider the new proposed General Plan.

9. **RESOLUTION 2011-002** *A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOMERTON, ARIZONA, AMENDING RESOLUTION NO. 2010-017 BY REMOVING "SECTION 2: SEWER FEES, PARAGRAPH B, MULTI FAMILY" \$36.50 METER CHARGE AND ALLOWING FOR REFUND OF ALL SAID CHARGES COLLECTED FROM SEPTEMBER 2, 2010.*

Mayor Porchas entertained a motion to approve the Consent Agenda. Councilwoman Ramirez moved to approve the Consent Agenda. Councilman Galindo seconded the motion. Motion passed.

Councilman Yepez abstained on Consent Agenda Item No. 2.

## **NEW BUSINESS**

*All items are for discussion and possible action*

1. *Direction and possible direction to staff for the possible purchase of a SCADA System and Integrated Radio Communication System for the City Waste Water Treatment Plant and lift stations.*

**Mike Krebs**-Put some type of communication between lift stations throughout the city that would tie back into the plant. Richard's plan was to place one-way communication range. The system would cost approximately \$35K to \$40K along with a monthly charge. Cameras could be added as well. Total cost would be approximately \$115K. There's about \$15K savings to do the plant as well as the lift stations.

**Mike Krebs**-Feels that it's an excellent system for the city to have SCADA at every lift station and benefit from it.

**Mike Krebs**-Recommends for Council to approve the proceeding of the proposals and to use the funding from the Waste Water Treatment Facility Plant.

**Councilman Yepez**-Is two-bids sufficient? **Gary Halford**-Three-bids are required for anything over \$30K.

**Jerry Hunt**-Commented that he's comfortable if Gary can put his written opinion in file.

Mayor Porchas entered a motion to approve both of Mr. Krebs' proposals.

Councilman Yepez moved to approve both proposals. Councilwoman Ramirez seconded the motion. All voted in favor. Motion passed.

2. *Presentation by Mike Krebs with Pace Engineering on analysis of best method to provide water to the Mesa area within the City of Somerton Limits. Council may also consider awarding Preliminary Engineering Report.*

**Bill Lee**-Mike Krebs will talk about SCADA item and will also address water on Mesa, Smith Way.

**Mike Krebs**-Provided costs for alternates and recommendations based on evaluations.

**Mike Krebs**-Stated that using that well wouldn't be an option because the owner provided 4 feet each way around the well.

**Mike Krebs**-Didn't obtain any quality test because of the cost. The cost ranged between \$3K and \$5K to get a water test. Was able to obtain well data from the Casino's wells and assume it's somehow similar. It meets all MCL drinking water standards, but TDS is high.

**Mike Krebs**-Drilling new wells or extending an existing city line are the only options that are being looked at.

**Mike Krebs**-Recommends option 2, line extension. Need to find funding for project and time is critical. Potential for funding is 100% since area is located at a colonial area.

**Councilman Yopez**-One of our concerns is the water pressure for fire hydrants.

**Mayor Porchas**-Is there a cost that the city has to pay? **Bill Lee**-There is an agreement to be approved, which is hiring Mike's firm to do the Preliminary Engineering Report and the Environmental Report, that being \$22,500.00.

**Mike Krebs**-Stated that information needs to be submitted to USDA before the Census numbers comes out.

**Councilman Yopez**-If project is not grant funded, what are we doing? **Bill Lee**-If USDA decide to grant only 80% of the project, we'll need to figure out how we're going to fund the other 20%. **Gary Halford**-Impact fees could be used.

**Jerry Hunt**, City Attorney-Recommends for Council to authorize the subject to his approval.

Mayor Porchas entered a motion to authorize approval from City Attorney. Councilman Yopez moved to approve the authorization as stated by City Attorney. Councilman Galindo seconded the motion. All voted in favor. Motion passed.

3. *Discussion, consideration and possible approval to enter into Power Purchase Agreement and lease with SPP DG DEVC, LLC. By entering into this contract the City of Somerton would receive nearly 400kWh worth of solar power at the Waste Water Treatment Plant.*

**Mayor Porchas**-Get us the contract and make sure Jerry gets it.

**Bill Lee**-Will e-mail the PPA agreement to the Mayor and Council.

## **ADDENDUM**

### **New Business**

*All items are for discussion and possible action.*

4. *Discussion for the need to have 300 foot clearance around the City of Somerton Waste Water Treatment Plant.*

**Mike Krebs**-ADEQ requires the City to adopt an Ordinance with a 300 foot setback as part of the Cities Aquifer Protection Permit and then ADEQ use that and approve APP.

**Mike Krebs**-Recommends the product because the cost is lower and because it looks like the top of a garage.

**Councilman Yopez**-Is this for odor control? **Mike Krebs**-Yes. This is why ADEQ is requiring it.

5. *Discussion and possible purchase of Solar Panels to be placed at the Waste Water Treatment Plant.*

**Bill Lee**-Stated that the biggest obstacle is a deadline of March 31<sup>st</sup>, which is when APS incentives will run out.

**Zack**, Sales Manager-Our technology is the most efficient on the market. It's a rugged and robust solution for places that are hot.

**Zack**-Stated that the benefit of doing the power purchase agreement with SolFocus, or similar, is that they finance 100% of the solar project. The City won't have to spend nothing until the plant is fully operational.

**Zack**-Commented that the city will save more money year in and year out for 30 years going the purchase route.

**Bill Lee**-Requested direction and a decision to be made as to where to go.

**Bill Lee**-Commented that CDBG allotment, which is just short of \$270K, could be moved back over to the Waste Water Plant.

**Jerry Hunt**-Concerned that an agreement is being piggy-bagged from one of the universities, which call for 15 years. In the next 30 years, there are going to be some advancements, innovations or refinements. Doesn't want to get stuck with old equipment at the end of those 30 years.

**Jerry Hunt**-Is there anything you can do to help our comfort zone to know that a long term contract that the equipment will stay close to the state of the art? **Zack**-Tried to address that by having a long term warranty.

**Zack**-Commented that if there's any problems with the solar equipment over the 30 years, Solar Power Partners has to fix it or you're released from the contract.

**Mayor Porchas**-Can the annual rate of escalation be lowered? **Zack**-The cost would need to be reduced by \$70K.

Summary of current events by Mayor, Council Members and or City Manager, pursuant to A.R.S. §38-431.02(K). Provided that the public body does not propose, discuss, deliberate or take legal action on any matter in the summary.

A motion to ADJOURN was made by Mayor Porchas. Motion approved 5-0.

**ADJOURNMENT**

Meeting was adjourned at 8:48 P.M.

  
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MAYOR MARTIN PORCHAS

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Council Meeting for Tuesday, January 11, 2011.

  
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CITY CLERK