



AGENDA

**PRESCOTT CITY COUNCIL
REGULAR VOTING MEETING
Tuesday, May 12, 2015
3:00 PM**

**Council Chambers
201 South Cortez Street
Prescott, Arizona 86303
(928) 777-1100**

The following Agenda will be considered by the Prescott City Council at its **Regular Voting Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending this meeting through the use of a technological device.

- ◆ **CALL TO ORDER**
- ◆ **INTRODUCTIONS**
- ◆ **INVOCATION** Pastor Jesse Liles
Willow Hills Baptist Church
- ◆ **PLEDGE OF ALLEGIANCE** Councilwoman Wilcox
- ◆ **ROLL CALL**

MAYOR AND CITY COUNCIL

Mayor Kuykendall	
Mayor Pro Tem Kuknyo	Councilman Lamerson
Councilman Arnold	Councilman Lazzell
Councilman Blair	Councilwoman Wilcox

- ◆ **ANNOUNCEMENTS**
- ◆ **PROCLAMATION**

A. Proclaiming May 17 - 23, 2015, as Emergency Medical Service Week

I. CONSENT AGENDA

CONSENT ITEMS I.A. – I.H. LISTED BELOW MAY BE ENACTED BY ONE MOTION. ANY ITEM MAY BE REMOVED AND DISCUSSED IF A

COUNCILMEMBER SO REQUESTS.

- A. Approval of minutes for the City Council meeting held on March 26, 2015
- B. Adoption of Ordinance No. 4939-1477, approving an amended public trail easement for a City trail through the Embry-Riddle Aeronautical University campus

ORDINANCE NO. 4939-1477 AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT YAVAPAI COUNTY, ARIZONA, AUTHORIZING AMENDMENT NUMBER ONE TO A PUBLIC TRAIL EASEMENT WITH EMBRY-RIDDLE AERONAUTICAL UNIVERSITY.

- C. Approval for the Fire Department to apply for various Fiscal Year 2016 grant funding opportunities
- D. Adoption of the 5-year HUD (Community Development Block Grant) Consolidated Plan for the period beginning July 1, 2015, and ending June 30, 2020
- E. Approval of City Contract No. 2015-171 with Central Basin Roofing, Inc., in the amount of \$18,773.00, for reroofing Fire Station 51 (General Fund)
- F. Award of City Contract No. 2015-170 for Fire Alarm/Intrusion Monitoring and Fire Suppression Services for various City facilities to B&W Fire Security Systems in an amount not to exceed \$20,000.00 annually
- G. Approval of purchase of one (1) ea. Fairbanks Model 4" 2823C replacement pump for the Pioneer Booster Pump Station from Hennesy Mechanical Sales, LLC, in an amount not to exceed \$10,874.00 (Water Fund)
- H. Approval of an extension of City Contract No. 2014-196E1 with Prescott Pro Sound, LLC, for sound reinforcement services for the 2015 Summer Concert Series in the amount of \$14,300.00 (General Fund: Special Events)

RECOMMENDED ACTION: MOVE to approve Consent Agenda Items I.A.-I.H.

II. LIQUOR LICENSE CONSENT AGENDA

- A. Application for a Series 15 Special Event Liquor License

Prescott Frontier Rotary Club
Watters Garden Center, 1815 West Iron Springs Road

Applicant: Walter L. Hammond
City Application No. 15-0012S
Date/Time of Event: June 14, 2015, 5:00 pm - 8:00 pm

The application has been reviewed and determined to be in compliance with City requirements

RECOMMENDED ACTION: MOVE to forward the Prescott Frontier Rotary Club special event liquor license application to the Arizona State Liquor Board with a recommendation of approval/denial.

III. REGULAR AGENDA

- A. Public Hearing and Adoption of the CDBG 2015 Annual Action Plan

RECOMMENDED ACTION: MOVE to adopt the 2015 CDBG Annual Action Plan.

- B. Approval of City Contract No. 2015-179 with Civiltec Engineering, Inc., for engineering services for the Crystal Lane Realignment Project in an amount not to exceed \$68,971.00

RECOMMENDED ACTION: MOVE to approve City Contract No. 2015-179 with Civiltec Engineering, Inc., for engineering services for the Crystal Lane Realignment Project in an amount not to exceed \$68,971.00.

- C. Award of City Contract No. 2015-183 to SAK Construction, LLC, for cured-in-place sewer pipe rehabilitation during a two-year period on an as-need basis, utilizing pricing through The Cooperative Purchasing Network (TCPN) Contract No. R5143, in an amount not to exceed \$1,500,000.00 (Wastewater Fund)

RECOMMENDED ACTION: MOVE to award City Contract No. 2015-183 to SAK Construction, LLC, for cured-in-place sewer pipe rehabilitation during a two-year period on an as-needed basis, utilizing contract pricing through The Cooperative Purchasing Network (TCPN) Contract No. R5143, in an amount not to exceed \$1,500,000.00.

- D. Award of City Contract No. 2015-180 for painting five (5) City fire station equipment bays to Riddle Painting and Coatings Company in the amount of \$35,088.00 (General Fund)

RECOMMENDED ACTION: MOVE to approve award of City Contract No. 2015-180 for painting five (5) City fire station equipment bays to Riddle Painting and Coatings Company in the amount of \$35,088.00.

- E. Approval of Amendment No. 1 to City Contract No. 2015-098A1 for household hazardous waste disposal services with Clean Harbors Environmental Services, Inc., in the amount of \$47,610.00 (Solid Waste Fund)

RECOMMENDED ACTION: MOVE to approve Amendment No. 1 to City Contract No. 2015-098A1.

- F. Approval of (1) award of City Contract No. 2015-182 to MRM Construction Services, Inc., for the rehabilitation and structural upgrade of an apron area used by the U.S. Forest Service and other general aviation aircraft, in the amount of \$1,337,740.54; (2) Authorization of Services No. 8 for construction phase administrative services by Dibble Engineering in an amount not to exceed \$160,521.00 (City Contract No. 2014-029A8); (3) performance of night work for the apron reconstruction; and (4) an increase in the Arizona Department of Transportation 90% funding grant to reflect the award of City Contract No. 2015-182 (Airport Fund)

RECOMMENDED ACTION: MOVE to (1) award City Contract No. 2015-182 to MRM Construction Services, Inc., in the amount of \$1,337,740.54; (2) approve Authorization of Services No. 8 under City Contract No. 2014-029 with Dibble Engineering in an amount not to exceed \$160,521.00; (3) authorize the performance of night work on an as-needed basis for the project; and (4) authorize the Mayor and City staff to execute any and all related documents to accept an increase in the Arizona Department of Transportation 90% funding grant.

- G. Approval of purchase of one (1) ea. Bobcat 3650 Utility Vehicle with mower attachment from Bingham Equipment Company utilizing State of Arizona Contract ADSP013-00002042 pricing in the total amount of \$26,457.96 (Airport Fund)

RECOMMENDED ACTION: MOVE to approve the purchase of one (1) ea. Bobcat 3650 Utility Vehicle with mower from Bingham Equipment Company using State of Arizona Contract ADSP013-00002042 pricing in the total amount of \$26,457.96

- H. Award of City Contract No. 2015-181 to B & W Fire Security Systems for Airport 'F' Hangar Fire Suppression System Replacement, in an amount not to exceed \$86,024.99

RECOMMENDED ACTION: MOVE to award City Contract No. 2015-181 to B & W Fire Security Systems for Airport 'F' Hangar Fire Suppression System Replacement, in an amount not to exceed \$86,024.99.

- I. Request for Special Use Permit SUP14-001 for the installation of a cell tower at 1976 Commerce Center Circle [Site Zoning Industrial Transition (IT), property owner: Western Newspapers, Inc.; APN 105-18344]

RECOMMENDED ACTION: Council's pleasure:

MOVE to approve SUP14-001 for a cellular antenna at 1976 Commerce Center Circle subject to full compliance with the Land Development Code of the City of Prescott, including a maximum height of forty (40) feet as specified by the IT zoning district, and setback from all property lines of not less than the tower height.

OR

MOVE to approve SUP14-001 for a cellular antenna at 1976 Commerce Center Circle with the following conditions:

- 1. The setback from all property lines shall be not less than the tower height***
- 2. The antenna arrays shall not exceed six feet in width***
- 3. The compound shall be landscaped around the exterior of the wall in compliance with LDC screening requirements***
- 4. Four trees each a minimum 10 feet in height shall be planted along the property line adjoining Prescott Lakes Parkway***

AND EITHER:

- 5. The monopole shall be a standard monopole not to exceed 65 feet in height, painted flat gray and with no additional collocated antennas***

OR

- 6. The monopole shall be a stealth pine tree installation not to***

exceed 75 feet in height to the top of the false tree, to enable collocation of additional antennas for other cell providers.

- J. FY 16 and Subsequent Budgets - Council discussion, direction, and possible action

RECOMMENDED ACTION: As determined by Council.

IV. ADJOURNMENT

EXECUTIVE SESSION

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (ii) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (iii) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (iv) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. §38-431.03(A)(4));
- (v) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (vi) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (vii) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless City Council takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____ m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Dana R. DeLong, CMC, City Clerk

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: City Clerk

AGENDA ITEM: Approval of minutes for the City Council meeting held on March 26, 2015

Approved By:

Date:

City Clerk: DeLong, Dana

05/06/2015

Item Summary

Attached for approval are the City Council minutes of the Special Meeting held on March 26, 2015.

Attachments

1. March 26, 2015, Special Meeting Minutes

Recommended Action: **MOVE** to approve the City Council meeting minutes as presented.

PRESCOTT CITY COUNCIL
SPECIAL MEETING
THURSDAY, MARCH 26, 2015
PRESCOTT, ARIZONA

MINUTES OF THE SPECIAL MEETING OF THE PRESCOTT CITY COUNCIL HELD
ON MARCH 26, 2015, in the COUNCIL CHAMBERS located at CITY HALL, 201
SOUTH CORTEZ STREET, Prescott, Arizona.

◆ **CALL TO ORDER**

Mayor Kuykendall called the meeting to order at 9:00 A.M.

◆ **ROLL CALL**

Present:

Mayor Kuykendall
Mayor Pro Tem Kuknyo
Councilman Arnold
Councilman Blair departed at 10:16 A.M.
Councilman Lamerson
Councilman Lazzell
Councilwoman Wilcox

Absent:

None

◆ **PLEDGE OF ALLEGIANCE** by Mayor Pro Tem Kuknyo

I. REGULAR AGENDA

- A. Fiscal Year 2016 Budget Workshop #2 – presentation/discussion of fuels reduction in the wildland-urban interface to enhance Firewise community safety, and other budget topics

Craig McConnell, City Manager, said the workshop would focus on wildland-urban interface and wildfire reduction and how the City would achieve fuels reduction for community safety.

Dennis Light, Fire Chief, addressed the Council. He noted that the presentation was interactive and questions would be accepted throughout. He showed a PowerPoint presentation that included:

- TOPICS FOR PRESENTATION AND DISCUSSION

- WILDLAND FIRE HAZARD

Chief Light noted that the City of Prescott was in the direction of the prevailing winds.

Mayor Pro Tem Kuknyo asked who would take care of the pieces of county land near the City. Chief Light said there was a strong partnership between the federal partners, the United States Forest Service, the State of Arizona Forestry Division and the Prescott Area Wildland Urban Interface Commission.

Mr. McConnell noted that much of the City was in the Wildland Urban Interface. He noted that most of the property owners had responsibilities according to the adopted code.

- HISTORY AND BACKGROUND

Chief Light said the new model was 60 – 70 trees per acre in the forest. Brush and fuels reduction lowers the risk of ladder fires, where the fire burned the bushes below the trees and then rose up the tree tops. The biggest challenge of a canopy fire was crowning. Fires could jump longer distances, creating a higher intensity fire. He noted that it was time to get an updated identification of the City's local risks and ways to address them.

Prescott became the first city to adopt a Wildland - Urban Interface Code.

Chief Light noted that a Type I Interagency Team, Granite Mountain Hotshots, was formed in 2008, which was responsible for fuels mitigation and treatment of property. They also did off-district work. He noted that the wildland division was not self-supporting with General Fund outlays of \$200,000.00 - \$300,000.00 per year. He said staff was looking for efficiencies in all risks.

- A FUELS REDUCTION PROGRAM IS A NECESSITY FOR PRESCOTT

Chief Light noted that there was no way of getting around the enhancement of public safety through mitigation efforts. He said the basis for City policy was to actively address the wildland fire hazard.

- WILDLAND-URBAN INTERFACE (WUI) CODE OVERVIEW
- WUI CODE

Chief Light noted that codes existed to enhance public safety. He said the WUI code empowered the Prescott Fire Department to serve as the fire code officials and it placed an obligation on the community for vegetation management.

- VEGETATION MANAGEMENT ZONES
- LADDER FUELS

Councilwoman Wilcox asked if there was any consideration given to the type of vegetation that could remain standing, and how a tree was trimmed and shaped. Chief Light noted that the code talked about ornamental vegetation.

- PROPERTY OWNER RESPONSIBILITIES

Chief Light noted that the City did not remove fuels from privately owned property unless they received a grant to do so. The City was responsible for fuels reduction on City-owned property.

He noted that private property owners were responsible for removal of all indigenous ladder fuels, removal of all combustible materials and vegetation from under decks and maintaining defensible space through removals at least annually.

Councilwoman Wilcox asked if the City provided a list of approved vegetation. Chief Light said the City had pamphlets and materials to hand out. Councilwoman Wilcox suggested having lists of fire resistant plants at the nurseries in town.

Councilman Blair asked if the City was sending out information about drought tolerant plants in the water bills. Mark Woodfill, Finance Director, responded that he thought the information was still going out with the bills. Councilman Blair said the education was important and there should be a rack with conservation information in the Building Department.

Mr. McConnell said there would be a presentation of the updated water conservation program at the April 7, 2015, Council Workshop.

Mayor Pro Tem Kuknyo thought information for being Firewise was readily available. He thought motivating people to take care of their property was the biggest problem. He said it usually took a large fire to inspire people.

Chief Light said that the water bill had the information inserted and operations existed when prevention failed. He wanted to intensify public education.

Councilman Lamerson said it was more costly if the City did nothing.

- CODE ENFORCEMENT

Chief Light noted that wildfire hazard posed the most serious continuous threat to the community. The City had to manage the hazard and it required an enforcement stance to protect the citizens. He said the risk was severe. He noted that a gap existed in enforcement and that area needed to be intensified.

Councilman Lamerson said it took personnel with the training of how wildfire moved. He thought it was important to demonstrate at a budget study session that it was important to keep necessary personnel to minimize the movement of a wildland fire.

Chief Light said the City needed to determine a policy that the WUI code be further enforced more actively, giving the Code Enforcement Officers citation capabilities for non-compliance.

- CITY ROLE IN WILDFIRE FUELS REDUCTION AND FIREFIGHTING

Chief Light noted that wildfire fighting was different than structure firefighting, hazardous materials response or a technical rescue of emergency medical response. He said that the fire department was an all risk response agency. He said there were no borders for their response to a fire.

- INITIAL AND/OR EXTENDED WILDFIRE RESPONSE

Chief Light noted that taking part in off-district responses was, at best, a revenue neutral activity. He said that a tiered response continuum determined the best suited/closest available units. He noted that the fire season ran from the first week of May through June and then eased when the monsoons hit in July. He said that he put in controls that off-district work would not be done during Prescott's fire season. He also would not draw down too many resources outside of the fire season, should an event occur.

- PRESCOTT IS NOT ALONE – LOCAL/REGIONAL/FEDERAL PARTNERSHIPS

Councilman Lamerson asked if the Bureau of Land Management (BLM) was involved in the Prescott Area Wildland Urban Interface Commission (PAWUIC). Chief Light said he thought BLM was represented. Councilman Lamerson said he did not know why anyone would allow a fire to burn during fire season, rather than trying to put it out at the beginning of the fire. He noted that they needed to clean up their land. Chief Light said PAWUIC brought the different stake holders together.

- HAZARD ASSESSMENT AND TREATMENT SERVICES

Chief Light discussed how an assessment was done.

- ORGANIZATION AND MANPOWER – COMPARISONS

Chief Light noted that a Division Chief position was open. He discussed a portion of the job description and said they were only a two person shop with five seasonal people doing the work. He noted that the Fire Department asked for a grant extension that would allow up to 16 employees. He compared the staffing of the Flagstaff Fire Department with that of Prescott's Fire Department, noting that Flagstaff had a Fire Management Officer, Wildfire Education Coordinator and a Fuels Crew Leader along with 10-15 seasonal employees.

Mayor Pro Tem Kuknyo asked if the Fire Management Officer in Flagstaff was a fire fighter and if so, why he was in the Arizona State Retirement System (ASRS). He also asked what retirement system the seasonal workers were in. Chief Light responded that

he was unsure. Chief Light also discussed the Bear Jaw Fire Crew and the Santa Fe Fire Departments and the retirement systems they were in.

Jon Paladini, City Attorney, said there was more than a single criterion for joining one or the other retirement system. He noted the length of time that an employee worked during the year as well as how many hours were worked in a pay period, even though they performed wildfire response, were also considered. He noted that the challenge was if they worked more than six months.

Councilman Blair departed at 10:16 am.

- TYPES OF FUELS REDUCTION GRANTS

Chief Light discussed the 90/10 Wildland Fire Hazardous Fuels (WFHF) Grant and said it was designed for hazardous fuels reduction and community protection, with the City paying 10 percent. The 50/50 grant was the State Fire Assistance/WUI Grant that was designed for hazardous fuels reduction, information and education, and community and homeowner action.

- GRANT FUNDING AWARDED FY 2015

Chief Light mentioned the two 90/10 grants for Camp Yavapines and the United Christian Youth Camp and Southwest Indian Bible Conference Center.

- PROSPECTIVE FY 16 GRANT REQUESTS

Chief Light noted that staff was seeking \$200,000.00 in WFHF grants for mechanical thinning, with handwork adjacent to structures at Embury–Riddle. He also noted that the State Fire Assistance Grant application period would be open in mid-summer.

- CURRENT ORGANIZATION CHART OF DEPARTMENT

Chief Light said he converted the Wildland Division, by name, to Support Services to make it encompass the services he needed to look at and expand the roll of the Division Chief.

Councilman Lamerson asked about personnel in support services and if they would be subject to fighting fires. Chief Light responded that the next slide would dissolve support services as he just presented it. He said fire response did not come from support services.

Mayor Pro Tem Kuknyo asked if there was a maintenance commitment from UCYC to keep the area trimmed. Chief Light said there was nothing formalized in the grant, but the two camps provided verbal commitment. Mayor Pro Tem Kuknyo asked if staff would follow up to see that it was done. Chief Light said the department did not have the current capacity to do that.

- PROPOSED ORGANIZATION CHART OF COMMUNITY RISK REDUCTION DIVISION

Chief Light noted that one of the recommendations under the ICMA study was the co-locating of like duties and responsibilities in a division with a similar mission. He proposed to dissolve the Wildland Division and roll the mission into Fuels Management.

Councilwoman Wilcox asked if there would be three full-time supervisors under Fuels Management. Chief Light responded yes. He noted that some of it would be grant funded. Councilwoman Wilcox asked how many seasonal employees there would be. Chief Light said the number had not been determined. He did not know to what degree they would use seasonal employees.

Councilman Lamerson asked about being grant dependent for the three fuels staff members. He suggested looking at them during the budget discussions.

Mr. McConnell said the Chief highlighted the idea of code enforcement earlier in the presentation. Mr. McConnell believed that the positions were needed full-time. He said there would be a continued need for hazard assessments with homeowners. They would also work with code enforcement. Currently, the City's code enforcement consisted of two people. If there were other employees focused on Wildland-Urban Interface, it would be more effective if they were full-time positions.

Councilman Lamerson said the positions should not be part of a grant plan, but part of a planned expenditure. Chief Light said the grant expenditure just helped with some of the costs. He did not want to imply that they would be grant dependent.

Mayor Pro Tem Kuknyo asked if fuels reduction would remain under the direction of the Fire Department. Chief Light said it would for public lands and they would work with homeowners for private land.

Mayor Kuykendall asked what fuels reduction was and at what level the City was directly involved. He noted that in recent experience, it was considered hazardous duty and staff would not qualify for ASRS. Mr. Paladini said Chief Light was talking about the boots on ground grunt work of fuels reduction and that it would be contracted out to the private sector, instead of seasonal employees.

Mayor Kuykendall said he thought he had heard that it may be beneficial for the City to have some seasonal employees. Chief Light said the organization had to look for ways to minimize the litigious risk exposure to the City.

Mayor Kuykendall asked if the Chief thought all Prescott Firemen were wildland certified. Chief Light said all of the firefighters in the response, operation piece were all wildland firefighters.

Mayor Pro Tem Kuknyo said there was a lot of personal responsibility to make a home firewise.

Councilman Lamerson asked who set the standards for the mitigation that needed to take place. He asked if the work was contracted out, who would set the standard and inspect the work. Chief Light said the contracted employees would provide some degree of technical expertise. He said they would have no response role in the current model. The response role would be staff that were in PSPRS. He said the ability to respond to wildland fire was not the same as the ability to determine fuels reduction needs.

Councilman Lamerson said enforcement was a critical part of the plan.

- WILDFIRE HAZARD REDUCTION – ACTION PLAN

Chief Light said the overall strategy should focus on fuels management and the improvement of forest health by removal of excess fuels. The City needed to enhance and update formal relationships with regional partners.

- ACTION PLAN (CONT'D) - Action/Milestones for FY 16

Chief Light said he would leave the Division Chief and Fuels Management Supervisor positions unfilled. He would like to reassign the current Wildland Division Administrative Assistant to the position of Fuels Management Supervisor. In addition, he wanted to conduct an inventory of equipment.

Chief Light discussed enlisting technical assistance through the Commission of Fire Accreditation International to develop two documents. One would be a Standards of Cover to define how Prescott would respond to the various types of risks. He said he also needed a road map to develop a Strategic Management Plan to further the objectives of the Council.

Chief Light discussed revising current fuels reduction activities and providing options for adjusting service that may include fees for service. He also wanted to further assess best practices for continued fuels reduction.

- WILDLAND PROGRAM – FINANCIAL

The expenditure of some General Fund monies for fuels reduction was necessary as an important investment in community Firewise safety.

- FUELS MANAGEMENT DIVISION ESTIMATED OPERATING COSTS FOR FY 2014 & 2015

Chief Light noted that the operating expense funded by the General Fund was \$180,500.00.

- **FUELS REDUCTION FUNCTION FY16 BUDGET PROPOSAL**

Chief Light talked about the organizational proposal for the next year and concluded his presentation.

Mayor Kuykendall thanked Chief Light and said the Council was happy to have him as their Fire Chief.

B. Other topics regarding FY16 and Subsequent Budgets – Council discussion

Item I.B. was not discussed.

II. ADJOURNMENT

There being no further business to be discussed, the March 26, 2015, Prescott City Council Special Meeting adjourned at 11:13 A.M.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

DANA R. DeLONG, City Clerk

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Parks and Recreation

AGENDA ITEM: Adoption of Ordinance No. 4939-1477, approving an amended public trail easement for a City trail through the Embry-Riddle Aeronautical University campus

Approved By:		Date:
Director:	Baynes, Joe	04/27/2015
City Manager:	McConnell, Craig	05/01/2015

Item Summary

This item requests approval of an ordinance amending a public trail easement for a City trail within the Embry-Riddle Aeronautical University (ERAU) campus. This amended public trail easement replaces a prior trail easement, and is necessary due to relocation of the same City recreation trail.

Background

In 2005, as established in a 1997 Development Agreement, ERAU granted the City a donated public trail easement to serve as an integral link in the multi-jurisdictional, 52-mile Prescott Circle Trail, and part of the City's Mile-High Trail System. An interim location was selected at the time, since ERAU was still planning future uses for vacant lands within the campus. As construction of new dormitories is imminent, the City initiated discussions with ERAU staff for an amended trail location providing a more sustainable, higher quality trail experience and accommodating the new dormitories. After agreeing on the new location of the trail, the City constructed the new trail alignment, which is now complete. Approval of this amended public trail easement formalizes the agreed-upon location and outlines the continued responsibilities of the City (primarily maintenance) and the University regarding the trail (primarily assurance of public access).

Financial Impact

There is no fiscal impact from this agenda item.

Agenda Item: Adoption of Ordinance No. 4939-1477, approving an amended public trail easement for a City trail through the Embry-Riddle Aeronautical University campus

Attachments

1. Ordinance No. 4939-1477
2. Amendment Number One to Public Trail Easement & Legal Description
3. Location Map – Amended Public Trail Easement

Recommended Action: MOVE to adopt Ordinance No. 4939-1477.

ORDINANCE NO. 4939-1477

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT YAVAPAI COUNTY, ARIZONA, AUTHORIZING AMENDMENT NUMBER ONE TO A PUBLIC TRAIL EASEMENT WITH EMBRY-RIDDLE AERONAUTICAL UNIVERSITY.

RECITALS:

WHEREAS, the City of Prescott, a municipal corporation of the State of Arizona (hereinafter "City") entered into Public Trail Easement with Embry-Riddle Aeronautical University (hereinafter "Embry-Riddle") recorded with the Yavapai County Recorder (book 4342, page 377) in and around 2005; and

WHEREAS, Public Trail Easements running through and upon Embry-Riddle's property were part of an Agreement in Lieu of Development Fees between the City and Embry-Riddle, entered on July 23, 1997; and

WHEREAS, pursuant to the original 2005 Public Trail Easement, a relocation and realignment of same was contemplated, and now both parties wish to amend the Lease to allow for relocation, realignment and better management of the subject trail; and

WHEREAS, this Amendment Number One to the Public Trail Easement should be recorded with the Yavapai County Recorder; and

WHEREAS, amending this Public Trail Easement is in the best interest of the public health, safety and welfare.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1: THAT the "Attachment A" to this Ordinance, entitled "AMENDMENT NUMBER ONE TO PUBLIC TRAIL EASEMENT" is hereby adopted in its entirety, replacing that previous Public Trail Easement between the City and Embry-Riddle, filed with the Yavapai County Recorder in book 4342, page 377.

SECTION 2: THAT "AMENDMENT NUMBER ONE TO PUBLIC TRAIL EASMENT" attached hereto and incorporated herein as "Attachment A" is to be filed with the Yavapai County Recorder.

SECTION 3: THAT the Mayor and staff are authorized to take any action necessary to enact this Ordinance.

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona on this ____ day of _____, 2015.

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

DANA R. DeLONG, City Clerk

JON M. PALADINI, City Attorney

AMENDMENT NUMBER ONE TO PUBLIC TRAIL EASEMENT

For good and valuable consideration, Embry-Riddle Aeronautical University, a Florida non-profit corporation authorized to do business in the State of Arizona, hereinafter "Grantor", and the City of Prescott, a municipal corporation of the State of Arizona, hereafter "Grantee", wish to amend that previously recorded 2005 Public Trail Easement (Yavapai County Recorder, book 4342, page 377). These Trail Easements are made pursuant to that certain Agreement in Lieu of Development Fees between Grantor and Grantee dated July 23, 1997.

Pursuant to the 2005 Public Trail Easement, the parties contemplated relocation of the existing Public Trail Easement. The new easement is identified in Exhibit A, attached hereto and incorporated herein by reference. The new Public Trail Easement alignment consists of a fifteen (15) foot wide public non-motorized trail easement for the MILE-HIGH TRAIL SYSTEM AND PRESCOTT CIRCLE TRAIL, and the obligation of the City to maintain the following described trail, together with the right of pedestrian ingress and egress over and through same for maintenance purposes, located as described on the attached Exhibit A, subject to the following conditions:

The City shall use its best efforts to keep said easement free from trash, waste and other debris. The City shall maintain the easement in good condition at City expense. The City shall schedule construction and maintenance work on the easement with advance notice to Grantor, at times convenient to Grantor, so as not to disrupt Grantor's use of the surrounding property.

Should the location of the easement need to be relocated in the future, due to Grantor's development of its real property, the Grantor and City shall cooperatively agree on a new alignment. Grantee will be responsible for the cost of survey work for the new easement, and for the new trail construction.

The purpose of this easement is to provide recreational use, without the payment by the public of any admission fee or any other consideration, to travel across or to enter the premises for non-motorized recreational trail uses and trail access between Heritage Park and Pioneer Park, within the City of Prescott, Arizona. The easement shall not be open to automotive use by the public. It is the specific intent of both parties hereto to preserve the immunities granted to a public or private owner for allowing recreational use, without payment of a fee, as provided in A.R.S. §33-1551, and nothing herein shall be deemed as a waiver thereof.

Notwithstanding the foregoing, a nominal fee may be charged by a public entity or a nonprofit corporation to offset the cost of providing the educational or recreational premises and associated services, and does not constitute an admission fee as defined by A.R.S. §33-1551(C)(1).

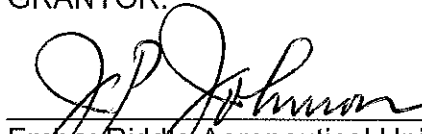
Grantee, as a consideration for conveyance of this easement, agrees to hold Grantor harmless, and to indemnify Grantor from any liability, cause of action, or claim arising out of any acts of Grantee.

Grantee shall work with Grantor in good faith to encourage compliance with Grantor's campus policies regarding prohibition of smoking on the trail easement, assisting in the reduction of wildland fire risk originating from the trail easement, assisting in compliance with the Grantor's prohibition of weapons on campus and on the trail easement, and discouraging encroachments not contemplated in this Easement, such as "social" trails.

This easement shall run with the land, and shall be perpetual unless earlier abandoned or vacated by the Grantee. Grantor agrees not to obstruct or construct any buildings or other improvements upon said easement, except as specified herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand this 23 day of April, 2015.

GRANTOR:



Embry-Riddle Aeronautical University
Dr. John P. Johnson
President

ACCEPTED AND APPROVED by the Mayor and Council of the City of Prescott this ___ day of _____, 2015.

GRANTEE:

Marlin Kuykendall, Mayor
City of Prescott

ATTEST:

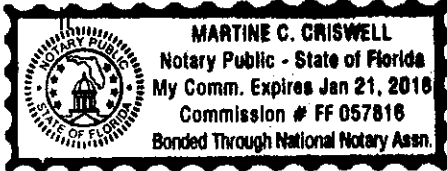
APPROVED AS TO FORM:

Dana R. DeLong
City Clerk

Jon M. Paladini
Prescott City Attorney

STATE OF FLORIDA)
) ss.
County of Volusia)

The foregoing instrument was acknowledged before me this 23 day of April, 2015, by John Johnson, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed



[Seal]

Martine C. Criswell
Notary Public

STATE OF ARIZONA)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Marlin D. Kuykendall, Mayor of the City of Prescott, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed it.

[Seal]

Notary Public

EXHIBIT 'A'

TRAIL EASEMENT

A 15 foot wide Trail Easement over a portion of that certain parcel shown in the RECORD OF SURVEY recorded in Book 54 of Land Surveys Page 72, on file in the Office of Yavapai County Recorder, Yavapai County, Arizona, said easement to be 7.5 feet on each side of the center line described as follows:

Commencing from the Northeast corner of Section 10, T14N, R02W, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, Thence S89°28'45"W, (S89°10'30"W Rec.), 3939.55 feet, along the North line of said Section 10, to the West line of said Record Of Survey;

Thence S00°27'42"W, (S00°01'20"W Rec.), 226.48 feet, along the West line of said Record of Survey, to the Point of Beginning;

Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S18°09'06"E, chord length of 62.44 feet and a radius of 96.51 feet;

Thence S05°52'47"E, 101.68 feet;

Thence Southeasterly on a non-tangent curve to the left having a chord bearing of S46°31'12"E, chord length of 105.67 feet and a radius of 106.06 feet;

Thence S84°49'07"E, 59.02 feet;

Thence S54°33'50"E, 32.86 feet;

Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S57°21'22"E, chord length of 118.88 feet and a radius of 78.41 feet;

Thence S03°54'51"W, 168.44 feet;

Thence S13°51'21"W, 143.88 feet;

Thence S23°12'21"W, 88.53 feet;

Thence S07°23'22"W, 201.53 feet;

Thence S29°41'27"W, 203.49 feet;

Thence Southeasterly on a non-tangent curve to the left having a chord bearing of S20°21'31"E, chord length of 104.95 feet and a radius of 64.86 feet;

Thence S63°32'11"E, 50.56 feet;

Thence S73°17'39"E, 98.20 feet;

Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S41°58'25"E, chord length of 31.34 feet and a radius of 39.64 feet;

Thence S18°23'48"E, 66.29 feet;

Thence S79°21'59"E, 245.34 feet;

Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S50°15'05"E, chord length of 209.64 feet and a radius of 316.97 feet, to the beginning of a compound curve to right having a chord bearing of S12°49'17"E, a chord length of 141.28 feet and a radius of 302.33 feet, to the beginning of a compound curve to right having a chord bearing of S77°09'13"W, chord length of 32.95 feet and a radius of 16.60 feet;

Thence N36°18'31"W, 23.76 feet;

Thence N17°35'10"W, 103.06 feet;

Thence N65°39'41"W, 178.16 feet;

Thence S73°13'23"W, 101.54 feet;

Thence S63°30'49"W, 72.24 feet;

Thence S24°42'08"W, 83.77 feet;
Thence S39°16'53"W, 21.54 feet;
Thence S84°08'20"W, 25.61 feet;
Thence N66°08'10"W, 64.20 feet;
Thence N78°08'52"W, 82.16 feet;
Thence S59°10'34"W, 84.20 feet;
Thence S33°31'56"W, 66.35 feet;
Thence Southeasterly on a non-tangent curve to the left having a chord bearing of S49°51'09"E, chord length of 17.53 feet and a radius of 9.04 feet;
Thence N65°25'56"E, 50.48 feet;
Thence S87°47'32"E, 59.96 feet;
Thence S70°55'00"E, 76.26 feet;
Thence S37°20'37"E, 27.32 feet;
Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N79°27'12"E, chord length of 121.45 feet and a radius of 65.46 feet to the beginning of a reverse curve to the right having a chord bearing of N51°50'22"E, chord length of 74.40 feet and a radius of 72.14 feet;
Thence N88°57'44"E, 26.50 feet;
Thence S44°42'39"E, 37.84 feet;
Thence S83°14'01"E, 35.65 feet;
Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S39°34'13"E, chord length of 30.05 feet and a radius of 26.85 feet;
Thence S08°26'24"E, 124.55 feet;
Thence Southeasterly on a non-tangent curve to the left having a chord bearing of S59°21'23"E, chord length of 144.91 feet and a radius of 142.73 feet;
Thence N87°16'58"E, 80.06 feet;
Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S37°17'19"E, chord length of 109.06 feet and a radius of 63.67 feet;
Thence S31°11'55"W, 173.49 feet;
Thence Southeasterly on a non-tangent curve to the left having a chord bearing of S02°19'34"E, chord length of 49.28 feet and a radius of 52.63 feet;
Thence S42°09'19"E, 46.88 feet;
Thence S48°48'10"E, 70.80 feet;
Thence S65°22'12"E, 51.52 feet;
Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N72°31'46"E, a chord length of 59.56 feet and a radius of 41.31 feet, to the beginning of a reverse curve to the right having a chord bearing of N28°33'16"E, a chord length of 141.97 feet and a radius of 207.88 feet;
Thence N58°34'21"E, 87.53 feet;
Thence S86°23'09"E, 39.66 feet;
Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N85°47'13"E, a chord length of 38.41 feet and a radius of 37.06 feet, to the beginning of a reverse curve to the right having a chord bearing of N89°44'57"E, a chord length of 30.61 feet and a radius of 23.61 feet;
Thence S51°37'28"E, 55.74 feet;
Thence S15°34'34"E, 124.57 feet;
Thence S28°16'17"E, 110.46 feet;
Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N74°10'39"E, chord length of 45.59 feet and a radius of 23.56 feet;
Thence N00°40'12"E, 57.30 feet;

Thence Northeasterly on a non-tangent curve to the right having a chord bearing of N51°40'24"E, chord length of 290.74 feet and a radius of 196.62 feet;

Thence S74°43'55"E, 121.41 feet;

Thence N89°15'40"E, 44.20 feet;

Thence Southeasterly on a non-tangent curve to the right having a chord bearing of S54°06'32"E, a chord length of 161.33 feet, and a radius of 250.90 feet, to a reverse curve to the left having a chord bearing of S51°58'10"E, chord length of 184.26 feet and a radius of 223.59 feet;

Thence S60°11'22"E, 81.12 feet;

Thence N83°20'16"E, 319.19 feet;

Thence N56°56'13"E, 32.44 feet;

Thence S84°09'51"E, 52.32 feet;

Thence S45°48'05"E, 16.18 feet;

Thence S79°12'57"E, 17.10 feet;

Thence N16°50'50"W, 14.84 feet;

Thence N29°35'52"W, 67.62 feet;

Thence N24°25'19"W, 21.53 feet;

Thence N51°52'17"W, 27.46 feet;

Thence N28°18'50"W, 162.13 feet;

Thence N51°36'47"W, 21.31 feet;

Thence N35°46'58"W, 23.09 feet;

Thence N48°49'22"W, 60.98 feet;

Thence N65°39'47"W, 53.14 feet;

Thence N88°08'32"W, 40.10 feet;

Thence S63°17'05"W, 47.76 feet;

Thence S63°33'48"W, 11.97 feet;

Thence N47°00'34"W, 14.52 feet;

Thence N27°38'46"W, 35.56 feet;

Thence N48°05'39"W, 31.44 feet;

Thence N64°42'21"W, 26.21 feet;

Thence N28°53'12"W, 23.18 feet;

Thence N53°24'14"W, 77.85 feet;

Thence N24°43'18"W, 17.93 feet;

Thence N49°27'29"W, 20.92 feet;

Thence Northeasterly on a non-tangent curve to the right having a chord bearing of N22°17'18"E, a chord length of 39.34 feet and a radius of 20.44 feet;

Thence S89°21'27"E, 55.28 feet;

Thence N64°05'43"E, 34.15 feet;

Thence N86°36'09"E, 45.56 feet;

Thence N73°15'36"E, 107.98 feet;

Thence N70°26'27"E, 138.60 feet;

Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N75°43'13"E, a chord length of 74.19 feet and a radius of 117.22 feet;

Thence N77°57'53"E, 80.57 feet;

Thence N58°04'10"E, 81.30 feet;

Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N11°08'06"E, a chord length of 32.10 feet and a radius of 18.47 feet;

Thence N36°37'00"W, 27.16 feet;

Thence N20°26'54"W, 68.41 feet;
 Thence N00°37'57"W, 45.30 feet;
 Thence N26°51'16"W, 17.71 feet;
 Thence N16°31'30"W, 15.75 feet;
 Thence S81°29'29"E, 17.98 feet;
 Thence S45°25'52"E, 62.04 feet;
 Thence S54°24'37"E, 38.49 feet;
 Thence S49°37'59"E, 190.84 feet;
 Thence S86°11'44"E, 51.24 feet;
 Thence S62°07'27"E, 18.18 feet;
 Thence S76°37'24"E, 16.86 feet;
 Thence N42°40'05"E, 15.64 feet;
 Thence N28°49'43"E, 56.62 feet;
 Thence N55°07'15"E, 37.42 feet;
 Thence N78°40'50"E, 118.20 feet;
 Thence S89°18'02"E, 81.91 feet;
 Thence N76°23'05"E, 39.93 feet;
 Thence N54°32'23"E, 38.78 feet;
 Thence N21°48'05"E, 17.23 feet;
 Thence N48°27'37"E, 15.23 feet;
 Thence Northeasterly on a non-tangent curve to the left having a chord bearing of N11°25'30"E, a chord length of 58.56 feet and a radius of 34.05 feet;
 Thence N04°22'26"E, 70.81 feet;
 Thence N43°40'04"E, 9.12 feet;
 Thence N70°52'49"E, 15.88 feet;
 Thence North, 5.70 feet;
 Thence N61°54'13"E, 26.95 feet;
 Thence Northeasterly on a non-tangent curve to the right having a chord bearing of N73°29'55"E, a chord length of 49.68 feet and a radius of 25.67 feet;
 Thence S26°33'54"E, 18.11 feet;
 Thence South, 6.90 feet;
 Thence S89°21'55"E, 35.20 feet;
 Thence Northeasterly on a non-tangent curve to the right having a chord bearing of N83°57'10"E, a chord length of 32.18 feet and a radius of 30.75 feet;
 Thence S51°15'37"E, 21.45 feet, to a point on West Right-of-Way of Willow Creek Road and being the terminus point of this easement.

The side lines of said easement are to be prolonged or shortened so as to terminate in their points of intersection at the angle points and in the lines in which the above center lines begins and ends.

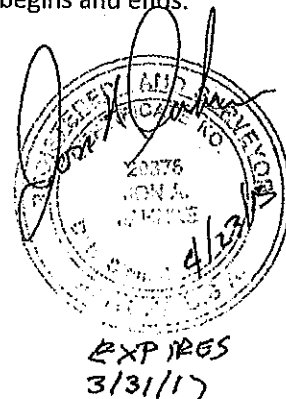
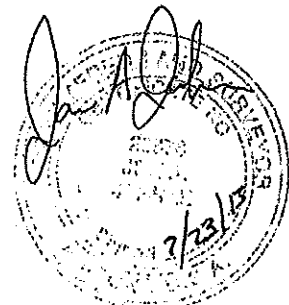
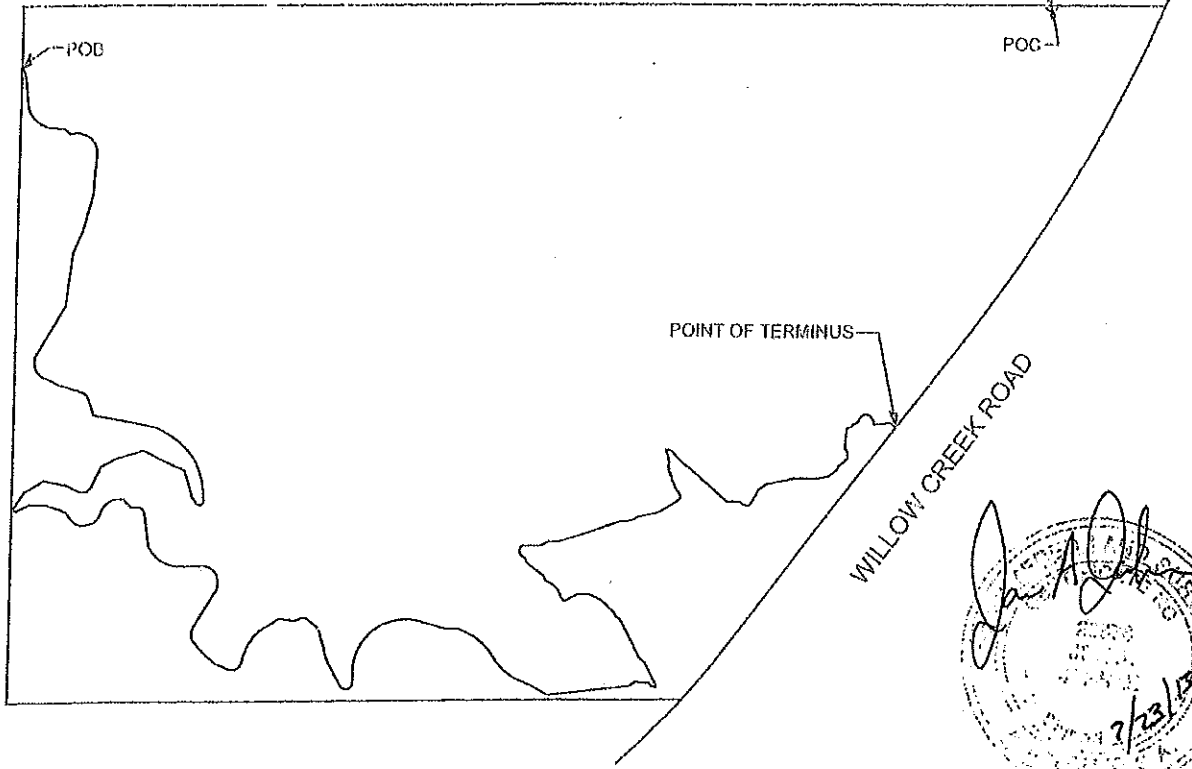


EXHIBIT 'A'

15 FOOT WIDE TRAIL EASEMENT



FOUND CORNER COMMON
TO S2,S3,S10,S11



EXPRESS
3/31/17

Location Map – Amended Public Trail Easement

Prescott Circle Trail / Mile-High Trail System

Embry-Riddle Aeronautical University (ERAU)

**Pioneer
Park**

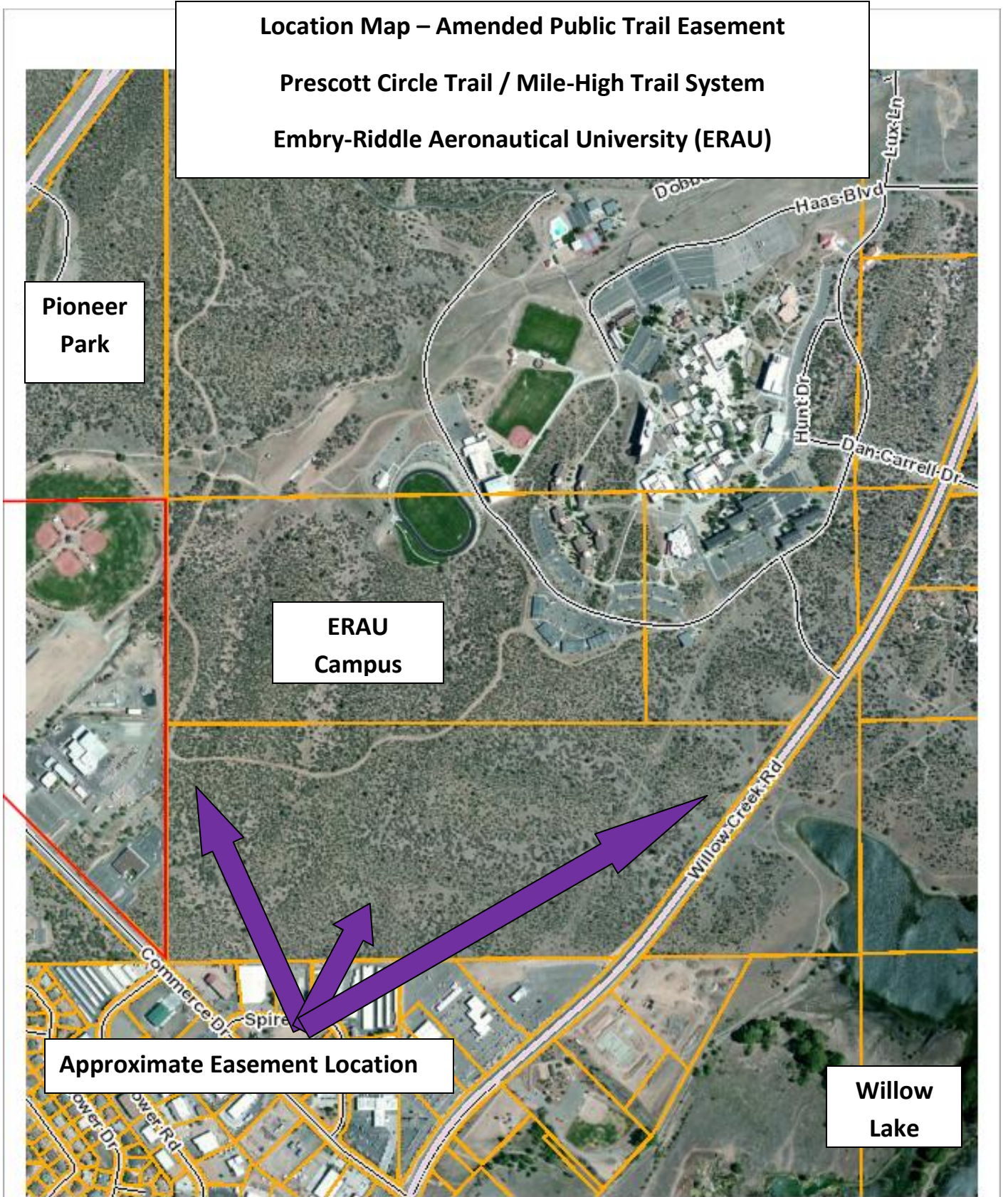
**ERAU
Campus**

Approximate Easement Location

**Willow
Lake**



N



MEETING DATE/TYPES: VOTING SESSION

5-12-15

DEPARTMENT: Fire

AGENDA ITEM: Approval for the Fire Department to apply for various Fiscal Year 2016 grant funding opportunities

Approved By:		Date:
Fire Chief:	Light, Dennis	04/23/2015
City Manager:	McConnell, Craig	05/05/2015

Item Summary

The following Fiscal Year 2016 funding opportunities are expected to be open for grant applications related to Fire Department operations, capital equipment, and programming:

1. 2015 Assistance to Firefighters Grant
2. 2015 Staffing for Adequate Fire and Emergency Response Grant (SAFER)
3. 2015 Fire Prevention & Safety Grant (FP&G)
4. 2016 Arizona Homeland Security Grant Program
5. 100 Club Safety Enhancement Stipends
6. Miscellaneous grants from organizations such as the Arizona and Yavapai County Departments of Emergency Management, State Farm and other insurance companies, Home Depot, Wal-Mart, and Tribal Nations

Until guidance is issued or a grant application cycle opens, specific funding priorities, eligible activities, and requirements are not known. However, the Fire Department always has equipment and training needs, which support pursuing grants. Additionally, capital equipment and facilities can substantially reduce City costs through successful grant application.

Background

1. FEMA Assistance to Firefighters Grant (AFG)

Grant guidance is generally published in November with an application deadline in December. This program funds equipment, protective gear, emergency vehicles,

training and other resources needed to protect the public and emergency personnel from fire and related hazards. 10% City match required.

2. FEMA Staffing for Adequate Fire and Emergency Response (SAFER)

Grant guidance is generally published in February with an application deadline in March. This program funds the recruitment or retention of trained, front line firefighters with the goal of complying with staffing, response and operations standards established by NFPA 1710 or 1720. 10% City match required.

3. FEMA Fire Prevention and Safety Grant (FP&G)

Grant guidance is generally published in March with an application deadline in April. This program supports projects that enhance the safety of the public and firefighters from fire and related hazards. The primary goal is to reduce injury and prevent death among high-risk populations. 10% City match required.

4. Arizona Homeland Security Grant Program

Grant application information will be released in January or February 2016 with an early March deadline. The State Homeland Security Grant Program funds projects that support terrorism preparedness. Needs of the specialty response teams and interoperability needs such as communication equipment are eligible activities as they serve a dual purpose. They enhance emergency response capabilities that support terrorism preparedness and simultaneously support fire department preparedness for other hazards (hazmat, technical rescue, mass casualty, etc). Typically a 100% funded grant with no City match.

5. 100 Club of Arizona Safety Enhancement Stipends

Requests must be related to firefighter safety and can be submitted quarterly. The equipment may replace existing equipment or augment/enhance equipment already in operation. Typically covers 100% of cost with no City match.

6. Miscellaneous grants

Throughout the year other opportunities may become available. Sources would be Arizona and Yavapai County Departments of Emergency Management; State Farm and other insurance companies; businesses and organizations that give back to the community; and Tribal Nations that offer grants to meet the Arizona Tribal-State Gaming Compact (Prop 202). These opportunities typically cover 100% of cost with no City match.

Agenda Item: Approval for the Fire Department to apply for various Fiscal Year 2016 grant funding opportunities

Financial Impact

An amount is included in the Fire Department budget each fiscal year in the event grants are received. The sustainability of any grant and future financial impact on the budget are considered before application. Of the grant resources mentioned above, only the FEMA grant programs require a 10% City match which is based on our population. To date, all other grant programs mentioned above have been 100% funding. Any grant that is awarded will be brought to the Council for approval of acceptance.

Recommended Action: MOVE to approve the Fire Department grant applications for Fiscal Year 2016.

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Community Development

AGENDA ITEM: Adoption of the 5-year HUD (Community Development Block Grant) Consolidated Plan for the period beginning July 1, 2015, and ending June 30, 2020

Approved By:		Date:
Director:	Guice, Tom	05/06/2015
City Manager:	McConnell, Craig	05/06/2015

Item Summary

As a Community Development Block Grant (CDBG) entitlement community, the City of Prescott is responsible for developing and adopting a five year Consolidated Plan that directs the focus of the CDBG annual expenditures to address identified deficiencies in the provision of housing and services to Low-to-Moderate income persons in Prescott. This update of the HUD (CDBG) Consolidated Plan is presented to Council for adoption.

Background

On January 13, 2015, the City Council approved a contract with Martina Kuehl as a consultant to develop the draft Consolidated Plan in concert with the CDBG Citizens Advisory Committee (CAC) and city staff. The CAC held a public hearing on February 25, 2015, to receive public comment, and to discuss the Consolidated Plan content with the Consultant.

The City Council held a public hearing March 24, 2015, to receive public and agency comments. Martina Kuehl presented the content of the draft plan to the Council.

The CAC held a meeting on April 15th to discuss final changes to the draft Consolidated Plan prior to it being presented to the City Council for this public hearing.

Financial Impact

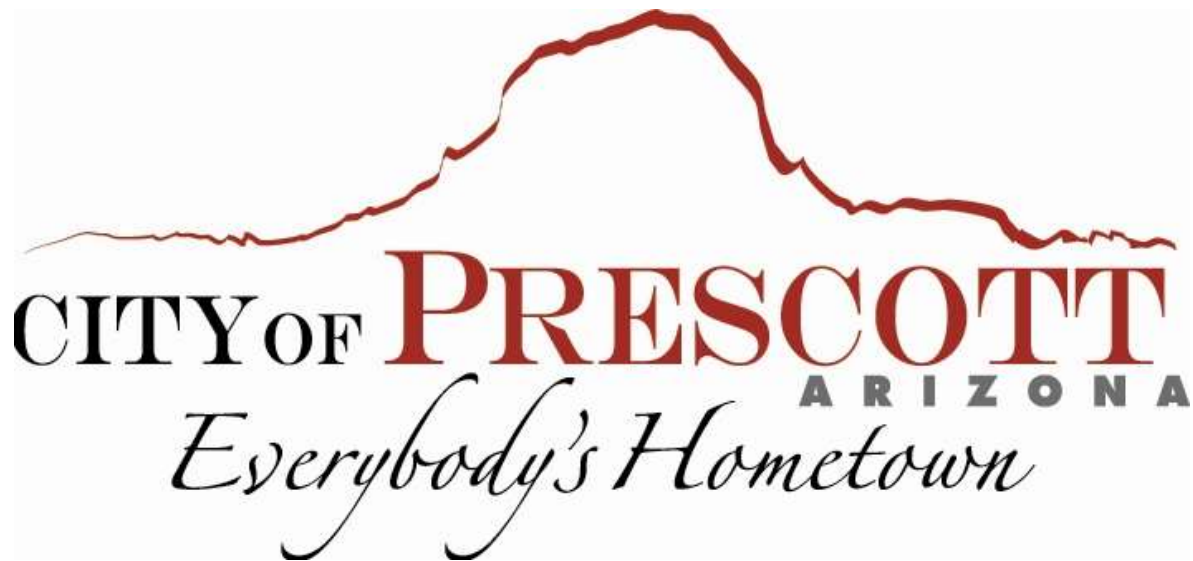
CDBG program funding has been approximately \$235,000 per year. Adoption of a Consolidated Plan and Annual Allocation Plans is a prerequisite of continued receipt of CDBG funding from the Department of Housing and Urban Development.

Agenda Item: Adoption of the 5-year HUD (Community Development Block Grant) Consolidated Plan for the period beginning July 1, 2015, and ending June 30, 2020

Attachments

1. Final Draft 5-year HUD (CDBG) Consolidated Plan for the period beginning July 1, 2015, and ending June 30, 2020

Recommended Action: MOVE to adopt the 5-year HUD (CDBG) Consolidated Plan for the period beginning July 1, 2015, and ending June 30, 2020.



5-year HUD Consolidated Plan

For the period beginning July 1, 2015 and
ending June 30, 2020

Public Comment DRAFT

DRAFT FY2015-2019 HUD Consolidated Plan

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DRAFT FY2015-2019 HUD Consolidated Plan

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DRAFT FY2015-2019 HUD Consolidated Plan

EXECUTIVE SUMMARY

Introduction. The Five-Year Consolidated Plan provides the framework for the use of Community Development Block Grant (CDBG) funding received by the City of Prescott from the US Department of Housing and Urban Development (HUD) for the five-year period beginning July 1, 2015 and ending June 30, 2020. The FY 2015-16 CDBG allocation is \$234,142. CDBG funds must be used to benefit low and moderate income households and neighborhoods. Eligible CDBG activities fall into three broad categories:

1. Neighborhood Revitalization, Public Services and Facilities.
2. Human Services and Economic Opportunities.
3. Decent Affordable Housing.

Community Consultation Process. The Community Development Department works with a Citizens Advisory Committee (CAC). The CAC is a 7-member advisory body that plays an important role in Consolidated Planning activities, making recommendations to the City Council on 5-year priorities and annual CDBG projects.

In addition to CAC consultation, a survey was distributed to nonprofit agencies and other potential partners. To date, survey respondents identified the following possible CDBG activities as priorities.

- Neighborhood Revitalization, Public Services and Facilities
 - Services or Facilities
 - Families and individuals experience homeless
 - Seniors
 - Fire stations/equipment
 - Community and Neighborhood Improvements
 - Water/sewer improvements
 - Streets and/or sidewalks
- Human Services and Economic Opportunities
 - Transportation services
 - Supporting people in employment training
- Decent Affordable Housing
 - Building new affordable housing units for rent

Consolidated Plan Analyses. A housing market analysis and assessment of other community needs are conducted for the Consolidated Plan. The housing market analysis and needs assessment identify trends and conditions, which are reviewed in the context of stakeholder and citizen input and the priorities of the City's General and Capital Improvements Plans to establish 5-year Consolidated Plan priorities, goals and objectives.

Neighborhood Revitalization and Public Facilities and Infrastructure

Based on 2010 US Census data, additional Census Block Groups in the City are now eligible for targeting of CDBG funds based on 46.42% of households having low and moderate incomes. These areas are called CDBG Target Areas. All or a portion of the Dexter, West Side and Gail Gardner neighborhoods are eligible, as are several additional Census Block Groups. The Capital Improvements Plan was reviewed to identify potential CDBG projects in these areas. Other opportunities for neighborhood revitalization, including improvements to parks and recreation facilities will be explored.

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Human Services and Economic Opportunities

Home repairs, including maintenance and adaptations are essential foundations for other services often needed by people with special needs, including elderly people, people with disabilities, and people experiencing crisis. Many people with special needs require assistance with daily living, advocacy, transportation, and basic needs, as well as opportunities for socialization to avoid the isolation that may occur. CDBG funds may be used to provide services to low and moderate income households and to people with special needs. In addition to direct services and neighborhood revitalization, community facilities that serve a HUD-defined special population – homeless individuals and families, seniors, victims of domestic violence, people with alcohol and other addictions and/or severe mental illness, and people with HIV/AIDS are also eligible for CDBG investment.

CDBG funds may be used to assist business that will create or retain jobs. However, the CDBG emphasis on creation and retention of low-skill and lower-paying jobs and the paperwork required of businesses receiving CDBG assistance led the CAC to recommend that CDBG funds be invested in supports for people who are seeking training and education that will lead to higher-wage employment. These supports may include job training, employment search skills and related employment and training needs such as transportation and child care. Respondents to the City's priority survey identified transportation services, supports for people in employment and training programs, and services for homeless individuals and families as priorities.

Housing Market Analysis Summary

Housing Variety. High volumes of a certain type or size of housing can impact housing affordability and availability for different household types essential to community sustainability.

- Two-thirds of Prescott residential properties are single-family detached units with 3 or more bedrooms. The majority of these units are owner occupied; many by single people over the age of 65 years.
- At this time, single-family permit applications are increasing, indicating that high-end single family residential in low density, large lot subdivisions located predominately away from the City center is resuming.

Housing Quality. Older structures represent an opportunity to provide decent housing and preserve neighborhood character. Young children living in housing that may contain lead-based paint are at risk of poisoning that can lead to serious pediatric health problems. Overcrowding and substandard housing impact occupant health and safety and detract from neighborhood livability.

- More than 7,000 housing units were built before 1980.
 - While Prescott has a relatively high homeownership rate (65.3%), nearly 50% of renters occupy pre-1980 housing units.
 - 910 households with children under age 6 occupy pre-1980 housing units and are at risk of lead poisoning. The Arizona Department of Health Services has identified the 86301 zip code as a "high-risk" zip code.
- Renters are twice as likely as owners to live in housing that is defined by HUD as either overcrowded or substandard.

Housing Affordability. Housing is considered affordable when a household pays not more than 30% of household income for housing costs. Housing that is not affordable has many costs to the community. It can lead to homelessness, place increased demands on community services, and result in deferred home maintenance that impacts entire neighborhoods. Households that spend too much for housing often make fewer purchases at local businesses, negatively impacting those businesses and reducing the sales tax base. In addition, when housing costs

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are high, employers may choose to locate where housing is more affordable in order to attract and retain employees. Likewise, employees may choose to live in a more affordable location, spending their disposable income at businesses closer to home.

- More than one source of income is needed to purchase a median value home or rent a median-priced rental unit in Prescott. Renting is more affordable, yet neither the median rent nor median purchase price is affordable to the average single-person household earning the median wage or receiving social security income.
- Employees in growing occupations – retail sales, personal care aides, and cashiers - will continue to face housing affordability challenges due to limited earnings potential in these occupations.
- After decreasing for four years, sales prices began increasing in 2011. The 2013 median sales price of \$247,700 is 85% of the 2007 median sales price, when prices were at their peak.
- A Prescott renter with the median renter income of \$26,490 could afford to purchase a home valued at \$118,740.
- 30% of the region's most affordable homes are in the City of Prescott.
- 4,645 low and moderate income Prescott households pay more than 30% of household income for housing costs. Renters generally have more housing affordability problems. One half of (1,630) low and moderate income owners and eight of ten (3,015) low and moderate income renters pay more than 30% of household income for housing.
 - From 2000 to 2013, rents increased at 1.5 times the rate of income (35% v 23%).
 - More than half of the region's affordable rental units are located in Prescott. Still, there is insufficient rental housing to meet the needs of low income renters (income less than \$20,000/year) who are now paying 50% of more of household income for housing costs. An estimated 621 units renting for less than \$500/month are needed for these renters; 1,666 units are needed regionally.

City of Prescott General Plan. The Land Use, Growth Area and Economic Development Elements of the City's General Plan encourage review and consideration of various means to increase the production of housing that is more affordable to working families. Achieving a mix of housing types and housing prices sufficient to meet the housing needs of all Prescott residents will require a multi-faceted approach.

General Plan survey respondents indicated support for accommodating the housing needs of all income levels and family types in the community. Respondents supported compact development types, and mixed use areas and transit friendly development to accomplish this goal. However, market development trends indicate a continuing preference for low density, large lot single-family home subdivisions. The conflict between General Plan goals and market demand suggests that housing affordability will continue to be an issue in Prescott.

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INTRODUCTION AND RESOURCES

Consolidated Plan Purpose and Organization

The Five-Year Consolidated Plan provides the framework for the use of Community Development Block Grant (CDBG) funding received by the City of Prescott from the US Department of Housing and Urban Development (HUD) for the five-year period beginning July 1, 2015 and ending June 30, 2020. CDBG funds must be used to benefit low and moderate income households and neighborhoods. Eligible CDBG activities fall into three broad categories:

1. Neighborhood Revitalization, Public Services and Facilities.
2. Human Services and Economic Opportunities.
3. Decent Affordable Housing.

The 5-year Consolidated Plan is designed to meet HUD requirements. Prior to final submission of the Consolidated Plan to HUD, this document will be formatted to meet the requirements of the HUD eCon Planning Suite program, a new on-line automated system for Consolidated Planning and reporting. Revisions may also be made based on comments received during the 30-day public comment period. Any revisions will be acknowledged in the public comments attachment of the final submission to HUD.

Community Development Block Grant Resources

The FY 2015 Community Development Block Grant (CDBG) allocation is \$234,142. The City of Prescott may use CDBG funding for City activities and/or may fund nonprofit organizations. Activities are selected annually through a competitive request for proposals process and review of planned Capital Improvements projects.

CDBG funding is provided through the Housing and Urban Development Department (HUD Office of Community Planning and Development). Due to its size, the City of Prescott is classified as an 'entitlement community'. This means that Prescott does not apply for the CDBG program, but is awarded funds based on a HUD formula. To receive CDBG funds, the City must complete:

1. A Consolidated Plan every five years;
2. An Annual Action Plan that describes planned uses of CDBG funds; and
3. An annual Consolidated Annual Performance Evaluation Report that details actual uses and outcomes of CDBG funds in the prior fiscal year.

INSTITUTIONAL STRUCTURE AND DELIVERY SYSTEM

The City of Prescott is the "lead agency" for the Consolidated Plan. The Community Development Department works with a Citizens Advisory Committee (CAC). The CAC is a 7-member advisory body appointed by the Mayor and approved by City Council and plays an important role in Consolidated Planning activities, making recommendations to the City Council on 5-year priorities and annual CDBG projects.

HUD requires the City evaluate the "delivery system" or the availability of services for low and moderate income people, homeless people and people with HIV/AIDS. Homeless services and facilities are coordinated by numerous nonprofit and government agencies working in concert with the Arizona Department of Housing, which develops and implements the Rural Arizona Continuum of Care. The Rural Continuum of Care is a planning entity made up of local stakeholders convened for the purpose of ensuring that homeless planning is coordinated across municipalities and agencies. The Continuum of Care is the methodology followed by organizations utilizing HUD

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funding to address the needs of individuals and families experiencing homelessness. The Prescott Affordable Housing and Homeless Alliance is an informal organization of individuals representing Prescott-area agencies serving homeless and special populations. The Alliance provides an avenue for communication regarding ongoing and planned services and activities for homeless people.

The delivery system provides a range of homeless prevention, street outreach and supportive services for low and moderate income people, homeless people and people with special needs. Due to the relatively small size of Prescott, limited services targeted to people with HIV/AIDS are available.

Services Available for Vulnerable Populations

There are multiple nonprofit and government organizations that serve Prescott's provide a range of services, including food, clothing and shelter to Prescott's most vulnerable residents.

- Elderly and Frail Elderly. The City of Prescott supports seniors with a comprehensive selection of services specifically tailored to senior needs. Exercise and wellness programs promote mental and physical well-being and a variety of assisted living facilities offer housing and lifestyle choices to meet a wide range of financial and personal preferences. Nursing home care is readily available to seniors who require specialized and/or around-the-clock medical attention.

There are 15 assisted living facilities licensed by the Arizona Department of Health Services in Prescott providing housing and services for up to 793 people. There are three properties that receive assistance from HUD and provide both housing and supportive services.

In addition to assisted living facilities, a range of supportive services are available through nonprofit and government organizations. Services include home-delivered meals, activities at the City's Senior Center, transportation, rent and utility assistance, and wellness services. The Northern Arizona Council of Governments (NACOG) is the Area Agency on Aging and provides transportation, congregate care meals, home meal delivery, personal care, home health aid, visiting nurse, case management, legal services and adult day care. The Arizona Department of Economic Security (DES) Aging and Adult Administration investigates reports of adult abuse, neglect, exploitation and initiates legal action if necessary. It also investigates complaints involving both licensed and unlicensed care facilities.

- People with Disabilities. The Arizona Department of Economic Security provides a variety of services to people with disabilities and their families, including rehabilitation and accessibility improvements in homes occupied by low-income people with disabilities.

There are 17 group homes for individuals with developmental disabilities licensed by the Arizona Department of Health Services in Prescott. In addition to group homes, numerous services are available through nonprofit and government organizations. Services include but are not limited to: adult care service, equine therapy programs, independent living skills training, peer mentoring, employment and job training, developmental employment, transportation, and wellness services. Residential living settings and in-home habilitation services including attendant care, respite care and housekeeping are available for people with physical disabilities.

- People with Alcohol/Other Drug Addictions. The Arizona Recovery Housing Association, a statewide association of housing providers, lists 3 recovery and 2 transitional recovery housing facilities in Prescott. Recent data suggests there are more than 165 recovery homes in Prescott. In addition to recovery housing facilities,

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numerous services are available including education, training, peer support, vocational rehabilitation, medical services, and transitional housing with related services.

- People with HIV/AIDS and their Families. The Yavapai County Health Department Community Health Services Division offers free and confidential HIV Testing and Counseling to at-risk adults, and educational presentations throughout the community. An individualized intensive client-centered counseling program for adopting and maintaining HIV risk-reduction behaviors is provided. Educational Presentations on HIV are given at various locations throughout the county including colleges, drug and alcohol abuse treatment centers, domestic violence shelters and health fairs. Northland Cares is a community based AIDS service organization whose mission is to improve the quality of life of those affected by AIDS. Northland Cares administers emergency housing and utility funds from the Arizona Department of Housing with the goal of preventing homelessness among people with HIV/AIDS.
- People with Severe Mental Illness. The Northern Arizona Regional Behavioral Health Authority (NARBHA) is the State-funded agency responsible for providing mental health care in Northern Arizona. NARBHA provides mental health services by contracting with various organizations in the Prescott area. There are nine residential behavioral health facilities licensed by ADHS in Prescott; these facilities provide 228 beds. In addition to facilities, numerous services are available through nonprofit and government organizations, including education, training, peer support, vocational rehabilitation, medical services, and transitional, recovery and permanent supportive housing.
- Victims of Domestic Violence. Yavapai Family Advocacy Center streamlines local response to family violence. Valley Youth Organization – Stepping Stones – is the primary provider of shelter and related services to victims of domestic violence and is located in Prescott Valley. The Yavapai County Victim Services Division provides referrals and trained advocates to assist domestic violence and other crime victims through the court process.

CONSOLIDATED PLAN DEVELOPMENT

In developing the 5-year Consolidated Plan, the City conducted three public meetings and distributed a survey to stakeholder organizations. The purpose of the survey was to identify priorities for CDBG funding. The City consulted the Arizona Department of Housing which manages the Rural Continuum of Care. The purpose of the first meeting was to identify priority needs and gaps in the system that addresses those needs.

The draft Consolidated Plan will be available in print and on-line. Public comment will be solicited at two public hearings. The public hearings will be held April 15, 2015 and May 5, 2015. Written comments received during the public comment period and the City's response to each will be included in the final Consolidated Plan submission to HUD.

Consultation Results

The following priorities were identified through the consultation process.

1. Services or facilities for:
 - a. Families or individuals experiencing homelessness
 - b. Seniors
2. Community & Neighborhood Improvements
 - a. Water and sewer system improvements
 - b. Fire station equipment

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- c. Streets & sidewalks
- 3. Decent Affordable Housing
 - a. New construction of rental housing
- 4. Other Activities
 - a. Transportation services
 - b. Supporting people in employment training

Documents Reviewed

A variety of documents were reviewed and incorporated into the Consolidated Plan. These documents include:

-  City of Prescott General Plan – Draft Update for 2015;
-  State of Arizona 2014 Continuum of Care application;
-  City of Prescott Capital Improvements Program;
-  Homelessness in Arizona 2014 Report;
-  HUD Continuum of Care Housing Inventory Report for 2014;
-  FY 15/16 CDBG Application Documents;
-  City of Prescott prior year Annual Action Plans and Consolidated Annual Performance Reports;
-  2014 Quad Cities Industry & Labor Analysis Report, Yavapai College Regional Economic Development Center;
-  Arizona Department of Health Services June 2014 Targeted Lead Poisoning Screening Plan;
-  Arizona Department of Health Services FY 2013 Report on Substance Abuse Treatment Programs;
-  Arizona Department of Health Services FY 2014 Annual Report;
-  Dexter, Westside and Gail Gardner Neighborhood Plans.

FIVE-YEAR STRATEGIC PLAN

The Consolidated Plan regulations (24 CFR 91.215) guide the development of the City’s Strategic Plan related to affordable housing, homelessness, other special needs populations, barriers to affordable housing, lead based paint hazards, poverty-level households, institutional structure and coordination, and non-housing community development.

Overview

The City’s central long-term goal is to focus CDBG resources on community needs, including the revitalization of earlier neighborhoods and ensuring a balance of employment and housing options for all socio-economic segments of the population. The City’s General Plan (General Plan) includes policies that can significantly and positively impact neighborhoods and address the housing, services and economic opportunity needs of LMI residents. Goals and strategies of the General Plan are incorporated into this Consolidated Plan.

Priority Needs and Activities to Address Priority Needs

Public and stakeholder input, records of past funding, the needs assessment and market analysis, and the City’s General Plan and Capital Improvements Plan are used to determine the relative priority of activities and the populations that will be served. Assignment of priority does not reflect a lack of need for any particular population or activity; it merely identifies those conditions that are most likely to be addressed with limited CDBG funding. High priority activities are likely to be funded with CDBG resources during the next five years; low priority activities

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may be funded as opportunities arise. All priority needs, regardless of priority designation of high or low, are considered consistent with the City Consolidated Plan for the purpose of issuing consistency letters to third parties.

To address infrastructure, facility, housing and public services needs, the City has developed goals and objectives for the use of CDBG funds in four need categories:

1. Neighborhood Revitalization, Public Facilities and Infrastructure Improvements.
2. Public Services and Economic Opportunities.
3. Homelessness.
4. Decent Affordable Housing.

The following table summarizes planned CDBG activities and the priority level and 5-year numeric goal for each. Activities that will be targeted to special populations are indicated. The table is designed to meet HUD requirements.

5-year Consolidated Plan Goals			
Activity	Special Population	Priority Level	5-year Goal
Revitalization, Public Facilities & Infrastructure			
Facilities & Infrastructure in Target Areas		High	4,700 people
Facilities & Infrastructure for Housing	X	High	220 people
Public/Human Services & Economic Opportunities			
Services to Meet Basic Needs	X	High	400 people
Support Services & Shelter for People Experiencing Homelessness	X	High	100 people
Homelessness			
Add Emergency Shelter & Transitional Housing Beds	X	Low	20 beds
Decent Affordable Housing			
Owner-occupied Housing Unit Rehabilitation	X	High	50 units
Direct Assistance to 1 st -time Homebuyers		Low	10 households

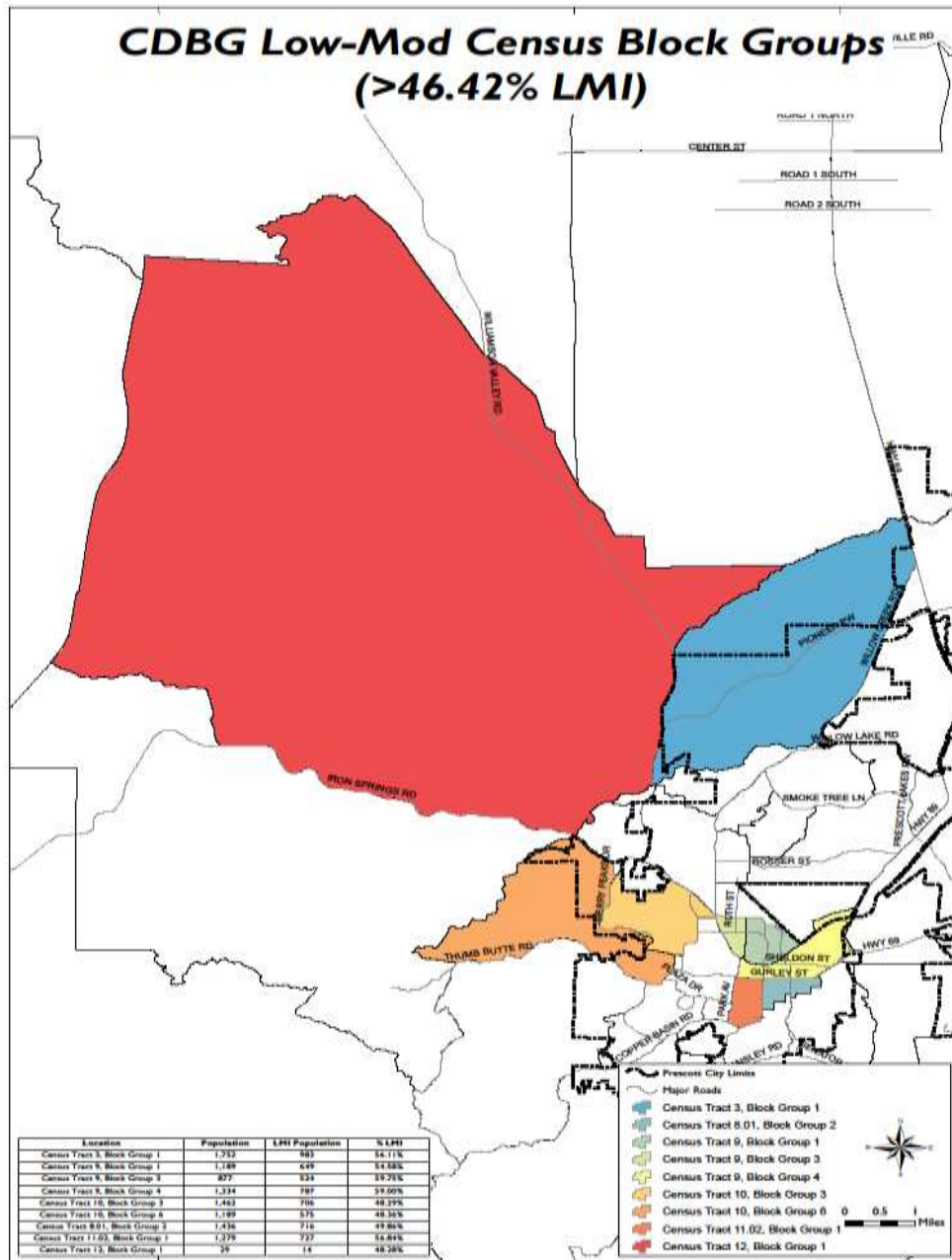
CDBG Target Areas

Prescott neighborhoods are characterized by a residential mix with homes and lots oriented for resource efficiencies, small businesses and people-gathering and activity focus areas. Prescott's downtown is an active environment that accommodates a range of activities. Employment opportunities are diverse, with many convenient to the downtown. Earlier neighborhoods are rich with different architectural styles, historic landscaping and structures significant to Prescott's heritage. Infill construction and renovation in existing structures can provide medium density residential opportunities close to work and services in the downtown area. In some areas, opportunities for moderately-affordable housing exist. Adaptive re-use of historic buildings is one possible strategy to encourage historic preservation and attain housing affordability. Prescott's earlier neighborhoods would also benefit from strategic investment of CDBG resources in infrastructure.

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Community Development Target Areas are a HUD term for areas where at least 51% of the population in a Census Block Group is low and moderate income (LMI). However, Prescott is an “exception” community and at least 46.42% of the population in a Census Block Group must be LMI for the area to be considered. The City identified nine Census Block Groups that meet the 46.42% LMI exception. There are 10,547 households in these block groups: 5,681 (53.86%) are LMI; 1,376 (13%) are Hispanic; and 1,310 (12%) are minorities.

In general, CDBG facilities and infrastructure funding will be targeted to these areas. Potential projects include paving streets, replacing water mains, and storm water and ADA accessibility improvements. In the event that activities are proposed in an area that does not meet the exception criteria, a special survey will be conducted to ensure the activity meets CDBG requirements. The following map depicts areas that are LMI.



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Neighborhood Plans

Three neighborhoods in the Community Development Target Areas have completed neighborhood plans - Dexter, Gail Gardner and West Side. Neighborhood plans allow the City to partner with residents and property and business owners to address such concerns as traffic or crime, neighborhood clean-up or property maintenance, and preservation of neighborhood character.

The Dexter Neighborhood Plan was completed in 2000. Prior to release of 2010 Census data, the Dexter neighborhood was the only neighborhood that met HUD's LMI criteria. As a result, CDBG resources have historically been invested in improvements in this neighborhood. Goals of the Dexter Neighborhood are to:

1. Protect existing residential character through preservation of existing single-family homes and distinct characteristics such as riparian areas, mature trees, and granite outcroppings.
2. Promote new residential development that is compatible with surrounding properties and provides a mix of affordable rental and homeownership opportunities.
3. Promote the redevelopment of existing residential sites in areas currently zoned for commercial and industrial use to limit the intensity of commercial uses in the neighborhood interior.
4. Ensure commercial uses are compatible with residential uses and do not impede the flow of traffic.
5. Work with neighborhood residents to ensure the development, redevelopment and preservation of identified areas of concern.
6. Improve multi-modal access to and flow within the neighborhood.
7. Improve neighborhood roadway conditions.
8. Encourage residents to pursue traffic calming techniques in areas of concern.
9. Preserve livability by encouraging property maintenance, noise abatement and the removal of vacant and dilapidated buildings.
10. Preserve neighborhood character and atmosphere by protecting the natural terrain, providing common areas and preventing criminal activity.
11. Improve neighborhood participation in the planning process for neighborhood projects.

The Gail Gardner Neighborhood Plan was completed in 2002. The Gail Gardner Neighborhood is partially included in the target area and is a new CDBG-eligible area. Goals of the Gail Gardner Neighborhood are to:

1. Preserve and protect single family residential character.
2. Create a dynamic neighborhood that can adapt to land use changes for the benefit of neighborhood residents.
3. Actively pursue compatible development solutions for developed and vacant properties.
4. Reduce the impact of additional traffic from higher-intensity uses.
5. Promote efficient traffic while preserving residential character of frontage properties and improving safety of multi-modal transportation.
6. Enhance opportunities to create open space amenities and develop trails where possible.
7. Continue neighborhood clean-up efforts in cooperation with the City.
8. Pursue traffic calming techniques in areas of concern.
9. Improve neighborhood participation in the planning process for neighborhood projects.
10. Continue to monitor existing drainage systems to ensure they remain open, maintained and efficient.

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The West Side Neighborhood Plan was completed in 1998. The West Side Neighborhood is partially included in the Community Development Target Area and is a new CDBG-eligible area. Goals of the West Side Neighborhood are to:

1. Maintain or lessen existing densities to maintain neighborhood character.
2. Protect existing terrain whenever possible to preserve neighborhood character.
3. Improve circulation, provide adequate emergency access, and preserve neighborhood character by even dispersal of traffic generated by development.

Other HUD Required Consolidated Plan Elements

In addition to establishing goals related to the use of CDBG funds, the City has established HUD-required strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. The City has also developed HUD-required program monitoring, and Minority- and Women Owned Business Enterprise Policies.

Strategy to Improve Institutional Structure and the Delivery System

The high cost of permanent housing impacts the ability of households to maintain decent, safe housing. Additional permanent affordable and supportive housing with appropriate services are needed; this housing may be regional. Efforts to reduce the cost of housing or develop permanent affordable housing may be implemented, including an examination of incentives and methods to encourage affordable housing development and investment of CDBG resources in owner-occupied housing rehabilitation and direct housing assistance to LMI households.

In addition, the CAC plans to review the annual funding process and examine methods for improving the range of organizations while ensuring that resources reach the most needy households and neighborhoods.

Strategy to Address Lead-based Paint Hazards

The City follows a multi-pronged approach to reduce lead hazards:

1. Rehabilitation Projects. The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and requires compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. Licensed contractors are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.
2. Public Education. Lead hazard information is made available through a link on the City's website.

Anti-Poverty Strategy

The City's economic development initiatives and non-City workforce development activities serve to reduce the incidence of poverty. The City's anti-poverty strategy focuses on creating a stable family and community environment. Anti-poverty strategies include 1) using CDBG resources to fund public services for LMI, homeless persons, special needs populations and families and 2) neighborhood and community-based facilities and infrastructure that promote stable housing and employment.

Anti-poverty strategies complement multiple housing activities, providing services to LMI individuals and families and people residing in homeless facilities. Improvements to existing housing units reduce maintenance costs and improve economic sustainability and housing affordability. Improvements in LMI neighborhoods increase public

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safety and livability and encourage the economic integration that provides models of economic success for poverty-level households.

Strategy to Encourage Affordable Housing Development

Arizona State Statute does not require the City of Prescott to prepare a Housing Element as part of its General Plan. However, the General Plan addresses housing and housing affordability and sets forth numerous policies and goals. The City's Economic Development Element specifically addresses the interrelationship of housing affordability and workforce goals and policies and identifies strategies to promote the rehabilitation and preservation of the existing housing stock and encourage a diversity of housing options, including to:

1. Continue using CDBG and other available programs to:
 - a. Rehabilitate owner-occupied housing units; and
 - b. Provide direct housing assistance.
2. Explore revolving loan funds for housing rehabilitation;
3. Promote greater understanding of the positive aspects of higher density, more compact development forms including mixed-use, multi-family and cluster housing, and manufactured homes; and
4. Educate the public to address misconceptions about affordable housing.

Other General Plan elements also include goals that may also positively influence housing affordability:

1. Update the 1996 Housing Needs Study and prepare a conceptual housing plan that addresses housing availability, variety, quality and affordability.
1. Reduce impediments to in-fill, clustered and other compact development types, including use of the Planned Area Development (PAD) provisions of the Land Development Code.
2. Take advantage of transitional zoning classifications and stronger buffering and screening, lighting, landscaping and access management standards to help integrate various uses within neighborhoods and improve compatibility between uses.
3. Create partnerships, sponsor funding applications, coordinate relationships between property owners and others seeking to meet housing needs, and create Community Development Corporations.
4. Streamline the review and approval process of affordable housing development, and provide water allocation priority to housing development that will be affordable to LMI households.
5. Monitor social, business and cultural changes.

Program Monitoring

The goal of CDBG Program monitoring is to improve the delivery of services by ensuring that activities are carried out in accordance with administrative, financial and program requirements. Program monitoring for CDBG regulatory compliance will occur on a continual basis during FY 2015 - 2019. Monitoring begins with the application process and pre-contract assistance. During the year, the City performs ongoing monitoring including fiscal audits, desk audits, and formal site visits. City-sponsored CDBG activities are included in the City's audit. As part of the application process, non-City agencies are required to submit information on fiscal and program capability, non-profit status, and their capacity to meet federal requirements.

Written agreements are entered into with non-City agencies. Written agreements include measurable objectives, reporting requirements and reimbursement processes. Reports and source documents are reviewed for accuracy, and cost allowability and reasonableness prior to reimbursement. Site visits depend on the activity that has been funded. Typical on-site monitoring includes:

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- Disability accessibility compliance, including the agency's self-evaluation, disability accessibility policy and program documents.
- Fiscal records, including transactions, procedures, internal controls, agency-wide financial statements showing budget variances, and ensuring review of financial statements by the agency governing board.
- Procurement policies and practices, including MBE/WBE outreach, bidding processes, and cost reasonableness and allowability testing.

Following review, City staff conducts exit conferences to discuss preliminary findings and concerns and later prepares and delivers formal monitoring letters. The City then follows up to ensure that corrective actions, if any, are addressed.

Encouraging Minority and Women-owned Businesses to Participate in HUD-funded Activities

The City encourages woman- and minority-owned business participation in City bidding opportunities. The City requests Bidders to designate whether they are a State certified woman- or minority-owned business (WMBE), or whether the Bidder desires to self-identify as owned by women or minorities.

SOCIO-ECONOMIC PROFILE

Introduction

Consolidated Plan priorities and strategies are based on stakeholder and public input and demographic and economic conditions, trends and projections. Key demographics are population, and family and household types. Key economic conditions are income and employment.

Definitions and Acronyms

In the context of the housing market, households are the primary measure of housing demand - the US Census defines a household as "all the people who occupy a housing unit", including both related and unrelated people.

Family households are people who share the same housing unit and are related by birth, marriage or adoption to the householder. A family household may include people not related to the householder – these people are counted as part of the household but not as part of the family. Non-family households are people living alone and unrelated people sharing a housing unit.

Other definitions and acronyms used frequently in the Consolidated Plan are:

- AMI – Area Median Income as defined by HUD for Yavapai County
- Low-moderate income – a household with income less than 80% AMI
- Very low-income – a household with income less than 50% AMI
- Extremely low-income – a household with income less than 30% AMI or the poverty guideline, whichever is greater
- LMI – households with incomes less than 80% AMI
- Cost burden – paying more than 30% of gross household income for housing
- Severe cost burden – paying more than 50% of gross household income for housing
- Housing problem – cost burden, severe cost burden, overcrowding or substandard housing

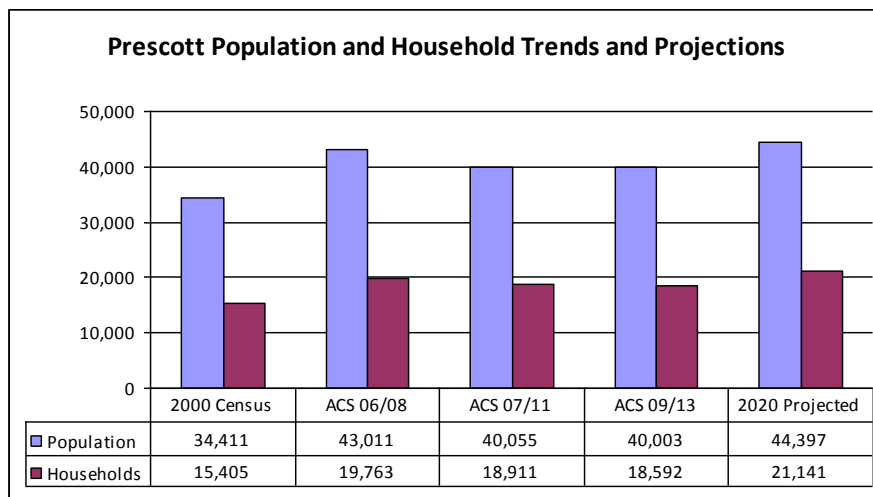
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HUD Data

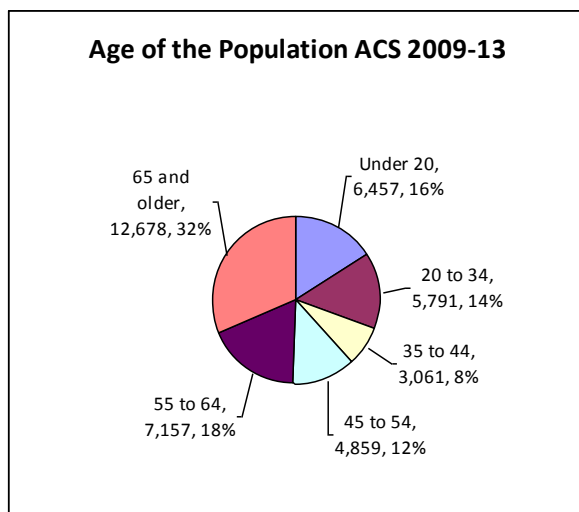
The City's Consolidated Plan submission to HUD must use US Census 2011 American Community Survey (ACS) and 2011 Comprehensive Housing Affordability (CHAS) data. More current data is also available from the US Census Bureau for 2013. Both HUD data (2011) and 2013 ACS data are presented in the socio-economic profile and housing market analysis. Only HUD data is used where required or when it does not vary significantly from 2013 ACS data.

Population and Households

As the economy continues to improve after the Great Recession, opportunities for growth will reemerge. Natural growth – about 1.5% annually is anticipated through 2020 and the population will grow 9.8% to 44,397 and households will grow 12% to 21,141 households, based on average household size of 2.1 people.



Age of the Population



Prescott's popularity as a retirement community is evident in its demographics. In 2013, one third of the population was age 65 or older and an additional 18% were age 55 to 64.

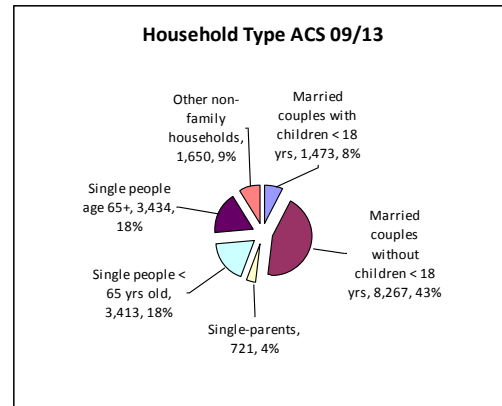
From 2000 to 2013, Prescott's population increased 16%, the population nearing retirement age (55 to 64) increased 58%, and the population age 65 and older increased 36%. During the same period, the population age 19 and younger declined 4%.

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Household Type

Four of ten (43%) households consist of a married couple without children under age 18 years.

Single-person households are the next most prevalent household type (36%). In 2013, there were 6,847 single person households in Prescott and half are a person age 65 or older.



Race and Ethnicity

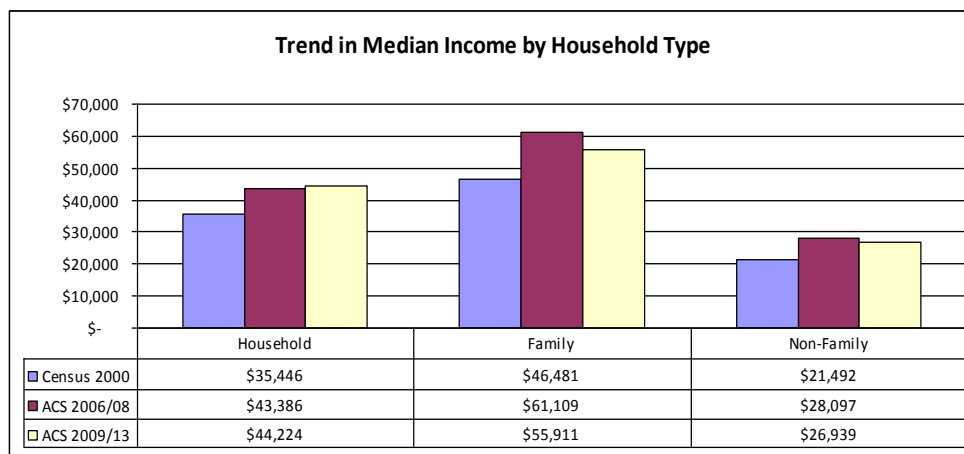
While a large percentage of the population identifies as White, the Hispanic population increased 27.5% from 2008 to 2013.

TREND IN RACE/ETHNICITY (2008 – 2013)		
	ACS 2006/08	ACS 2009/13
White	94.1%	93.4%
Black or African American	1.3%	1.1%
Amer. Indian / Alaska Native	2.5%	1.8%
Asian	2.4%	3.3%
Other Race	2.1%	2.3%
Hispanic or Latino (of any race)	6.4%	8.7%

Income

Median income is the measure by which the housing and community development industry defines low and moderate income (LMI) households that may be eligible for assistance. Median income includes income from employment and income from other sources such as investments, retirement and public assistance. In 2013, Prescott's median household income was \$44,224, median family income was \$55,911 and median non-family income was \$26,939. The median income of homeowners (\$52,506) is nearly double the median income of renters (\$26,490).

From 2000 to 2013, median household income and median non-family household income grew 25%, while median family income grew 20%.



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Trend in Income Sources

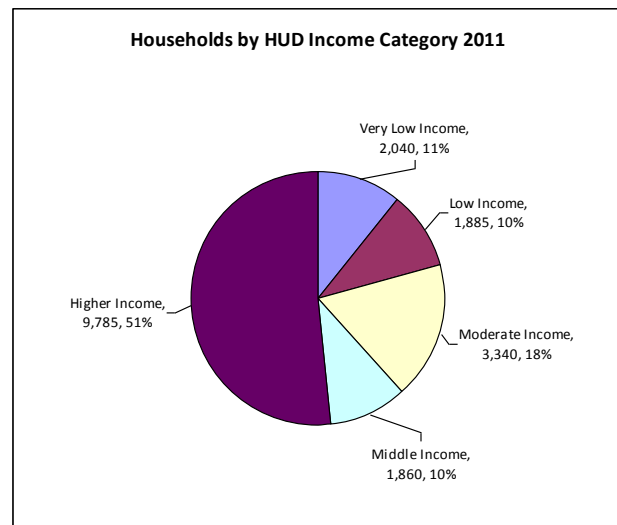
One-half of Prescott households receive social security income and one-third of households receive retirement income. Average social security income increased 57% from 2000 to 2013 and average retirement income increased 32%. During the same period, average income from earnings increased 22%.

Trend in Average Income by Source 2000 to 2013				
	Census 2000	ACS 2009/13	2000 to 2013 change	
			Amount	%
Earnings	\$ 42,624	\$ 52,119	\$ 9,495	22%
Social Security	\$ 12,108	\$ 19,050	\$ 6,942	57%
Retirement	\$ 23,073	\$ 30,495	\$ 7,422	32%
Supplemental Security	\$ 5,927	\$ 9,115	\$ 3,188	54%
Public Assistance	\$ 2,081	\$ 1,544	\$ (537)	-26%

Low and Moderate Income Households

A LMI household is a household with income less than 80% of the area median income (AMI) adjusted for household size. A LMI household is generally considered eligible for HUD assistance although income is only one factor in eligibility. In 2011, there were 7,265 LMI households in Prescott, including:

- 2,040 very low-income (less than 30% AMI).
- 1,885 low-income (30-50% AMI).
- 3,340 moderate income (50-80% AMI).



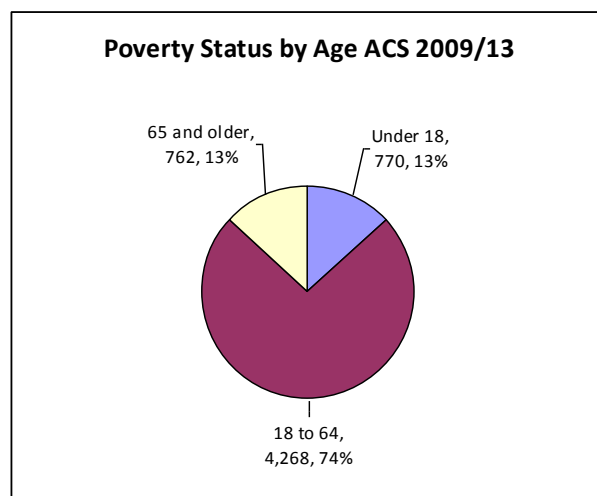
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Household Type and Income

The rate of LMI family households is highest among households that include at least one person age 75 or older or at least one person age 6 or younger.

HUD Data Table - Total Households by Income Level (2007-11 CHAS)							
AMI	0-30%	>30-50%	>50-80%	>80-100%	>100%	< 80% (LMI)	
Small Family	405	350	710	440	3,270	1,465	28%
Large Family	50	20	125	40	440	195	29%
At least 1 person 62-74 yrs	355	305	935	600	3,495	1,595	28%
At least 1 person age 75 +	350	610	725	420	1,610	1,685	45%
At least 1 child <=6 yrs old	95	75	310	125	630	480	39%
Total Households	95	75	310	125	630	7,265	38%
% of Total Households	2,040	1,885	3,340	1,860	9,785		
% of LMI Households	28%	26%	46%				

Poverty



15.1% of Prescott's population lives below the poverty level, with the highest rate among adults age 18 to 64. More than one-third of single-parent female-headed households live in poverty.

Of people living in poverty, 13% are children, 13% are seniors and the remaining 74% are working-age adults. Many working age adults in poverty are people with young children or disabilities whose earning potential is limited.

Of the 4,268 adults living in poverty, 1,032 worked at least part-time in the last year, 486 worked full-time year-round and 427 received supplemental security income.

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NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

This non-housing community development needs assessment includes:

1. Public facilities and infrastructure.
2. Public services and economic opportunities

Public Facilities and Infrastructure

Public facility and infrastructure priorities are guided by the General Plan and Capital Improvement Program (CIP) and consultation process. The consultation process identified water and sewer system improvements and fire equipment as the highest priority public facility and infrastructure needs. The City's Capital Improvement Program (CIP) is a multi-year planning instrument to identify needs and financing sources for public infrastructure improvements; it informs residents how the City plans to address significant capital needs over the next five years. The CIP identified numerous opportunities to invest CDBG funds in target areas:

1. Waste water and storm water system improvements;
2. Streets and sidewalks;
3. Water main replacements; and
4. Disability accessibility improvements

The City owns a Community Center that is home to the Adult Center of Prescott, Inc., and Prescott Meals-on-Wheels, Golden Age Nutrition. The mission of the Adult Center is to provide opportunities and facilities for social interaction, recreation, education, information and entertainment to the adult population of the greater Prescott area. Services are delivered by staff and volunteers under the direction of an executive director. The Adult Center also offers rental spaces which include a ballroom and meeting rooms for weddings, receptions, celebrations, parties, conferences, workshops and vendor expositions. In addition to the Community Center, the City also operates 21 parks and recreation facilities, some of which require upgrades and are located in areas eligible for CDBG funding.

Public Services and Economic Opportunity

LMI households and families, including homeless people, people with disabilities and people living in poverty are particularly vulnerable to housing, social and economic problems. Poverty-level and LMI households can experience crisis on an on-going basis. Policies that promote a sustainable income yet recognize the earning-potential limitations of special populations are essential to household and community stability.

Prior uses of CDBG funds indicate a need for services for people with special needs and homeless individuals and families. In 2015, outreach for the Consolidated Plan identified people experiencing homelessness and seniors as the highest priority special populations and transportation services as the highest priority human services need.

Economic Opportunities

The City's Department of Economic Initiatives oversees efforts to build a stronger local economy and increase City tax revenues by creating and supporting activities that deliver quality jobs and economic diversity. Specific efforts are intended to:

1. Strengthen the airport as an economic engine;
2. Grow tax revenues through tourism, special events and retail development; and
3. Attract and retain businesses.

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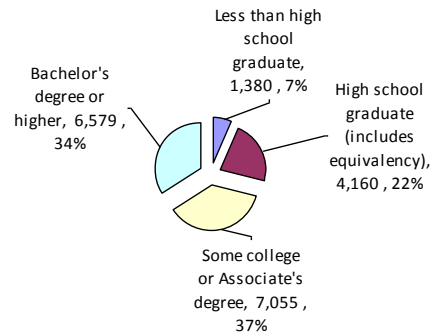
Few of the community's goals can be achieved without maintaining a strong, growing sales tax base within a highly competitive regional market. Sales tax revenue is the primary source of income for the City and this requires a continued focus on tourism and retail, yet the General Plan recognizes the importance of a broad economy, neighborhood-oriented business, and clean industries that improve the variety of employment opportunities and bring higher paying jobs.

Educational Attainment of the Workforce and Median Earnings

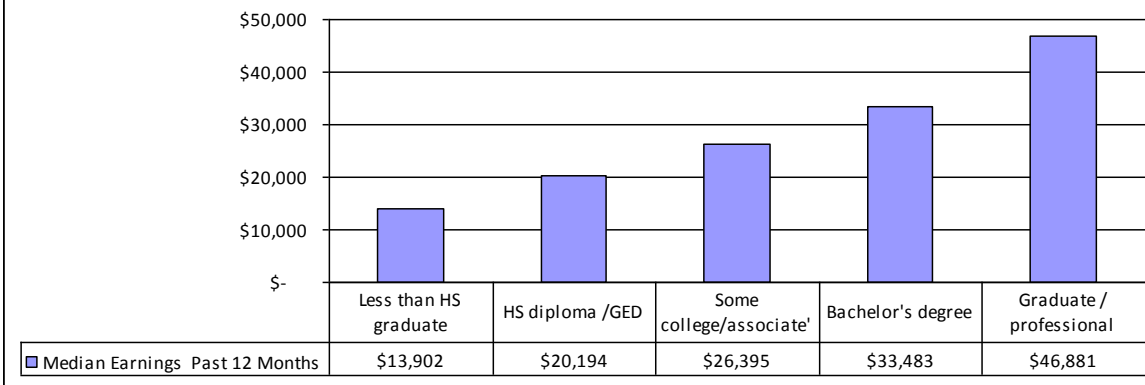
Higher education is an important factor in earnings potential. One-third of the Prescott workforce holds a Bachelor's degree or Graduate degree and 37% have some college, including an Associate's degree. Less than one in ten does not have a HS diploma or equivalent and 37% of people without a HS diploma are age 65 or older.

Adults with a high school diploma or equivalent earn 60% of an adult with a Bachelor's degree and 43% of an adult with a Graduate or Professional degree.

**Educational Attainment of the Workforce
2011**



Median Earnings by Educational Attainment 2011



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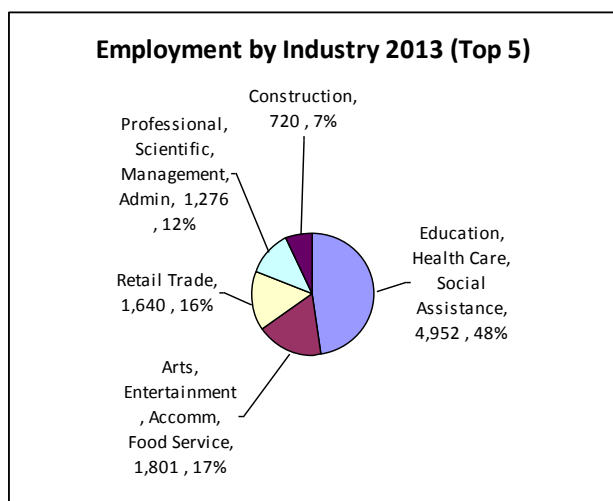
HUD Occupational Employment and Unemployment Data

Among Prescott's employed workforce, 37% work in Sales and Office occupations and 31% work in Management, Business and Financial occupations. HUD reports the unemployment rate in Prescott is 7.87%, with a 25.2% unemployment rate among the workforce age 16 to 24 and a 4.7% unemployment rate among the workforce age 25 to 64 years. The higher unemployment rate among younger adults can be partially attributed to their status as full-time students – approximately 2,400 students are enrolled annually at Yavapai College and Prescott College.

HUD Data Table – Occupations by Sector (ACS 2007/11)		
	No.	%
Management, business and financial	3,831	31%
Farming, fisheries and forestry occupations	420	3%
Service	1,462	12%
Sales and office	4,572	37%
Construction, extraction, maintenance and repair	1,357	11%
Production, transportation and material moving	853	7%

Employment by Industry

Six of ten members of the workforce are employed in one of three industry clusters. Nearly one third are employed in education, health care and social assistance. Overall employment decreased by 4,060 jobs from 2008 to 2013, and the labor force declined by 534 people. Job losses in the construction, wholesale trade, manufacturing and retail trade industries were partially offset by increases in "other" services and information services jobs.



2008 TO 2013 INDUSTRY EMPLOYMENT TREND			
	Census 2000	2006/08 ACS	2009/13 ACS
All Industries	13,427	18,499	14,439
Education, Health Care, Social Assistance	3,554	4,766	4,952
Arts, Entertainment, Accommodation, Food Services	1,541	2,277	1,801
Retail Trade	1,623	2,975	1,640
Professional, Scientific, Management, Administrative	1,126	1,605	1,276
Construction	1,333	1,984	720

According to the Yavapai College Regional Economic Development Center *2014 Quad Cities Industry & Labor Analysis Report*, expected job growth will be in industries related to Warehouse Clubs and Supercenters, Medical and Surgical Hospitals, and Services for the Elderly and Persons with Disabilities. Associated occupational growth is expected in Retail Salespersons, Personal Care Aides and Cashiers.

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Education and Unemployment

Individuals with a Bachelors Degree or higher are more likely to participate in the labor force and to be employed. Lower rates of labor force participation and unemployment among individuals without a high school diploma or equivalent can be partially attributed to age and/or disability.

HUD Educational Attainment, Unemployment and Labor Force Data 2011					
	In Labor Force	Unemployed		Not in Labor Force	
Educational Attainment		No.	%	No.	%
Less than high school graduate	663	195	14.1%	522	37.8%
High school graduate (includes equivalency)	2,353	242	5.8%	1,565	37.6%
Some college or Associates degree	4,658	279	4.0%	2,118	30.0%
Bachelors degree or higher	4,654	182	2.8%	1,743	26.5%
Total	12,328	898	4.1%	5,948	31.0%

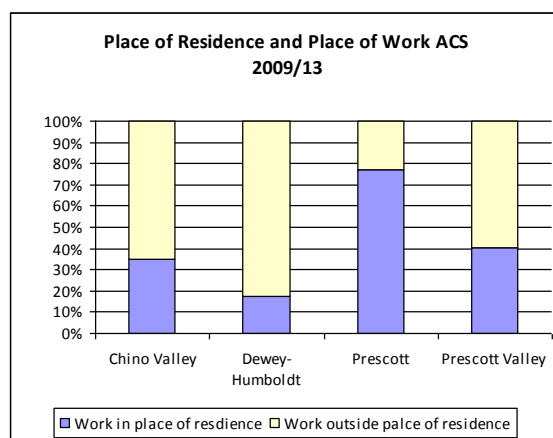
Prescott and Regional Economic Development Activity

Prescott has more than 4,500 businesses. Leading private employers are Yavapai Regional Medical Center, Sturm Ruger & Co., and Cobham Aerospace Communications. Further underpinning Prescott's economic development strengths are five higher education institutions. The Prescott downtown, notable as a tourist destination, the Prescott airport, and the City's industrial parks and regional commercial development along the Highway 69 corridor are particularly recognized as economic drivers for the City. Important sectors include retail trade and hospitality services, educational services, and health services.

Over the last two decades, the City has sought to diversify employment and expand the sales tax base with an emphasis on research and development. These efforts have been successful in garnering a substantial share of regional retail, manufacturing and business development. Growth projected for the region will create additional demand for businesses and services to serve the growing population. In addition to the availability of goods and services, that population will need quality, higher paying jobs to sustain a high standard of living.

There is growing recognition of the shared economic future among the communities in the region. When a business locates in one community, workers commute from throughout the region and bring income back to their place of residence.

This recognition contributed to the creation of the Greater Prescott Regional Economic Partnership (GPREP). As an economic development partnership of the public and private sector, GPREP works to leverage regional assets, maximize financial resources, conduct research on the marketplace, and strengthen the region's ability to compete for new jobs and capital investment. The operational focus of GPREP is to market and sell the region to out-of-state businesses.



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According to data provided by HUD, Prescott draws over 7,000 workers for jobs in multiple sectors from outside the City. Proportionately, large numbers of jobs in the education and health care services, retail trade and manufacturing are drawn from workers residing outside the City.

HUD Businesses by Sector – Economic Development Activity					
	Workers		Jobs		Jobs Less Workers
	No	%	No	%	%
Agriculture, Mining, Oil & Gas Extraction	156	1	65	0	-1
Arts, Entertainment, Accommodations	1,603	14	2,260	12	-2
Construction	606	5	1,089	6	1
Education and Health Care Services	3,231	28	6,797	37	9
Finance, Insurance, and Real Estate	666	6	695	4	-2
Information	192	2	280	2	0
Manufacturing	585	5	1,413	8	3
Other Services	379	3	593	3	0
Professional, Scientific, Management Services	667	6	826	5	-1
Public Administration	0	0	0	0	0
Retail Trade	1,869	16	2,946	16	0
Transportation & Warehousing	352	3	401	2	-1
Wholesale Trade	417	4	495	3	-1
Total	10,723	--	17,860	--	--

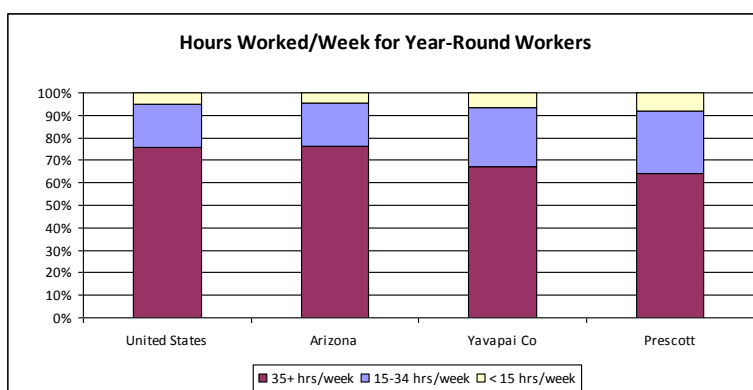
The Quad-City Arizona Area Labor Availability Report was completed in 2010 to determine the availability of workers in the area. The Quad-City area is referred to as the “labor shed” and has a total population of 133,400. The labor shed contains a civilian labor force of approximately 62,300 with a pool of about 6,600 unemployed persons who are actively seeking work. The study indicated that an additional 7,100 workers are considered to be underemployed, or working at jobs below their skill and qualification levels.

The study further indicated that 1% of underemployed and 8% of unemployed individuals who are actively seeking work have less than a high school diploma. Underemployment can be mitigated through business attraction, retention, and expansion, and providing jobs requiring higher education and skills. Inadequate training can be addressed by educational institutions and employers working together to improve workforce development and providing skill preparation programs.

Full-time Year-round Employment

During the consultation process, concern was raised regarding part-time employment that may have limited earnings potential and access to health and other employee benefits. 64% of Prescott workers work 35 or more hours per week and 40 weeks or more per year. Comparatively, 76% of U.S. and Arizona workers and 67% of Yavapai County workers work 35 or more hours per week and 40 weeks or more per year.

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Workforce Development

Employer survey interviews conducted by Yavapai College revealed that worker productivity and attitudes were rated good or excellent; however, employers expressed concerns about basic skill (reading/ writing/ calculations) competency among the local workforce.

Both Yavapai College and the local Workforce Investment Board (LWIB) analyze labor market information to ensure that education and training opportunities meet the needs of business. The LWIB has embraced the process of Sector Strategies, with focus on developing strategies for the healthcare, energy, viticulture and manufacturing sectors. The overall goal of sector strategies is to create wealth, grow businesses, increase regional competitiveness, and create jobs.

The One-Stop Workforce Center in Prescott is operated by the Northern Arizona Council of Governments and provides a streamlined system for workforce development services to businesses and job seekers. Services to job seekers include weekly orientation and job search skills workshops, an internet-equipped resource room, information on training and education, and referrals to partnering agencies and community resources. Many services are available to all individuals with no eligibility criteria, yet the focus of many efforts is the most vulnerable populations: low-income, people with disabilities, homeless people, mature workers, youth, and Veterans. Employer services include recruitment, job training grants, and pre-layoff and reduction in force services.

In addition to training, support services are provided to help One-Stop customers successfully participate in employment and training activities. Support services may include transportation vouchers, gas cards, child care, one-time housing assistance, certifications/licensing/testing, tools, uniforms, clothing, eye care, utilities, relocation assistance, and needs-related payments. Referrals may also be made to community based organizations that provide the identified support service.

Yavapai College provides workforce development through a trade school curriculum. Prescott College contributes to a balanced workforce by providing higher level education and training through a Liberal Arts curriculum, which includes a limited residency Ph.D. program in Sustainability Education.

The City's workforce goals are to create quality job opportunities, including: job training programs to attract employers in targeted sectors; collaboration with schools and businesses to improve the basic workforce skill level; entrepreneurial business development; and other workforce development programs to expand the local economy.

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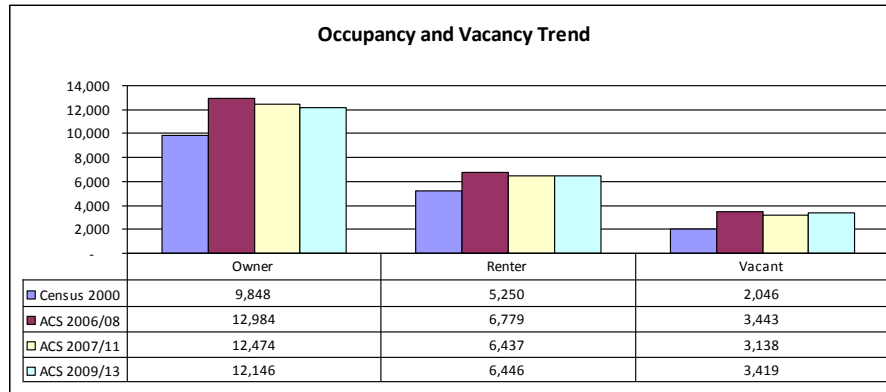
HOUSING MARKET ANALYSIS

The housing market consists of housing units (supply) and the households who occupy them (demand). While the housing market is an economic market, complex variables beyond supply and demand have influence including: household composition, age of household members, access to employment and education opportunities, cost of goods and services, and resident preferences. The three primary elements of the housing market are:

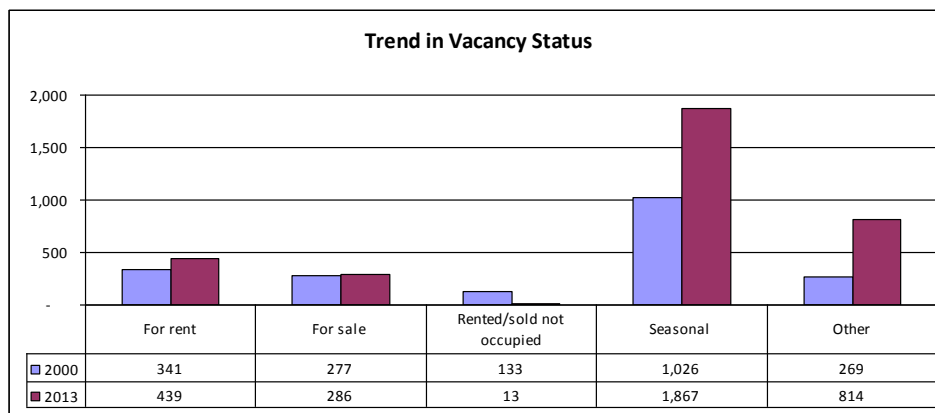
1. Variety - the types of available housing.
2. Quality – unit age and condition.
3. Affordability – household income relative to the cost of available housing.

Occupancy and Vacancy Trend

Tenure is important to understanding the housing market and structuring appropriate housing strategies to address needs. The homeownership rate increased during the housing boom, decreased during the housing crisis and by 2013 was similar to the homeownership rate in 2000 - 65.3%.



The housing vacancy rate increased 30% from 11.9% in 2000 to 15.5% in 2013. Decreased sales prices during the housing crisis provided an opportunity for able purchasers to acquire a seasonal property and 61% of the increase was seasonal units. 40% of the increase in vacant units is “other” units, which may be uninhabitable or held by investors and financial institutions.



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Housing Variety and Number of Units

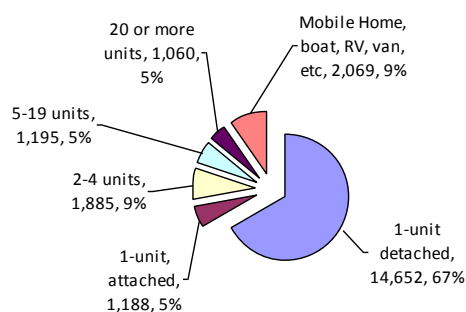
A variety of housing types is necessary to meet the diverse housing needs and desires of both owners and renters. Housing variety is driven by many factors - primarily demand for certain types of housing and amenities. Other factors that influence housing variety in Prescott include public policy such as zoning and building requirements, the availability and cost of infrastructure, the cost of development (land, construction, fees) and neighborhood acceptance of higher-density housing.

Unit Type and Size

Two-thirds (14,562 units) of Prescott residential properties are single-family detached. More than half (53%) of units have 3 or more bedrooms and 35% have 2 bedrooms. Single family and 3-bedroom units are primarily owner-occupied. Slightly more than half of 2 bedroom units are renter occupied, while 21% occupy 3+ bedroom units.

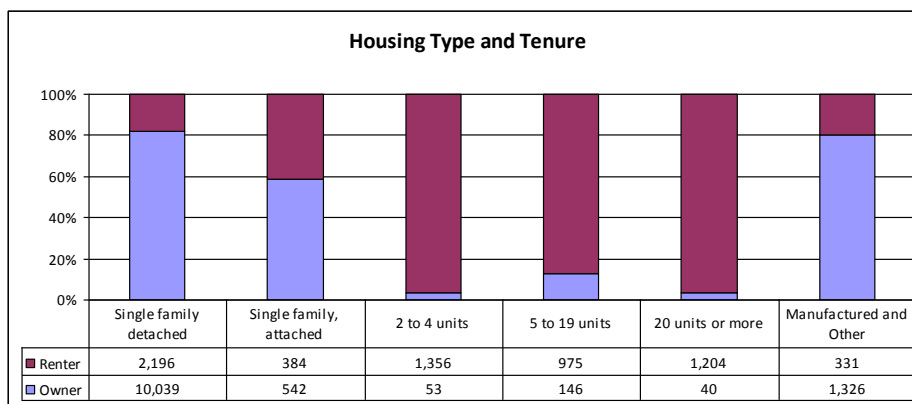
Relative to household composition, a large number of single-person households occupy units with 3 or more bedrooms, and many are age 65 or older.

Residential Properties by Type 2011



HUD Table 32 – Unit Size by Tenure (CHAS 2007-11)				
	Owners		Renters	
	No.	%	No.	%
No br	30	0%	410	6%
1 br	404	3%	1,377	21%
2 br	3,342	27%	3,281	51%
3+ br	8,698	70%	1,369	21%
Total	12,474		6,437	

In general, higher-density structures are renter occupied while lower-density structures, including manufactured units are owner occupied.

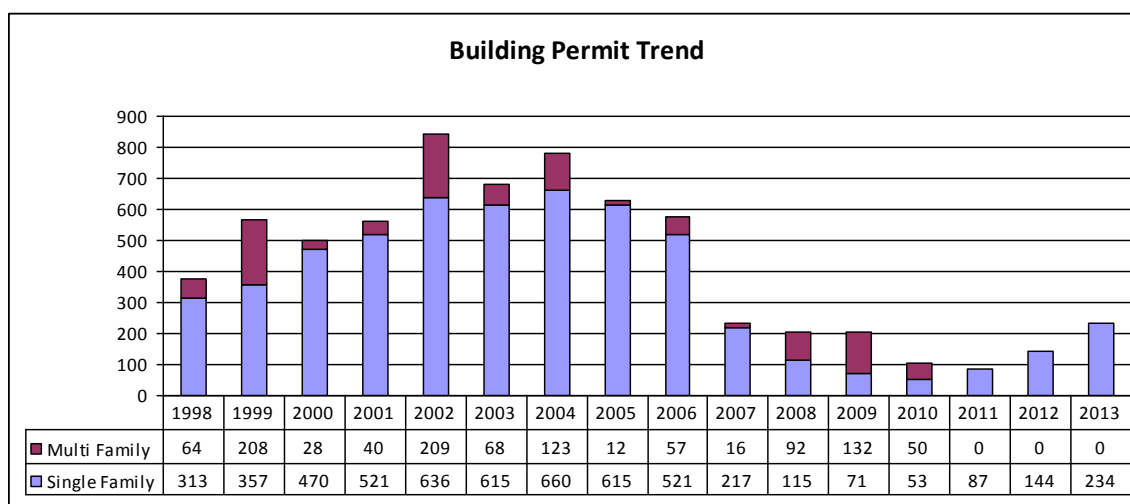


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Building Permit Trend

With the exception of tri-plex and four-plex infill in older neighborhoods, multi-family development was limited during the last 30 years. As demand for single-family housing declined during the housing crisis, several high-end multi-family developments and complexes for people with special needs were developed.

Single family building permit applications are increasing, indicating that high-end single family residential in low density, large lot subdivisions located predominately away from the City center is resuming. The continuing demand for units at the urban fringe (as opposed to infill development) places greater demands on water, sewer and road infrastructure. While most of the initial costs are passed on to the home buyer and result in higher housing costs, all City residents inherit infrastructure maintenance costs.



Housing Quality

Housing quality encompasses a range of issues that are central to quality of life including safety, design and appearance, maintenance and energy efficiency, and occupant and community health. The quality of the existing housing stock reflects economic prosperity and pride of community. Housing quality is often the first impression that signals the community well-being that attracts and retains employers and economic investment.

The age of the housing stock is one indicator of housing quality. While many older housing units have been well-maintained, other older housing units may have been built to outdated building codes using materials and construction techniques that are no longer considered safe or sustainable. Older units are more likely to require rehabilitation or replacement, and occupants often have higher utility costs. Some materials such as lead paint in units built prior to 1978 may represent health hazards.

The City of Prescott participates in the Certified Local Government (CLG) program, a nationwide program of technical and financial assistance to preserve historic buildings. The City Council established the Prescott Preservation Commission in 1980. A Historic Preservation Master Plan was approved and adopted by the City Council in 1998.

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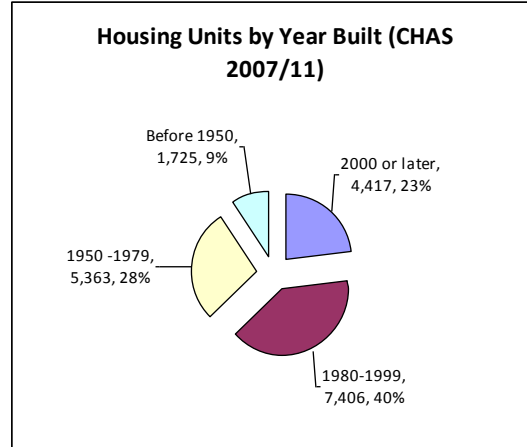
Year Unit Built

More than 7,000 housing units were built before 1980 – 57% are owner occupied and 43% are renter occupied. A greater proportion of renters (48%) occupy pre-1980 housing than do owners (32%).

Young Children at Risk of Lead-based Paint Poisoning

According to HUD 2007-11 CHAS data, 910 structures built before 1979 are occupied by families with children less than 6 years of age, including 460 by owners and 450 by renters.

Built Before 1979 and Occupied by Children Under 6 years	
Owner	460
Renter	450



In June 2014 the Arizona Department of Health Services (ADHS) released its updated Targeted Lead Poisoning Screening Plan. Acknowledging that many lead sources have been eliminated or reduced in the last few decades, the plan indicated that lead

poisoning continues to affect children in Arizona, primarily from paint, imported goods, food, medicines, and spices, leaded crystal and pewter, lead in dust, soil, and mining, drinking water, and occupation and hobbies. Because of ongoing surveillance and analysis, public health professionals are able to target surveillance and intervention efforts on the children most at risk.

Based on recommendations and guidance from the CDC, Arizona has moved from universal lead screening to targeted screening. There is one high risk zip code in Prescott – 86301.

The State's 3-year goal is to increase the utility of the targeted screening plan by 1) increasing screening rates to 85% in targeted zip codes, 2) assessing the indicators used to develop the targeted high-risk zip codes, and 3) reducing the number of targeted high-risk zip codes.

HUD-defined Overcrowding and Substandard Housing

Overcrowding and substandard housing are two HUD measures of housing problems. Overcrowding can result from an insufficient variety of appropriately-sized and affordable units. Overcrowding leads to health and safety concerns, higher utility costs, and increased maintenance. It is important to acknowledge cultural preferences and how those preferences may vary from traditional HUD standards when defining overcrowding.

A substandard housing unit is defined by HUD as lacking complete plumbing or kitchen facilities. According to HUD CHAS data, 330 households live in substandard housing and renters are twice as likely as owners to live in substandard housing. Considering tenure and income, owners with income less than 50% AMI and renters with income 30-50% AMI are most likely to occupy substandard housing.

According to HUD CHAS data, 1,310 Prescott households live in overcrowded conditions, including 250 who are severely overcrowded. Renters are nearly three times more likely than owners to live in overcrowded conditions. Considering tenure and income, overcrowding is most prevalent among owners with incomes < 30% AMI and renters with incomes 50-80% AMI.

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HUD Table 7	Renter AMI					Owner AMI				
	0-30%	>30-50%	>50-80%	>80-100%	Total	0-30%	>30-50%	>50-80%	>80-100%	Total
NUMBER OF HOUSEHOLDS										
Substandard	75	105	40	0	220	45	45	20	0	110
Overcrowded	225	225	280	220	950	155	55	95	55	360

Local Definitions of Standard Condition and Substandard Condition but Suitable for Rehabilitation

A substandard housing unit is defined by HUD as lacking complete plumbing or kitchen facilities. HUD also requires the City to define standard condition and substandard condition but suitable for rehabilitation. These definitions are used in determining the eligibility of a housing unit for rehabilitation using CDBG funds.

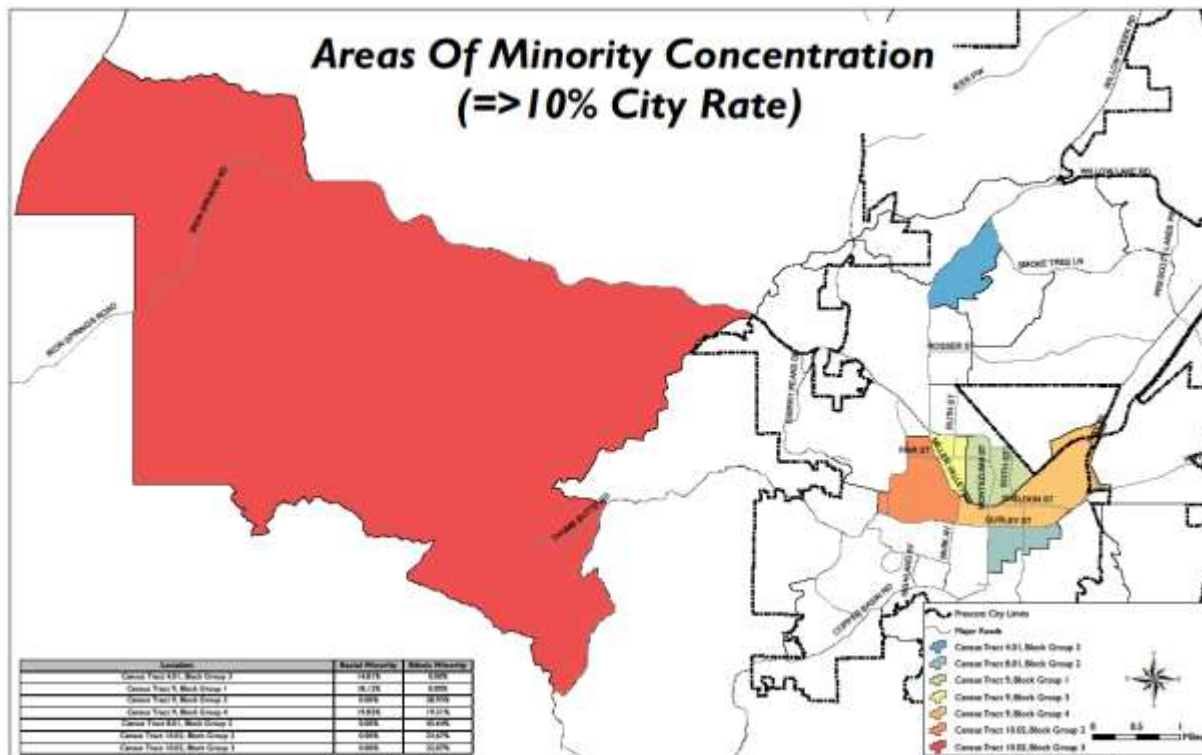
- **Standard:** A dwelling unit that meets or exceeds HUD Housing Quality Standards (HQS) and local building codes with no major defects in the structure and only minor maintenance required. A standard dwelling will have a reliable roof; sound foundation; adequate and stable floors, walls and ceilings; surfaces and woodwork that are not seriously damaged; sound windows and doors; adequate heating, plumbing and electrical systems; and adequate water and sewer systems.
- **Substandard Condition but Suitable for Rehabilitation.** A dwelling unit that does not meet HUD Housing Quality Standards (HQS) and local building codes and has a major structural deficiency and/or is lacking one of the following: complete plumbing or kitchen facilities; efficient and environmentally sound sewage removal and water supply; a proper heating source; or is without electricity or adequate and safe electrical service yet has basic infrastructure that allows for economically and physically feasible improvements that will result in the unit meeting the definition of a standard dwelling upon completion of rehabilitation.

Housing Needs of Minority Households and Areas of Minority Concentration

HUD requires the City to identify the housing needs of minority households and whether those needs are at least 10 percentage points higher than the needs of an income category as a whole. Citywide, 36.7% of households experience housing problems and 18.1% experience severe housing problems. Hispanic households with income 0-30% AMI have disproportionately greater housing problems. Hispanic households with income 0-50% AMI have disproportionately greater severe housing problems.

HUD also requires the City to identify areas where the minority population is disproportionately high. For the purposes of the Consolidated Plan, an area of minority concentration is an area where the minority population exceeds the City proportion by 10% or more. The City identified seven Census Block Groups with a higher proportion of minorities – two with a higher rate of racial minorities, four with a higher rate of ethnic (Hispanic) minorities, and one with a higher rate of both racial and ethnic minorities. Four of these block groups are also LMI block groups.

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Housing Affordability

Housing is generally considered affordable when a household pays not more than 30% of gross household income for total housing cost (rent plus utilities or mortgage). Households paying more than 30% of household income for housing are considered cost burdened, while households paying more than 50% of household income for housing are considered severely cost burdened. However, the definition of cost burden is more appropriate to moderate income households than to lower income households. Simply stated, housing cost burdened lower-income households may have little remaining to pay for the essentials such as clothing, food, transportation and child care, while higher income households may choose to pay more for housing and still have sufficient income remaining for the essentials. Cost burdened households at all income levels impact local businesses that rely on discretionary spending.

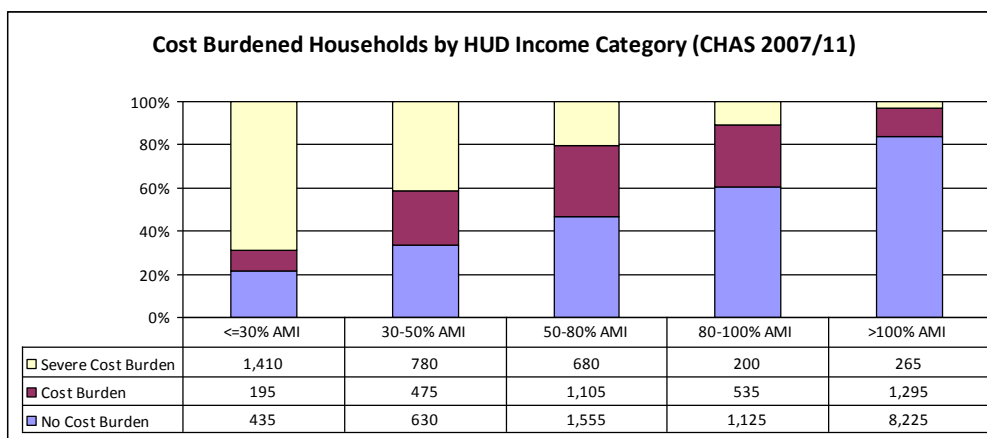
Housing Cost Burden

Both owners and renters may choose to occupy housing that is disproportionately costly for any number of reasons – location, availability, proximity to services or employment, anticipated income increases, and housing quality are just some of the complex factors that impact housing choice. According to HUD CHAS data, there are 6,940 Prescott households paying more than 30% of household income for housing costs, including 4,645 LMI households. As income increases the rate of cost burden decreases. Housing cost burden impacts:

- 79% of the lowest-income households (< 30% AMI);
- 67% of households with income 30-50% AMI;
- 53% of households with income 50-80% AMI;

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- 40% of households with 80-100% AMI; and
- 16% of households with income > 100%.



Sources of Income and Housing Affordability

An examination of income by source and occupation reveals that more than one source of income is needed to purchase a median value home in Prescott. Households with assets such as those from the sale of a previous home can still purchase. Renting is more affordable, yet the median rent is not affordable to the average single-person household, including those with average social security income, earning the median wage or employed full-time in growing occupations.

Housing Affordability and Average Income - 2013			
	Annual Average Income	Rent?	Own?
Average Social Security (Single Person)	\$19,050	NO	NO
Average Social Security + Retirement (Single Person)	\$49,545	YES	NO
Household with Average Earnings	\$52,119	YES	NO

Housing Affordability and Median Wages (Single Earner) - 2013			
	Annual Median Income	Rent?	Own?
Median Wage Earner	\$30,587	NO	NO
Growing Occupations			
	Annual Median Income	Rent?	Own?
Retail Sales	\$21,753	NO	NO
Personal Care Aides	\$20,596	NO	NO
Cashiers	\$18,619	NO	NO

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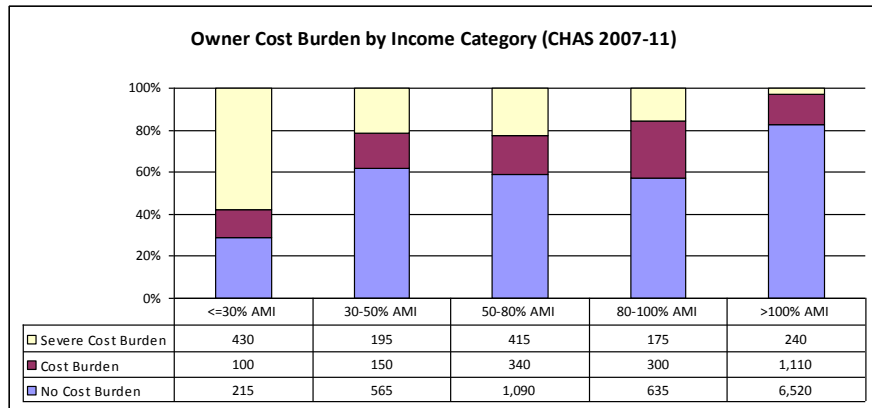
The Homeownership Market

The CDBG program can be used to help 1) existing homeowners rehabilitate their homes and 2) first-time homebuyers enter homeownership. Housing problems of existing owners and the cost of housing are primary considerations in structuring appropriate strategies.

Owner Cost Burden

While owners at all income levels experience cost burden, the rate of cost burden is highest among the lowest income owners – 47% of LMI compared to 20% of middle and higher income. 1,630 LMI owners are cost burdened, including:

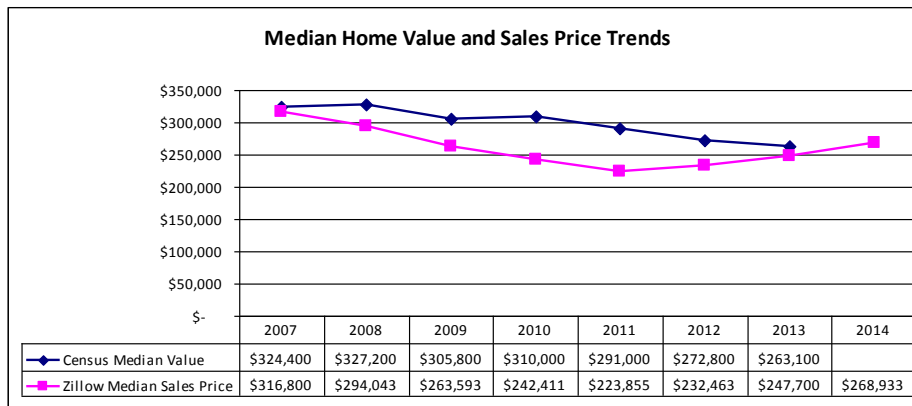
- 71% (530) with income < 30% AMI;
- 38% (345) with income 30-50% AMI; and
- 41% (755) with income 50-80% AMI.



Home Value and Price Trends

Housing values directly impact the amount of funds a buyer can borrow as well as the amount of taxes paid. Lenders provide financing up to a percentage of the value of a housing unit and this is one factor in determining whether a buyer is able to purchase a unit.

Values are generally reflected in prices but during a time of high demand, prices can exceed values and during a time of low demand the opposite can occur. According to Zillow median sales price history, sales prices at the height of the market were roughly equal to values, while prices at the bottom of the market were about 80% lower than values. After decreasing for four years, sales prices began increasing in 2011. The 2013 median sales price is 85% of the 2007 median sales price, when prices were at their peak.



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Assisting First-time and Returning Homeowners

For many years during and following the Great Recession strict underwriting criteria made it difficult for first-time homebuyers to purchase a home despite lower home prices. Arizona's Housing Finance Authority responded with funds to assist homebuyers, including equity contributions and mortgage revenue bonds. The secondary market (FHA, Fannie Mae, Freddie Mac) are also beginning to offer lower down payment options that will make it easier to save for homeownership; however, the high cost of mortgage insurance reduces the purchasing power of households unable to make at least a 20% down payment.

A Prescott renter with the 2013 median renter income of \$26,490 could afford a mortgage of \$118,740 assuming a 30-year fixed rate 5% mortgage, other debt equal to 10% of gross household income, and a 43% total debt to income qualifying ratio. The median value of a home in 2013 was \$263,100.

Assisting Prescott First-time Homebuyers	
2013 Median Renter Income	\$ 26,490
Maximum Mortgage	\$ 118,740
2013 Median Value	\$ 263,100
Assistance Needed to Purchase Median Value Home	\$ 144,360

The Rental Market

Renting provides opportunities for households to learn more about a neighborhood or community before making a homeownership investment and provides for mobility among the workforce. From a household perspective, renting is chosen over homeownership for a variety of reasons including:

- Renting may be less expensive than owning, especially during the first five years;
- Rental units are maintained and repaired by their owners;
- Less time spent on maintenance and repairs equals more free time;
- Renting carries less financial risk, especially in volatile markets.

Median Rent and Rental Affordability Trend

From 2000 to 2013, the median rent increased 35% while the median renter income increased 23%, resulting in decreased rental affordability. Median renter income increased \$4,863 and the median renter income increase needed to afford the median rent was \$8,030...

HUD Change in Median Rent	
Census 2000 Median Rent	\$ 571
ACS 2009/13 Median Rent	\$ 773
Change in Median Rent	\$ 202
% Change in Median Rent	35%

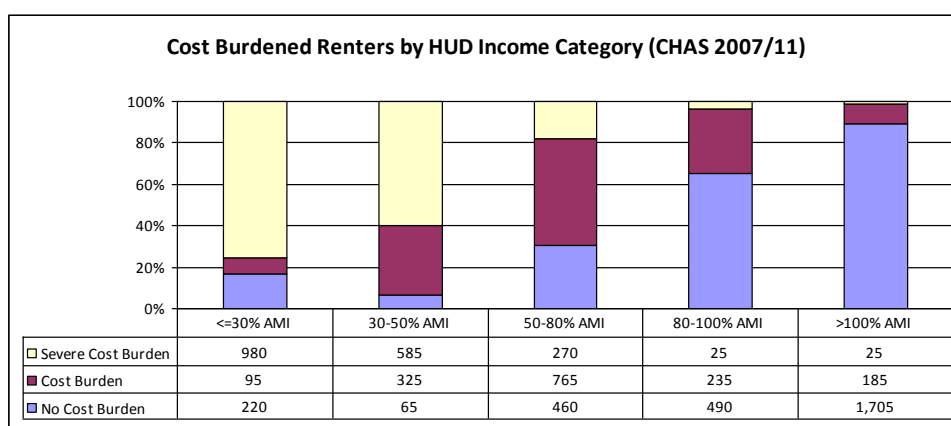
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Renter Cost Burden

Renters at all income levels experience cost burden, yet the rate of cost burden is highest among the lowest income renters – 80% of LMI compared to 18% of middle and higher income renters. 3,020 LMI renters are cost burdened including:

- 83% (1,075) with income < 30% AMI;
- 93% (910) with income 30-50% AMI; and
- 69% (1,035) with income 50-80% AMI.

Higher rates of cost burden among renters with income 30-50% AMI can occur when the lowest-income renters are given preference for rental assistance programs or supportive housing units.



Subsidized Rental Units and Expiring Affordability

There are three Low Income Housing Tax Credit (LIHTC) projects in Prescott containing 213 subsidized units. Subsidized rental housing projects have use or affordability periods that last five years or more and preserving affordable units can be a priority when units will be lost from the inventory. Beginning in 1990, the Arizona Department of Housing required 30-year extended use agreements for all LIHTC projects; no LIHTC projects in Prescott will expire during the next 5 years; 1 project with 90 units will expire in 2025.

PRESCOTT LOW-INCOME HOUSING TAX CREDIT PROJECTS			
Project Name	Units	Low-Income Units	Year Expires
Pines at Prescott	90	90	2025
Canyon Run Apartments	84	84	2035
Bradshaw Senior Community	46	39	2038
Total	220	213	
Source: US Department of Housing and Urban Development			

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Affordable Rental Units Needed for Severely Cost Burdened Low Income Renters

There is insufficient rental housing to meet the needs of Prescott's low income renters or those with annual incomes up to \$19,999. 621 units renting for less than \$500/month are needed for severely cost burdened low income renters. Assuming a \$50,000/unit subsidy \$31 million would be needed to fill the gap if new units were developed. Alternatively, approximately \$12.3 million in rental subsidies would be needed over the next 5 years to assist low-income renters to afford the median rent.

Affordable Rental Units Needed for Low-income Severely Cost Burdened Renters – ACS 2007/11					
Monthly Rent	Affordable to Household with Income	Income % County AMI	Severely Cost Burdened Renters	Existing Units (1)	Unit Gap
<=\$500	Up to \$19,999	50%	1,565	944	621
(1) includes units with no rent					

Public Housing

The City of Prescott does not own or operate public housing or Section 8 housing choice voucher programs. The Arizona Department of Housing (ADOH) manages 89 Section 8 Housing Choice Vouchers in Yavapai County and some participants may reside in Prescott. The ADOH reports that the waiting list is currently closed.

Barriers to Affordable Housing Development

Affordable housing barriers are regulatory or financial systems that make it harder for developers to create affordable housing. Barriers to affordable housing development can occur at many levels – local, state and federal government, as well as in related industries, such as the real estate, insurance and finance industries.

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit." Recent reductions in impact fees, discussions surrounding priority water allocation, and market pressure to support focused multi-family housing may encourage more affordable housing development. Based on HUD's Regulatory Barriers checklist, additional opportunities to encourage affordable housing development include:

1. Waiving or reducing development fees and/or paying in impact fees;
2. Permitting HUD-code manufactured housing in additional zoning districts subject to design, density, building size, foundation and other requirements applicable to other housing types;
3. Modifying infrastructure standards and/or authorizing the use of new infrastructure technologies to reduce cost;
4. Providing density bonuses to offset the cost of providing affordable housing units;
5. Allowing accessory dwelling units either as a special exception or conditional use or as-of-right in the majority of single-family residential zones; and
6. Adjusting or waiving parking requirements.

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Homelessness In Prescott

The Arizona Rural Continuum of Care is managed by the Arizona Department of Housing (ADOH) and works throughout rural Arizona, including the City of Prescott, to coordinate homeless planning across municipalities and agencies. The City may use CDBG resources to support or expand facilities and services for homeless people.

Homeless individuals and families in Prescott reflect the diversity, complex characteristics and special needs of all homeless people in the United States. Some homeless people require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities, require extensive and long-term support. According to the ADOH, two point-in-time counts were conducted in 2014 – a sheltered count in January and an unsheltered count in August. The point-in-time sheltered count revealed 279 sheltered individuals in Prescott and the point-in-time unsheltered count revealed 46 unsheltered individuals in Prescott. The sheltered count does not include Veterans Affairs Supportive Housing Vouchers from the ADOH that provide monthly rental assistance to homeless Veterans. The Prescott Unified School District reported 59 homeless children voluntarily participating in the district's programs for homeless children.

Homeless individuals contacted through the 2014 point-in-time count identified the following primary causes of their homelessness; 2% indicated that homelessness was a personal choice.

1. Unemployment or insufficient income.
2. The cost of housing.
3. Family problems.

In addition to people who are already homeless, individuals and families with limited incomes may be in imminent danger of becoming homeless. Those earning the minimum wage, especially if they have children, cannot afford rental deposits and fees. Many low-income people live paycheck to paycheck and one crisis can lead to homelessness.

Beds Available for Homeless Individuals and Families

Beds by facility type and assistance provided to homeless individuals and families funded by the Arizona Rural Continuum of Care as reported in the HUD inventory of homeless facilities include:

- Emergency Shelter - 98 emergency beds for adult individuals and 63 for mixed populations.
- Permanent Supportive Housing - 49 beds for adult individuals, and 152 VASH vouchers for homeless Veterans; VASH vouchers are available countywide.
- Transitional Housing - 56 for adult individuals.

In addition to Continuum of Care funded shelter and services, numerous churches and nonprofit organizations offer motel vouchers, hot and cold meals, and clothing and hygiene items.

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HOMELESS SERVICES LOCATED IN THE CITY OF PRESCOTT		
EMERGENCY SHELTER FOR ADULT INDIVIDUALS		
Organization Name	Program Name	Total Beds
Open Door	Winter Shelter	32
Project Aware	Project Aware	31
Veteran's Administration	Prescott Domiciliary	35
	Total	98
EMERGENCY SHELTER FOR MIXED POPULATIONS		
Valley Youth Organization	Stepping Stones	32
Prescott Area Women's Shelter	Prescott Area Women's Shelter	31
	Total	63
PERMANENT SUPPORTIVE HOUSING FOR ADULT INDIVIDUALS		
Organization Name	Program Name	Total Beds
NAZCARE	Hope House	8
NAZCARE	Majesty Manor - PV	10
U.S. Vets	Victory Place PH	6
U.S. Vets	Hope House for Heroes	14
West Yavapai Guidance Clinic	Division Street	4
West Yavapai Guidance Clinic	WYGC	7
	Total	49
OTHER PERMANENT HOUSING		
State of Arizona	VASH (Countywide)	82
Yavapai County	VASH (Countywide)	70
	Total	152
TRANSITIONAL HOUSING FOR ADULT INDIVIDUALS		
U.S. Vets	Veterans in Progress	56
	Total	56

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Non-Homeless Special Populations

Home repairs, including maintenance and adaptations are essential foundations for other services often needed by elderly people and people with disabilities. Many elderly people and people with disabilities also need daily living assistance, assistance with advocacy, transportation, and opportunities for socialization to avoid the isolation that often occurs. Special Populations as defined by HUD include:

1. Elderly and Frail Elderly
2. Persons with Severe Mental Illness
3. Developmentally Disabled
4. Physically Disabled
5. Alcohol/Other Drug Addicted
6. Persons with HIV/AIDS & their families
7. Public Housing Residents

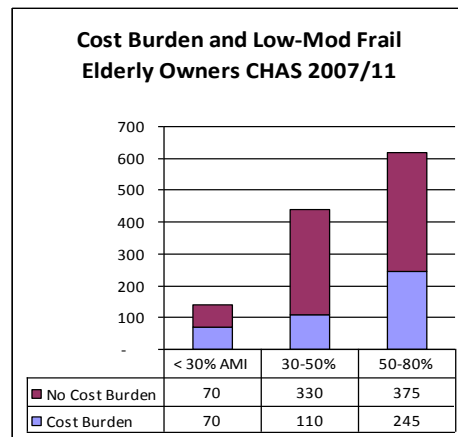
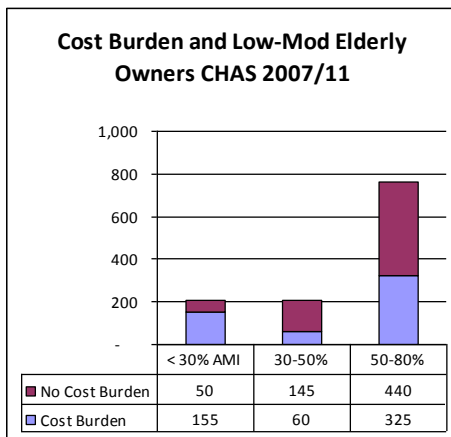
Elderly and Frail Elderly

Older individuals are a valuable community resource. They can utilize their time and expertise to help others and many volunteer and/or participate in the workforce. HUD defines an elderly household as one that includes at least one person age 62 to 74 and no person age 65 or older, and a frail elderly household that includes at least one person age 75 or older. According to HUD CHAS data, there are 5,680 Prescott households with at least one elderly person and 3,635 Prescott households with at least one frail elderly person.

According to agencies that serve elderly people, the fastest growing segment of the aging population is individuals over 85. These are the most vulnerable older adults who tend to need long-term care and whose numbers are expected to double by 2020. Although functional loss and disability are not necessary consequences of the aging process, both tend to increase with age due to underlying chronic disease. About half of the age 85+ population have one or more chronic conditions that require assistance with Activities of Daily Living

Housing Problems of Elderly and Frail Elderly Owners

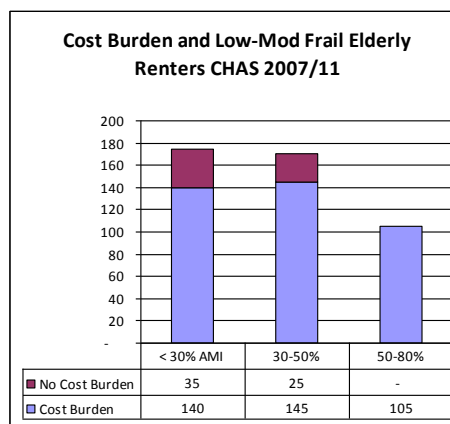
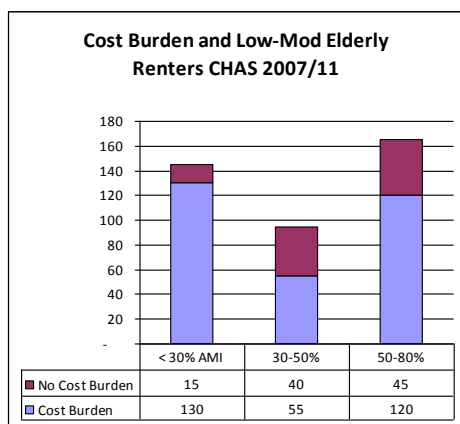
Eight of ten elderly and frail elderly households own their home. 23% of elderly owners are low mod as are 40% of frail elderly owners. 965 age 62 and older owners have housing problems, including 540 LMI elderly and 425 LMI frail elderly. Proportionately, the lowest income owners have the most housing problems.



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Elderly and Frail Elderly Renters

Two of ten elderly and frail elderly households rent their home. Elderly and frail elderly renters are more likely than owners to be LMI - 63% of renters compared to 23% of owners. 855 age 62 and older renters have housing problems, including 405 LMI elderly and 450 LMI frail elderly renters. Elderly renters with income 30-50% AMI and frail elderly renters with income <30% AMI are most likely to be cost burdened. Of the estimated units needed for very low-income renters, 50 can be attributed to cost burdened elderly and frail elderly renters.

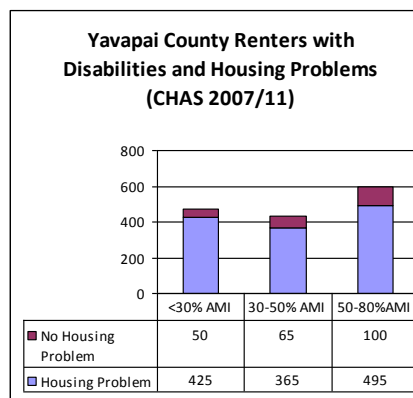
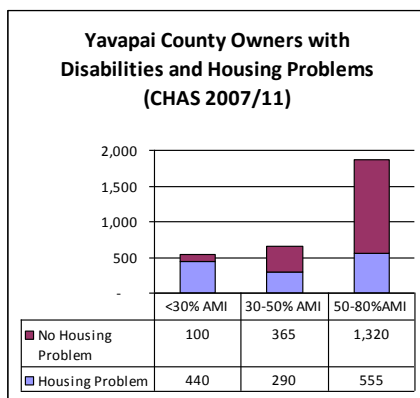


People with Disabilities

According to ACS 2009/13, 6,732 people in Prescott have a disability. Of people with disabilities, more than half (3,709 or 55%) are age 65 or older and four of ten (2,855 or 42%) are age 18 to 64. People with disabilities and their families have layered, complex needs that demand broad strategies and resources. The unemployment rate for people with disabilities is 14.5% - double the rate for the population without disabilities. Many people with disabilities have unrealized potential that results from inadequate economic and social supports.

Housing Problems of People with Disabilities

No specific data regarding housing needs of householders with disabilities is available for the City of Prescott; data is available for Yavapai County. One-quarter of Yavapai County householders with disabilities are LMI. Of LMI householders with disabilities, 28% of owners and 71% of renters have housing problems.



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People with Alcohol/Other Drug Addictions

The Arizona Department of Health Services serves as the Single State Authority on substance abuse, providing oversight, coordination, planning, administration, regulation and monitoring of all facets of the public behavioral health system in Arizona. Four Regional Behavioral Health Authorities and three Tribal Regional Behavioral Health Authorities operate as managed care organizations in six distinct geographic service areas throughout the State. The City of Prescott is served by the Northern Arizona Behavioral Health Authority (NAHRBA), which serves Yavapai, Coconino, Apache, Mohave and Navajo Counties.

According to the Arizona Department of Health Services (ADHS) FY 2013 Report on Substance Abuse Treatment Programs, there were 12,597 individuals enrolled in public health care and receiving substance abuse treatment services through NAHRBA. Co-occurring mental health issues such as depression, anxiety and psychotic disorders are commonly noted with substance abuse, and ADHS reports 24% of substance abuse clients had a co-occurring General Mental Health Disorder and another 24% had a Serious Mental Illness.

People with Severe Mental Illness

According to the Arizona Department of Health Services FY 2014 Annual Report, there were 6,026 individuals with a qualifying diagnosis and disability enrolled in the public health system in the Northern Region. About 1/3 of SMI individuals enrolled in the public health care system also have substance abuse issues. The majority of enrolled SMI individuals receive case management, rehabilitation, and medical and pharmacy services. About 1/3 of enrolled SMI individuals receive supported employment and living skills training. Many SMI individuals are not employed and receive SSI, which in 2014 was \$721/month; individuals with a qualifying disability may receive SSDI and the 2104 average payment was \$1,148/month. Individuals with serious mental illness are particularly vulnerable to homelessness as there are insufficient permanent supportive housing units available.

People with HIV/AIDS and their Families

According to the 2014 Arizona Statewide Needs Assessment for People Living with HIV/AIDS, the prevalence rate for the Northern Region in 2012 was 896. Six of ten (62%) respondents to the statewide needs assessment survey reported renting, 14% lived with family or friends, 22% owned their home, and 16% reported being homeless at some time. Nearly half (48%) of survey respondents reported living alone and 38% lived in 2-person households. 75% of individuals receiving services have incomes that qualify as Medicaid eligible. Identified issues for the Northern Region include a widely-dispersed population that includes a large number of Native Americans, geographic challenges of delivering medication and food boxes, holding support groups with enough attendees, and mountainous terrain. The survey identified support groups, housing assistance, mental health services, and emergency financial assistance as the top ranked needs. Possible solutions include using secure video technology for support groups, behavioral health counseling, and alternative therapies and treatments that are culturally acceptable.

Victims of Domestic Violence

In FY2014, Valley Youth Organization – Stepping Stones, which is located in Prescott Valley, provided 2,875 bed nights of shelter to 93 people, including 65 adults and 28 children. The organization also provided 4,008 hours of support services and reported taking 327 hotline and information and referral calls.

Public Housing Residents

The City of Prescott does not own or operate public housing.

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PRESCOTT IN THE REGIONAL CONTEXT

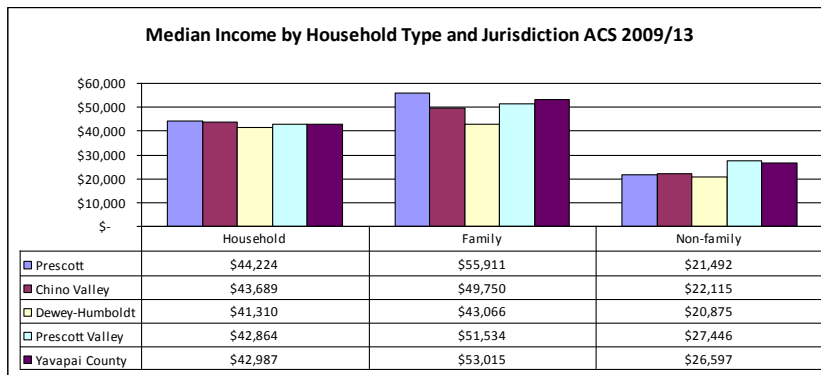
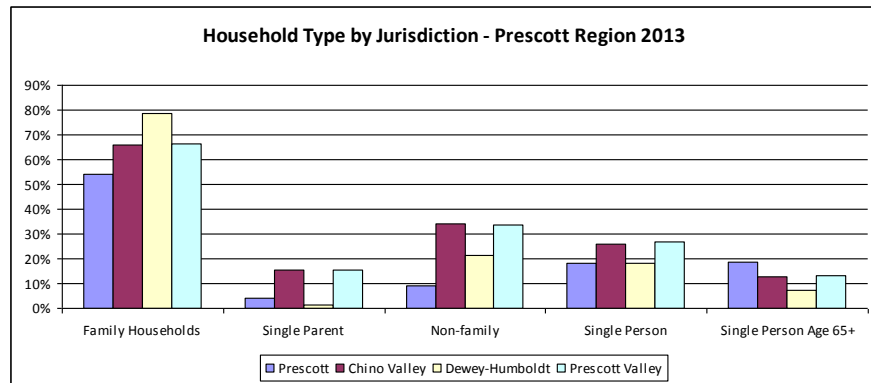
While the City of Prescott receives CDBG funds to address the needs of LMI households in the City, the City is not isolated from other communities. The quad-city region includes the City of Prescott and the Towns of Chino Valley, Dewey-Humboldt and Prescott Valley.

Population

Prescott is the most populated jurisdiction in the quad-city area, followed closely by Prescott Valley. Prescott's household size is smaller than all other jurisdictions in the region.

Household Type

Single-people age 65 and older are more likely to reside in Prescott. Single-person, single-parent and other non-family households are less likely to reside in Prescott.

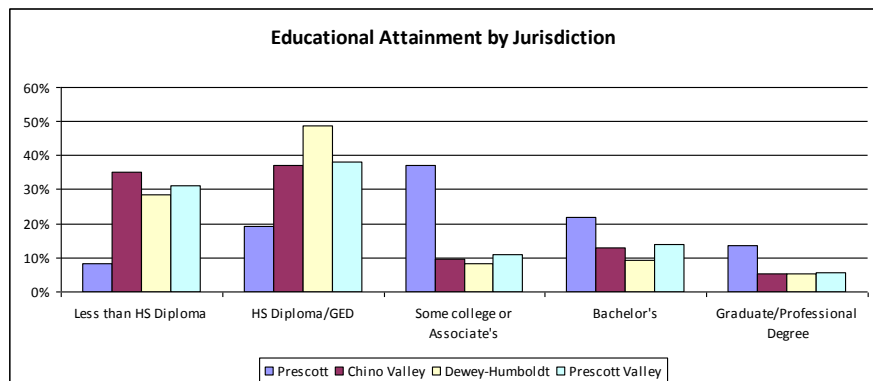


Median Income

Prescott's median household and family incomes are the highest in the region; median non-family income is among the lowest.

Educational Attainment

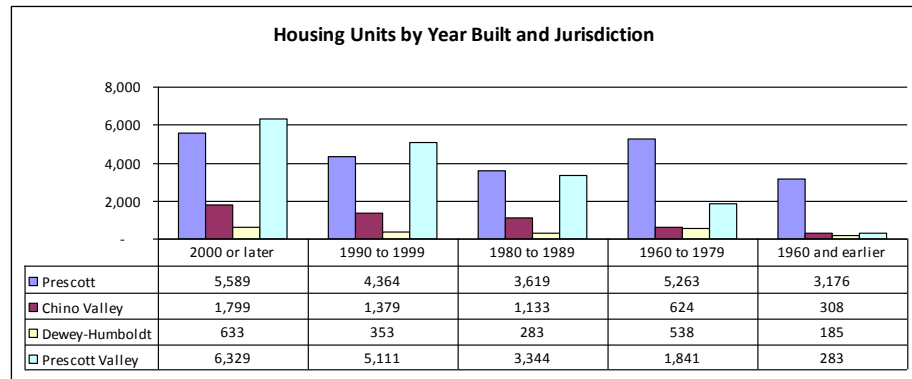
Prescott residents are more likely than residents of other jurisdictions to have some college or a Bachelor's or Graduate/Professional Degree.



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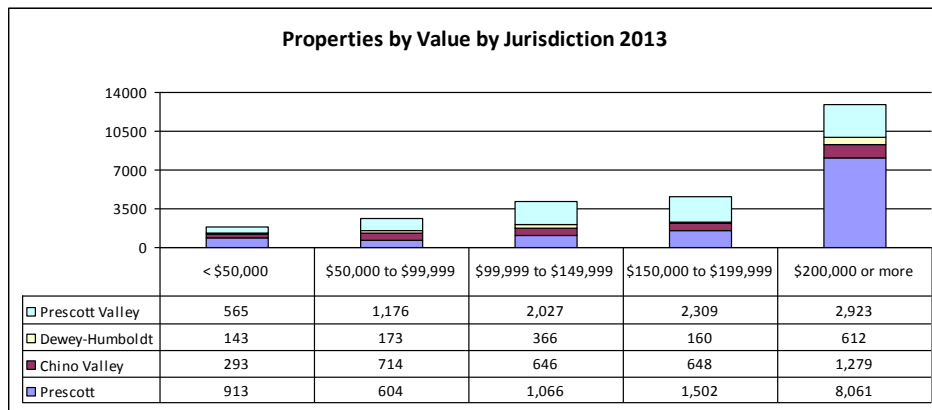
Age of Housing Units

Prescott's housing stock is the oldest in the region. Prior to 1980 the vast majority of regional housing was in Prescott. After 1980, Prescott continued to have a large share of development, exceeded only by Prescott Valley.



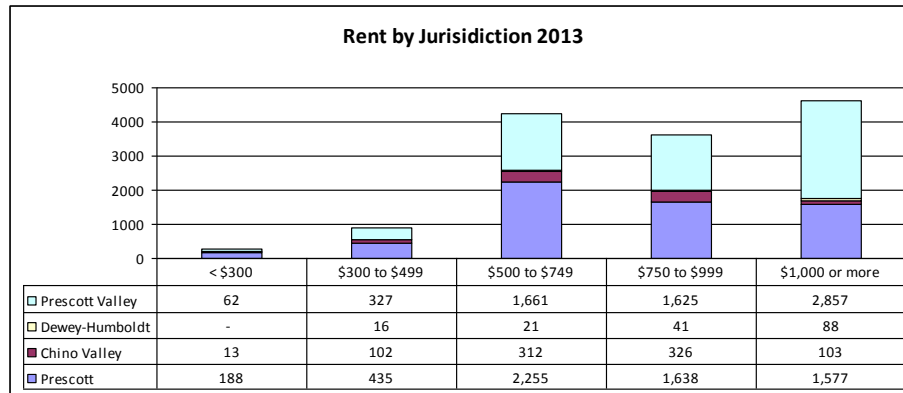
Property Values

Prescott residential property values are the highest in the region. Prescott housing units represent 48% of regional housing units, yet 30% of the region's homes valued for less than \$150,000 are in Prescott. There are 8,686 homes valued for less than \$150,000 regionally, including 2,583 in Prescott.



Rents

The median rent in Prescott is among the lowest in the region, in part due to the age of the housing stock. It is sometimes perceived that more affordable rental housing is available regionally, yet 55% of the region's most affordable rental units are located in Prescott. There are 1,143 units renting for less than \$500 regionally, including 623 in Prescott.



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Affordable Rental Units Needed Regionally for Severely Cost Burdened Low-income Renters

Affordable Rental Units Needed for Severely Cost Burdened Low Income Renters (CHAS 2007-11)					
Rental Unit Need	Prescott	Chino Valley	Dewey Humboldt	Prescott Valley	Region
Severely Cost Burdened Renters with income < 50% AMI	1,565	450	10	1,105	3,130
Affordable Units	944	115	16	389	1,464
Unit Gap	621	335	(6)	716	1,666

Low-Income Housing Tax Credit Projects

In addition to the LIHTC projects in Prescott, there are 2 projects in Chino Valley and 9 in Prescott Valley. The additional projects in the region provide 533 affordable rental units. Of regional projects, one will expire in the next 5 years and 2 will expire between 2020 and 2025.

PRESCOTT REGION LOW-INCOME HOUSING TAX CREDIT PROJECTS				
Project Name	Jurisdiction	Units	Low-Income Units	Year Expires
Granite Creek Apartments	Chino Valley	32	31	2021
Antelope Valley Apartments	Chino Valley	64	64	2033
Prescott Valley Apartments	Prescott Valley	23	23	2018
Prescott Valley Plaza Apartments	Prescott Valley	37	37	2023
Valley View Apartments	Prescott Valley	80	76	2034
Sungate Villa Senior Community	Prescott Valley	64	64	2037
Valley View Apartments II	Prescott Valley	72	72	2037
Valley View Apartments III	Prescott Valley	72	66	2038
Navapai Apartments	Prescott Valley	26	26	2039
Lynx Creek Apartments	Prescott Valley	26	26	2039
Sungate Villa Senior Community II	Prescott Valley	54	48	2040
Total		550	533	
Source: US Department of Housing and Urban Development				

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Field and Facilities Services

AGENDA ITEM: Approval of City Contract No. 2015-171 with Central Basin Roofing, Inc., in the amount of \$18,773.00, for reroofing Fire Station 51 (General Fund)

Approved By:

Date:

Director:	Miller, Stephanie	04/29/2015
City Manager:	McConnell, Craig	05/05/2015

Item Summary

Approval of this item will authorize the reroofing of Fire Station 51 on Iron Springs Road.

Background

The roof at Fire Station 51 is at the end of its useful life and needs to be replaced. During recent rains, the roof has leaked into the office areas below. In conjunction with the reroofing project, abandoned evaporative cooler curbs will be removed, and a new split system HVAC unit will be installed.

The Facilities Management Division contacted three vendors to request quotes for the reroofing project. Two quotes were received as follows:

Vendor	Location	Amount (including tax)
Central Basin Roofing, Inc.	Prescott, AZ	\$18,773.00
Badger Roofing, Inc.	Prescott Valley, AZ	\$19,866.00

A third quote was received, however, when clarifying information was requested, the vendor cancelled their proposal.

Based upon the results, award to Central Basin Roofing, Inc., as the lowest responsive, responsible bidder is recommended. The installation method and materials specified for the new Class A modified roof system provide a 10-year limited manufacturer's warranty when installed by a GAF Master Contractor, and Central Basin Roofing is a GAF Master Installer, which is Industry standard for a flat roof with a two-ply underlying membrane.

Financial Impact

Agenda Item: Approval of City Contract No. 2015-171 with Central Basin Roofing, Inc., in the amount of \$18,773.00, for reroofing Fire Station 51 (General Fund)

Funding of \$18,773.00 is available in the FY 15 Fire Department capital budget within the General Fund.

Attachment

1. Central Basin Roofing quote dated March 3, 2015

Recommended Action: MOVE to approve City Contract No. 2015-171 with Central Basin Roofing, Inc., in the amount of \$18,773.00.

Residential
ROC #56519
(928) 778-5819

331 N. Arizona Street, Prescott, AZ 86301

Commercial
ROC #072030
Fax (928) 771-2535



To: City of Prescott / Ted Hanneman

Job; Fire Station / Williamson Valley & Iron Springs Rd.

TEAROFF: Remove 3 existing roofs and haul away roofing debris. Lay plastic sheets on the ground to catch falling debris to allow for a thorough clean up of the area. Inspect the roof deck and replace damaged sheeting at \$3.00 per square foot with the owner's approval. Leave the roof in a watertight condition daily. Slight vibrations during installation could cause damage to fragile items inside. We suggest you take precautions for these items until the work is completed.

Install 1/4 inch Secure Rock Roof Board with Screws & Plate per MFG. Specs. over the existing Roof sheeting.

HEAT WELD: Install 4" fire retardant cant strip at parapet walls. Install a SA fiberglass base sheet over the roof deck with 1 1/4" round cap nails. Install 10" strips of ungranulated modified material on perimeter edges and areas where the roof pitch changes. This is done to ensure extra strength in these areas and is to manufacturer specifications. Install 20" square pieces of ungranulated modified material under all pipe and vent flashings. Terminate field material at the base of the flashing with appropriate asphalt flow. Apply asphalt primer to all pipe and vent flashings and perimeter. Prime masonry parapet walls. Torch apply the granule surfaced modified material to the SA fiberglass base. Installation will meet or exceed manufacturer's minimum specification.

GAF CLASS A Modified Roof system

GAF Weather Stopper Diamond Pledge Ten Year No Dollar Limit Guarantee when installed by a GAF Master Contractor (Central Basin Roofing is a GAF Master Installer)

TEAR OFF & DUMP FEE:	\$3,983.00
SECURE ROCK ROOF BOARD & INSTALLATION:	\$4,038.00
GAF CLASS A ROOF SYSTEM:	\$9,530.00
WEATHER STOPPER GUARANTEE:	\$750.00
TAX:	\$472.00
TOTAL PRICE:	\$18,773.00 INITIAL ____

NOTE:

HVAC Work to be contracted with others by the City of Prescott

All work completed under this contract carries a standard two year workmanship warranty. You as a consumer have a right to file a claim against poor workmanship through the Arizona Registrar of Contractors (1-877-692-9762 www.azroc.gov) with in that two year period for an alleged violation of section 32-1154 subsection A.

Please sign one copy and send back to Central Basin Roofing, Inc. Thank you

Arizona Preliminary 20 day notice in accordance with Arizona Revised Statute #33-992.01. This is not a lien or a reflection on the integrity of any contractor, subcontractor, or homeowner. Central Basin Roofing, Inc. is not responsible for the manufacturing of the products we install, or the length and type of coverage contained in the manufacturer's warranties. Payment due in full upon completion. If payment or payments due hereunder are not made in accordance with the terms provided herein, the party obligated to make such payment shall be liable for all collection costs, including reasonable attorney fees. A 1 1/2% service fee will be added to past due amounts. The prices above, specifications and conditions are satisfactory and are hereby accepted. Your signature authorizes work to be done as specified.

ACCEPTANCE OF PROPOSAL

David J. Kinion

Date of Proposal: March 3, 2015

Authorized Signature

Date

Authorized Signature

Date

COUNCIL AGENDA MEMO

MEETING DATE/TYPES: **VOTING SESSION** **5-12-15**

DEPARTMENT: **Field and Facilities Services**

AGENDA ITEM: Award of City Contract No. 2015-170 for Fire Alarm/Intrusion Monitoring and Fire Suppression Services for various City facilities to B&W Fire Security Systems in an amount not to exceed \$20,000.00 annually

Approved By:

Date:

Director:	Miller, Stephanie	04/29/2015
City Manager:	McConnell, Craig	05/05/2015

Item Summary

Approval of this item will award a City-wide fire alarm/intrusion monitoring and fire suppression services contract to B&W Fire Security Systems. Estimated annual expenditures under the contract are estimated at \$20,000.00. Fire suppression services include testing of building fire extinguishers and sprinkler systems, backflow assemblies, fire alarm control panels, and kitchen hood systems for the City facilities being monitored.

Background

Alarm monitoring provides for the early detection of intrusion and fire conditions, allowing for reduction of loss and preservation of assets. The Prescott Regional Communications Center (PRCC) has monitored various fire and intrusion alarms on City facilities and for Central Yavapai and Chino Valley Fire Districts. However, over the years, the equipment became antiquated, and it has become increasingly costly and time consuming to maintain the alarm monitoring hardware and software systems.

In 2014, PRCC completed a Request for Proposal (RFP) process after researching and discussing with vendors specific PRCC needs for alarm monitoring. Only one bid was received that was later determined to be non-responsive since it did not meet the City's requirements. Prior to determining the bid non-responsive, PRCC staff reviewed the bid with the City's Information Technology Division. Together it was decided that the bid should be rejected and that the alarms being monitored by PRCC on behalf of the City and Central Yavapai and Chino Valley be outsourced to a private alarm monitoring company. Contracting for the service will: 1) avoid the costly upkeep and continuous oversight required for an alarm monitoring system required; and 2) reduce the financial impact to PRCC by eliminating required annual maintenance and upgrades of the system.

AGENDA ITEM: Award of City Contract No. 2015-170 for Fire Alarm/Intrusion Monitoring and Fire Suppression Services for various City facilities to B&W Fire Security Systems in an amount not to exceed \$20,000.00 annually

In addition to alarm monitoring, the City also has a need for fire suppression services consisting of testing building fire extinguishers and sprinkler systems, backflow assemblies, fire alarm control panels, and kitchen hood systems. These services were not included in the previous RFP.

Proposals

Two proposals were received on March 19, 2015, and evaluated based upon the proposer's ability to provide service, experience of personnel, programs and services offered, and cost as set forth in Section 1.3 of the RFP.

Bidder	Location	Evaluation Points
B&W Fire Security Systems, LLC	Prescott Valley, AZ	975
All West Fire Protection Systems, LLC	Prescott, AZ	925

Based upon the evaluation criteria, award of the contract to B&W is recommended.

Under the terms of the contract, B&W will provide 24-hour monitoring services of City fire and intrusion alarms and periodic fire suppression services. The terms of the contract provide for an initial term of one (1) year, and the contract may be extended administratively for additional one (1) year periods up to a total of four (4) additional years. Price changes for succeeding years shall be adjusted in accordance with the Consumer Price Index (CPI), not to exceed a three (3) percent increase or decrease.

Financial Impact

Funding is available within the operating budgets of the various City Departments that will utilize this contract.

Attachment

1. B&W proposal dated March 12, 2015

Recommended Action: **MOVE** to approve the award of City Contract No. 2015-170 for City-wide Fire Alarm/Intrusion Monitoring and Fire Suppression Services to B&W Fire Security Systems in an amount not to exceed \$20,000.00 annually.



Request for Proposals (RFP)
FF2015-003
Alarm Monitoring and Fire Suppression Services

**Specifications
and
Contract Documents**

RFP Due Date/Time: **Thursday, March 12, 2015 at 2:00 PM**
City of Prescott
City Clerk's Office
201 S Cortez Street
Prescott, Arizona 86303

Proposals are available on the City of Prescott website at <http://www.cityofprescott.net/business/bids/>

SCHEDULE OF EVENTS

Solicitation Advertisement

Wednesday, February 18 and Sunday, February 22, 2015

Solicitation Release

Wednesday, February 18, 2015

Pre-Proposal Meeting

February 25, 2015 at 10:00 am

Fleet Services

432 N. Virginia

Prescott, AZ 86301

Final Date for Questions

Questions will not be accepted after Tuesday March 4, 2015 at 10:00 am

Proposals Due

Thursday, March 12, 2015 on or before 2:00 pm

City of Prescott

City Clerk's Office

201 S. Cortez Street

Prescott, AZ 86303

Published: 2TC February 18 and 22, 2015-Prescott Courier

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INTRODUCTION

The City of Prescott ("City") Field and Facilities Services Department is soliciting proposals from qualified firms for the purpose of entering into a multi-year contract with a licensed firm to provide Alarm Monitoring and Fire Suppression Services for City facilities as described within this solicitation.

SECTION 1: INSTRUCTIONS

1.1 INSTRUCTIONS TO BIDDERS

The City's Contract Specialist for this solicitation is:

Pam Risaliti, C.P.M., CPPB
Contract Specialist
City of Prescott
Field and Facilities Services Department
432 N. Virginia
Phone: 928-777-1659
E-mail: pam.risaliti@prescott-az.gov

All communications regarding this solicitation must be directed in writing via fax or e-mail to the Contract Specialist. Unless authorized, no other City official or employee is empowered to speak for the City with respect to this solicitation. Proposers are advised that the City shall not be bound by information, clarifications, or interpretations from other City officials or employees. Proposers are cautioned against contacting any City official or employee other than the Contract Specialist for this solicitation. The City of Prescott will not be held responsible for any verbal instructions. Failure to observe these requirements may be grounds for rejection of proposal.

Proposals shall be submitted in a sealed package with "**RFP FF2015-003, Alarm Monitoring and Fire Suppression Services**" and the proposers name and address clearly indicated on the package. Three (3) entire sets of the proposal response shall be submitted, with one (1) marked as "original". All proposals must be in writing. Oral, facsimile, e-mail or computer data transfer proposals will not be accepted.

All Proposals must be received at the City Clerk's office on or before the due date and time listed. Offers received after this time will be returned unopened.

Thursday, March 12, 2015 on or before 2:00 pm
City of Prescott
City Clerk's Office
201 S. Cortez Street
Prescott, AZ 86303

1.2 PREPARATION OF VENDOR PACKAGE

The following items shall be completed and submitted as part of the Proposal. Failure to include all the items may result in an offer being rejected. The Proposer shall complete all sections of the solicitation in the format given in the space provided. If more space for a response is needed than what is provided, enter "See attachment for detail."

1.2.1 SPECIFICATIONS SHEET, Section 3
(Compliance/Exceptions)

1.2.2 FEE SCHEDULE, Section 4

1.2.3 ADDENDUM, return all addenda (if applicable). All addenda will be posted on the City website.

1.2.4 REFERENCE FORM, Section 6

1.3 EVALUATION CRITERIA (1,000 points)

Proposals will be evaluated in accordance with the following two-step process:

Step One-Verification that each proposer has complied with all the mandatory requirements, terms and conditions of the RFP and the offer is thoroughly and correctly submitted.

Mandatory Requirements:

The following criteria are mandatory for submitting proposals and will not be evaluated under the scoring matrix:

- A. Vendor shall be licensed and bonded to perform security alarm installation with a minimum of five (5) years experience within the State of Arizona.
- B. Vendor shall have a minimum of five (5) years experience in monitoring City fire/security alarms in the State of Arizona.
- C. Vendor shall operate its own internalized central station within the Prescott tri-city area.
- D. Vendor must have a local office and have installers, service technicians and response personnel available 24/7.

Offers meeting the mandatory requirements above will be short listed and evaluated. The following represents the evaluation criteria and points that will be considered during the evaluation process.

Step Two-All proposals meeting the criteria as presented in Step One will then be subjected to a "points – earned compliance matrix". The following is a listing of criteria used for evaluation of proposals under this RFP. The selection process will specifically address each of the following:

Qualifications, Related Work Experience and References (250 points)

The evaluation will include firm's history, qualifications, license and experience.

Cost (250 Points)

The evaluation will include the cost of proposed services. The Firm that offers the lowest cost for specified services will receive the maximum points. The other firms will receive a proportionate score.

Overall Evaluation and Perceived Ability to Provide Services (200 points)

The evaluation will include the Firm's perceived ability to meet the City needs and to follow instructions provided within the solicitation.

Personnel (150 points)

The evaluation will include qualifications, education, certifications and experience of proposed staff.

Offered Program & Services (150 points)

The evaluation will include the offered program and services.

2.1 COMPLIANCE/AUTHORIZATION

The undersigned, on behalf of the entity, firm, company, partnership, or other legal entity listed below, offers on its behalf to the City a proposal that contains all terms, conditions, specifications and amendments in the Request for Proposal issued by the City. Any exception to the terms contained in the Request for Proposal must be specifically indicated in writing and are subject to the approval of the City prior to acceptance. The signature below certifies understanding and compliance with the Terms and Conditions contained in the Request for Proposal issued by the City and certifies that the individual who signed the Proposal Sheet is authorized to bind the firm to contract with the City.

	B&W Fire Security Systems, LLC
Authorized Signature	Company's Legal Name
<u>E.W. Bratcher</u>	<u>8737 E. Florentine Rd</u>
Printed Name	Address
<u>Member</u>	<u>Prescott Valley, AZ 86314</u>
Title	City, State & Zip Code
<u>928-772-8008</u>	<u>928-772-8008</u>
Telephone Number	FAX Number
<u>bratcher@bwfire</u>	<u>3-11-15</u>
E-mail Address	Date
<u>security.com</u>	

For questions regarding this offer (if different from above):

Contact Name	E-mail Address
Telephone Number	FAX Number

SECTION 3: SPECIFICATIONS

3.1 SPECIFICATIONS/SCOPE OF WORK

Please indicate compliance or exception in each area. Fully detail any exceptions on a separate attachment.

1.		<u>General Requirements</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	Provide central station control monitoring service for each fire and security alarm system. Service schedule is 24 hours per day, 7 days per week, including all Holidays.	Compliance
	B	Make notifications of alarm systems activation to the appropriate emergency response agency when actual alarms occur.	Compliance
	C	Make notifications of alarm systems activation to City representatives based on a prioritized list provided by the City for each system location. These notifications should be made whenever an actual or trouble alarm is received.	Compliance
	D	Notify City personnel if there are excessive signals.	Compliance
	E	Provide a Daily Report for after hour activities via email and via the firm's website to check daily hour activities as needed.	Compliance
	F	Provide online/web based access to manage the accounts, passwords and history.	Compliance
	G	The City reserves the right to add and/or delete alarms as needed. If alarms are added or deleted, the pricing will be negotiated with the Successful Proposer.	Compliance
	H	Proposer shall have trained and proficient programmers or remote programming software to program the systems to the City specifications when required.	Compliance
	I	Proposer shall employ the required programmer to program the systems to meet the City requirements.	Compliance
	J	Proposer shall stock a supply of the specified control panels and peripheral devices so that emergency replacements will be available, if needed by the City.	Compliance
	K	The Proposer shall assign an Account Representative (AR), who shall be the primary contact person for monitoring and coordination of all aspects of the contract. In the absence of assigning an AR, the authorized signer of this Proposal will become the appointed AR.	Compliance
2.		<u>Requirements for Central Station</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	The Central Station shall be required to monitor digital transmissions and support access control systems from various locations in the City.	Compliance
	B	The Central Station must be equipped with a direct communication link to the appropriate police and fire departments for transmission of alarm signals and other pertinent information.	Compliance

	C	The system shall be programmed to give all possible signals including: opening and closing reports with user identification codes; opening and closing reports from sub-controls or by area; trouble and restoral reports by zone or point; as well as system status of the fire panel. All reports shall be emailed to the City Representative.	Compliance
	D	The system must be capable of handling up to 200 directly connected alarms with the option to expand as the need arises. This should be done using the smallest amount of floor space "foot print" as possible.	Compliance
3.		<u>Monitoring Signal</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	The intrusion control communicators will be programmed to give all possible signals, and shall be programmed for opening and closing, reports, alarms per zone, restorals per zone, trouble per zone, and low battery reports. These signals shall be identified at the Central Station in a correct format.	Compliance
	B	Successful Proposer shall provide a representative familiar with the systems to accompany a representative from the City when verifying the accuracy of all zone lists and system layout. This verification shall be made prior to any payment for services. 1. The following are types of signals to be received, processed and recorded: • Open/Close (Intrusion) Alarm (Fire Alarm) • Alarm Per Zone (Intrusion) Trouble (Fire Alarm) (emailed not dispatched) • Zone Out (Intrusion) to Security & Maintenance) • Restorals Per Zone (Intrusion) • Trouble Per Zone (Intrusion) • Low Battery Report (Intrusion)	Compliance
	C	Upon receiving the fire alarms signals from any City location the Successful Proposer will be required to immediately dispatch the Fire Department unless directed otherwise by City personnel.	Compliance
4.		<u>Requirements – Service and Repair on Equipment</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	Furnish all materials and equipment and perform all work necessary to install, test, make operational, and repair intrusion detection systems.	Compliance
	B	The intrusion detection systems shall use UL listed components.	Compliance
5.		<u>Contractor's Employees</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	All personnel employed by the Successful Proposer shall be trained to perform all work in accordance with the industry standards and the specifications of this contract.	Compliance
	B	All employees of the Successful Proposer shall wear a uniform with company name and an identification badge.	Compliance
6.		<u>Repair Costs</u>	Indicate Compliance or Exception. Fully detail

			any exceptions.
	A	Repair costs shall be done on a time-and-material basis. The Successful Proposer shall repair broken/damaged equipment to good working order, consistent with safe and adequate service performance requirements of the Original Equipment Manufacturer.	Compliance
	B	All repairs shall be performed by qualified personnel with experience and training in the repair of Alarm Systems.	Compliance
	C	All defective or unserviceable worn parts shall be replaced with parts approved by the manufacturer for replacement and carrying the manufacturer's standard warranty. Note: The City reserves the right to request the worn parts for inspection purposes.	Compliance
7.		<u>Monitoring Locations</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	The Successful Proposer shall be fully responsible for providing the designated emergency services and/or other personnel required by the City.	Compliance
	B	The Successful Proposer shall have the ability to dispatch calls using listed names as directed by the City.	Compliance
	C	Response to intrusion signals shall be as directed by the City. Each zone shall be unique, and the instructions shall be capable of being easily modified when directed by the City. If a situation warrants assistance and is requested by the City, the monitoring company must have service in route within 60 minutes. Response to Fire alarms is a direct 911 fire call from the monitoring company.	Compliance
	D	An inspection of the Proposer facilities to confirm all of the above items may be required by the City representative prior to bid award. Refusal of this will be deemed as an admission that the monitoring company does not meet the bid specifications.	Compliance
	E	Costs for initial programming changes are to be included in the proposal.	N/A
8.		<u>Monitoring Requirements</u>	Indicate Compliance or Exception. Fully detail any exceptions.
	A	The systems shall be monitored twenty-four (24) hours a day, seven (7) days a week, with a Central Station using digital communication over the company switched network. All alarm circuits and telephone lines to the Telephone Company switching equipment shall be supervised for the detection of grounds shorts or open circuit conditions. The Proposer's employees monitoring the system shall be bonded.	Compliance
	B	In the event that an upgrade in current monitoring equipment is required, or an additional location is added which requires monitoring, the Successful Proposer will work with the appropriate City staff to insure all new systems are operating properly.	Compliance
	C	The Successful Proposer shall furnish all necessary labor, tools, equipment and supplies to perform the required services at the designated locations.	Compliance
	D	The Proposer shall provide to the City the alarm receiver hardware, capable of monitoring via analog and IP alarm signals from a wide variety of alarm panels, including but not	Compliance

		limited to, "Contact ID," "Ademco," "Silent Knight 4/2," "BFSK," and "SIA D1 with checksum."	Compliance
	E	The Successful Proposer shall provide a toll free number for service related issues and alarm installation/disconnection should be provided at no charge to the City.	Compliance
9.		Software Requirements	Indicate Compliance or Exception. Fully detail any exceptions.
	A	The Successful Proposer shall maintain and support the hardware and software; providing updates as needed from time to time to the most current and stable version.	Compliance
	B	The software and monitoring equipment must have the ability to turn on/off certain features such as print, receiving of trouble alarms or other signals during period of poor weather conditions or local power failures.	Compliance
	C	The alarm equipment must be capable of capturing time and date and shall be able to synchronize to the City's UTC server via SNTP or NTP protocols.	Your panels do not have network capability
	D	All installed equipment shall follow NEC, NFCA and local fire and building codes.	Compliance
	E	The Proposer shall pay all costs associated with any system enhancements, upgrades, or other changes that reasonably need to be performed on the Proposer's computer system to meet the service requirements.	Compliance

Transmit thru analog requires updated dealer

SECTION 4: FEE SCHEDULE

Firms shall clearly identify any and all costs related to the program offered. Cost issues that are not clearly identified within this Fee Schedule shall not be considered.

ALARM MONITORING LOCATIONS

Location	Department	Alarm Type	Monthly Price	Yearly Price
6546 Crystal Lane	Airport Administration	Fire		
2800 Melville Rd.	Airport Water Reclamation Facility	Fire	20.00	240.00
6460 MacCurdy Drive	Hanger A	Fire	20.00	240.00
6440 MacCurdy Drive	Hanger B	Fire	20.00	240.00
6420 MacCurdy Drive	Hanger C	Fire	20.00	240.00
6551 Janine Drive	Hanger D	Fire	20.00	240.00
2351 Ruger Road	Hanger F	Fire	20.00	240.00
2371 Ruger Road	Hanger G	Fire	20.00	240.00
2381 Ruger Road	Hanger H	Fire	20.00	240.00
2391 Ruger Road	Hanger I	Fire	20.00	240.00
2401 Ruger Road	Hanger J	Fire	20.00	240.00
2355 Ruger Road	Hanger K	Fire	20.00	240.00
2365 Ruger Road	Hanger L	Fire	20.00	240.00
2375 Ruger Road	Hanger M	Fire	20.00	240.00
2385 Ruger Road	Hanger N	Fire	20.00	240.00
2395 Ruger Road	Hanger O	Fire	20.00	240.00
2405 Ruger Road	Hanger P	Fire	20.00	240.00
432 N. Virginia Street	Fleet Maintenance	Fire	20.00	240.00

ALARM MONITORING LOCATIONS

Location	Department	Alarm Type	Monthly Price	Yearly Price
440 N. Mount Vernon	Warehouse	Fire	20.00	240.00
446 N. Mount Vernon	Warehouse	Fire	20.00	240.00
1989 Clubhouse Drive	Centennial Center	Fire	20.00	240.00
824 E. Gurley Street	Armory	Fire	20.00	240.00
215 E. Goodwin Street	Library	Ring Down	15.00	180.00
215 E. Goodwin Street	Library	Fire	20.00	240.00
1 Perkins Drive	Antelope Hills	Fire	20.00	240.00
1280 Rosser	Adult Center	Fire	20.00	240.00
1505 Sundog Ranch Rd	Wastewater	Fire	20.00	240.00
222 S. Marina Street	Police Administration	Fire	20.00	240.00
430 N. Virginia Street	PPD SWAT Bldg	Intrusion	22.00	264.00
831 Rodeo Drive, Bldg. F	Police Property/Evidence	Intrusion	22.00	264.00
201 S. Cortez Street	City Hall Counsel	Intrusion	22.00	264.00
440 N. Virginia Street	City Clerk Document Storage	Fire	20.00	240.00
135 S. Granite Street	Granite Garage	Fire	20.00	240.00
530 N. 6th Street	Station 51	Fire	20.00	240.00
333 White Spar Road	Station 71	Fire	20.00	480.00
215 N. McCormick	Future Fire Admin.	Intrusion	22.00	264.00
315 Lee Blvd	Station 75	Fire	20.00	240.00
2900 Sundog Ranch Road	Fire Training	Intrusion	22.00	264.00
840 Rodeo Drive	Barn A	Fire	20.00	240.00
840 Rodeo Drive	Grounds Mackin Blvd	Fire	20.00	240.00
5930 Wilkinson Drive	Golf Maintenance	Fire	20.00	240.00
1320 Commerce Drive	Pioneer Park Maint Bldg	Fire	20.00	240.00
824 E. Gurley Street	Recreation Svcs - Armory	Panic	15.00	180.00
1485 Sundog Ranch Road	Water Warehouse	Fire	20.00	240.00
201 S. Street	IT	Fire	20.00	240.00
2800 Sundog Ranch Road	Transfer Station	Intrusion	22.00	264.00
2800 Sundog Ranch Road	Transfer Station	Fire	20.00	240.00
215 E. Goodwin Street	Library	Intrusion	22.00	264.00
125 N. Arizona Avenue	Recreation Admin	Intrusion	22.00	264.00
221 S. Cortez	Legal	Fire	20.00	240.00
433 N. Virginia Street	Public Works	Intrusion	22.00	264.00
433 N. Virginia Street	Public Works	Fire	20.00	240.00
430 N. Virginia Street	Engineering	Intrusion	22.00	504.00
430 N. Virginia Street	Engineering	Fire	20.00	240.00

Fire Suppression*

Description	Per unit/assembly	Monthly	Bi-Annual	Annual
Fire extinguishers	\$1.50			1.50 per
Wet/Dry Sprinkler Systems	\$65.00			65.00 per
Backflow Assembly Testing	\$33.00			33.00 per
Fire Alarms	\$95.00			95.00 per
Control Panels	\$25.00			25.00 per
Kitchen Hood systems	\$45.00		45.00 per	

*Please detail how each service and/or inspection will be performed and certified.

Hourly cost for repair or maintenance services, normal work day (8:00 a.m. to 5:00 p.m. excluding weekends & holidays).

\$ 85.00

Hourly cost for emergency repair or maintenance services, off hours (evenings, nights and holidays).

\$ 115.00

Equipment Repair Parts - Percentage discount offered from current manufacturers list price

20 %

List Any Other Associated Fees

If any of the service listed above needs additional parts to be compliant or repairs a bid will be provided before completed.

SECTION 5: SPECIAL TERMS AND CONDITIONS

4.1 INCORPORATION BY REFERENCE

All responses shall incorporate by reference the standard professional services agreement, specifications, special terms and conditions, general instructions, and any attachments. The Standard Professional Services Agreement applicable to this solicitation is attached as Appendix A. Respondents are advised to review all provisions of the Service Agreement for this solicitation.

4.2 CONTRACTS

The City is unable to incorporate or sign any contracts other than the approved Service Agreement (Appendix A, "Sample"). This contract will take precedence over any and all contracts. The City is unable to sign contracts with automatic renewable clauses, venues other than Arizona or any other terms and conditions that adversely affect the City per Arizona Revised Statutes. Any disputes shall be governed by and construed in accordance with the laws of the State of Arizona.

4.3 ALTERNATE OFFERS/EXCEPTIONS

Proposals submitted as alternates, or on the basis of exceptions to specific conditions of purchase and/or required specifications, must be submitted as an attachment referencing the specific paragraph number(s) and adequately defining the alternate or exception submitted. Detailed product brochures and/or technical literature, suitable for evaluation, must be submitted with the Proposal. If no exceptions are taken, City will expect and require complete compliance with the specifications and all conditions of purchase.

4.4 NOTICE OF INTENT TO AWARD

Information regarding the recommended award for this solicitation will be posted. The information will be available for review on the City of Prescott's web page at <http://www.cityofprescott.net/business/bids/>. If you have any questions, or would like further information about an intended award, contact Pam Risaliti, Contract Specialist, at 928-777-1659. Any protest must be submitted to the City Clerk no later than fourteen (14) calendar days from the date of award of contract.

4.5 PERMITS AND LICENSES

The Successful Proposer shall be responsible for determining and securing, at his/her expense, any and all licenses and permits that are required by any statute, ordinance, rule or regulation of any regulatory body having jurisdiction in any manner connected with providing operations and maintenance of the facility. Such fees shall be included in and are part of the total proposal cost. During the term of the contract, the Successful Proposer shall notify the City in writing, within two (2) working days, of any suspension, revocation or renewal of any and all licenses and permits that are required.

4.6 CONTRACT TERM

The initial term of the contract shall be for a period of one (1) year. The contract may be extended for additional one (1) year periods up to a total of four (4) additional years, with the mutual consent of the City of Prescott and Contractor. The City may administratively extend the Contract pursuant to this paragraph without additional City Council approval. Price changes for succeeding years shall be adjusted in accordance with the Consumer Price Index (CPI) for All Urban Consumers, not to exceed upwards or downwards of three (3) percent.

4.7 CONTRACT TERMINATION

Any contract entered into as a result of this Solicitation is for the convenience of the City and as such, may be terminated without default by the City by providing a written thirty (30) day notice of termination.

4.8 CANCELLATION

The City reserves the right to cancel in whole or any part of this contract due to failure by the contractor to carry out any obligation, term or condition of the contract. The City will issue written notice to the contractor for acting or failing to act as in any of the following:

- a. The contractor provides material that does not meet the specifications of the contract;
- b. The contractor fails to adequately perform the services set forth in the specifications of the contract;
- c. The contractor fails to complete the work required or to furnish the materials required within the time stipulated in the contract;
- d. The contractor fails to make progress in the performance of the contract and/or gives the City reason to believe that the contractor will not or cannot perform to the requirements of the contract.

Upon receipt of the written notice of concern, the contractor shall have ten (10) days to provide a satisfactory response to the City. Failure on the part of the contractor to adequately address all issues of concern may result in the City resorting to any single or combination of the following remedies:

- i. Cancel any contract;
- ii. Reserve all rights or claims to damage for breach of any covenants of the contract;
- iii. Perform any test or analysis on materials for compliance with the specifications of the contract. If the results of any test or analysis find non-compliance with the specifications, the actual expense of testing shall be borne by the contractor;
- iv. In case of default, the City reserves the right to purchase materials, or to complete the required work in accordance with the City Procurement Code. The City may recover any actual excess costs from the contractor by:
 - (1) Deduction from an unpaid balance;
 - (2) Collection against the bid and/or performance bond, or;
 - (3) Any combination of the above or any other remedies as provided by law.

4.9 COOPERATIVE PURCHASING

Any contract resulting from this solicitation shall be for the use of the City of Prescott. In addition, specific eligible political subdivisions and nonprofit educational or public health institutions may also participate at their discretion. In order to participate in any resultant contract, a political subdivision or nonprofit educational or public health institution must have been invited to participate in this specific solicitation and the contractor must be in agreement with the cooperative transaction. In addition to cooperative purchasing, any eligible agency may elect to participate (piggyback) on any resultant contract; the specific eligible political subdivision, nonprofit educational or public health institution and the contractor must be in agreement.

Any orders placed to the successful contractor will be placed by the specific agencies participating in this purchase. Payment for purchases made under this agreement will be the sole responsibility of each participating agency. The City shall not be responsible for any disputes arising out of transactions made by others.

SECTION 6: REFERENCES

Reference Form

References – The City will enter into an agreement only with a Proposer(s) having a reputation of satisfactory performance. The Proposer's ability to provide timely service; knowledgeable, conscientious, and courteous staff; reasonable care and skill; and invoicing consistent with contract pricing, etc., are important to the City. Proposer must provide information for three clients, other than the City of Prescott, that presently contract with Proposer for similar goods or services as follows:

- Name of government agency or corporation.
- Contact person's name, position and current telephone number.
- Dates, cost and scope of service.

Reference #1

Firm Name: Prescott AZ Fm - LDS Church
Address: 1001 North Street Prescott, AZ 86301
Contact Person: May Vester
Phone Number: 928-776-7292
Cost/Description of Services: \$10,533.00 2014 monitoring, inspections
service, repair systems
Throughout State

Reference #2

Firm Name: Prescott College
Address: 226 Grave Ave Prescott, AZ 86305
Contact Person: Greg Lazzell
Phone Number: 928-308-3557
Cost/Description of Services: \$72,917.00 2014 monitoring, inspections
service, repair systems
in Prescott

Reference #3

Firm Name: City of Show Low
Address: 1281 E. Therman
Contact Person: Tim Mulligan
Phone Number: 928-532-4012
Cost/Description of Services: inspections, service, repair systems
\$17,487.00 Throughout Show Low

Note: Bid evaluators may contact the customer references, as well as any other customers or customer employees including the City of Prescott. A Proposer with unsatisfactory references may have its bid rejected.

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Public Works

AGENDA ITEM: Approval of purchase of one (1) ea. Fairbanks Model 4" 2823C replacement pump for the Pioneer Booster Pump Station from Hennesy Mechanical Sales, LLC, in an amount not to exceed \$10,874.00 (Water Fund)

Approved By:		Date:
Director:	Hash, Henry	05/04/2015
City Manager:	McConnell, Craig	05/05/2015

Item Summary

This item is for the purchase of one (1) ea. Fairbanks Model 4" 2823C replacement horizontal split-case pump from Hennesy Mechanical Sales, LLC, for the Pioneer Booster Pump Station.

Background

The Pioneer Booster Pump Station has a pump out of service that failed and is beyond cost effective refurbishment. This replacement pump will ensure reliable water pumping capabilities to the Pioneer Zone and successive pressure zones in the southwestern portions of the City.

The three (3) existing pumps within the Pioneer Booster Pump Station are manufactured by Fairbanks Morse. Standardizing on Fairbanks Morse affords operational efficiencies and therefore, this procurement will be sole source. Hennesy Mechanical Sales is the only authorized Fairbanks Morse vendor in the State of Arizona. The pump comes with a one (1) year warranty on parts and workmanship.

Financial Impact

Funding for this equipment is available in the Water Fund. Pursuant to Prescott Tax Code and Arizona Revised Statutes, the pump is exempt from sales tax due to its size and function.

Agenda Item: Approval of purchase of one (1) ea. Fairbanks Model 4" 2823C replacement pump for the Pioneer Booster Pump Station from Hennesy Mechanical Sales, LLC, in an amount not to exceed \$10,874.00 (Water Fund)

Attachments

1. Hennesy Mechanical Sales Quote
2. Location Map – Pioneer Booster Pump Station

Recommended Action: MOVE to approve purchase of one (1) ea. Fairbanks Model 4" 2823C replacement pump for the Pioneer Booster Pump Station from Hennesy Mechanical Sales, LLC, in an amount not to exceed \$10,874.00.

201 South 26th Street
Phoenix, AZ. 85034
Phone: (602) 996-3444
Fax: (602) 996-9408

Date	Quote #
4/23/2015	15-7572R1

QUOTATION

TO:
City of Prescott 1481 Sundog Ranch Road Prescott, AZ 86301 Attn: Scott McClinton Ph: 928-777-1118

REFERENCE	SERIAL NUMBER	TERMS	FOB	REP
Zone 39 Pioneer BPS	NEW	Net 30	Factory	SS

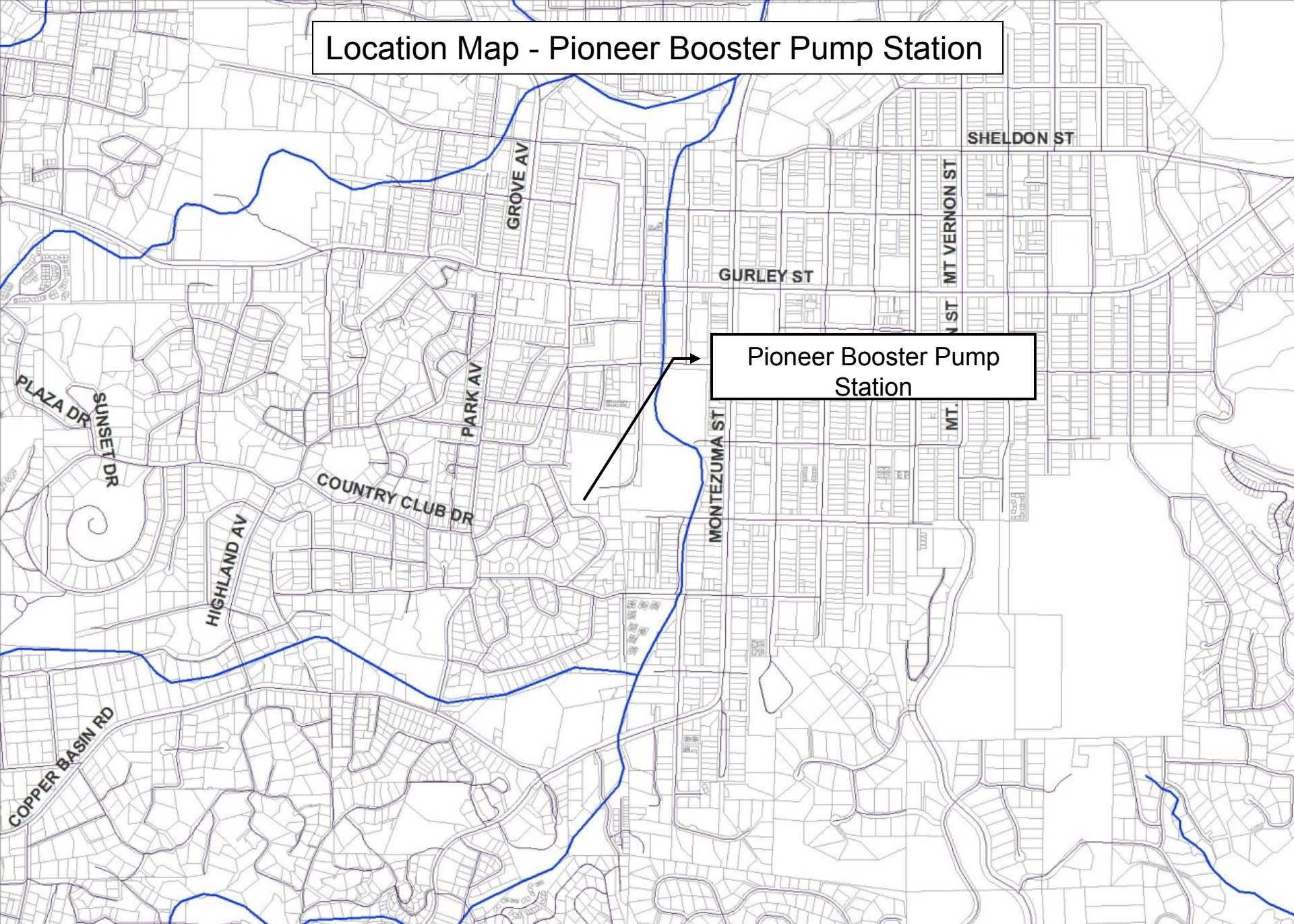
QTY	DESCRIPTION	Part Number	COST	TOTAL
1	Zone 39 Pioneer BPS Replacement Pump Fairbanks Model 4" 2823C horizontal split case pump as described below; - Dynamically balanced impeller - Bronze impeller wear ring - 416 SS shaft - 316 SS shaft sleeve - John Cane mechanical seal - Factory hydro test (standard with mechanical seal construction) NOTES; 1. This is an identical pump to the existing unit except for the use of a mechanical seal instead of packing as originally specified and constructed. 2. Quote is for a bare pump only.		10,474.00	10,474.00T
1	Shipping & Handling - Prepay & Add (Estimated not to exceed \$400) Estimated Ship: 10 weeks.		400.00	400.00

Total

\$10,874.00

Prices quoted are firm for your acceptance for 30 days.
 This quotation and any resulting order will be subject to our standard terms and conditions of sale.
 Prices do not include spare parts unless specifically itemized above.

Location Map - Pioneer Booster Pump Station



Pioneer Booster Pump
Station

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Economic Initiatives

AGENDA ITEM: Approval of an extension of City Contract No. 2014-196E1 with Prescott Pro Sound, LLC, for sound reinforcement services for the 2015 Summer Concert Series in the amount of \$14,300.00 (General Fund: Special Events)

Approved By:

Date:

Director:	Burt, Jeff	05/04/2015
City Manager:	McConnell, Craig	05/06/2015

Item Summary

This item requests approval of an extension of the contract with Prescott Pro Sound, LLC, for sound reinforcement services including equipment, set-up, mixing, and demobilization for the 2015 Summer Concert Series on the Yavapai County Courthouse Plaza. The amount is the same as the 2014 contract - \$14,300.00. Section A of the original contract provides for the 2015 extension.

Background

The Department of Economic Initiatives, Special Events Division, organizes the Summer Concert Series on the north side of the Yavapai County Courthouse. The 2015 Summer Concert Series will take place Tuesday through Saturday, June 2nd through September 5, 2015. This contract is necessary to assure that the Series is properly produced and delivers an enjoyable experience to attendees.

In 2014, the Special Events Division sought bids for professional sound services. Prescott Pro Sound, LLC, was the lowest responsive and responsible bidder. The contract included a provision that it could be extended for two additional production seasons (2015 and 2016).

Financial Impact

Funding for the Summer Concert Series spans two budget years. The 2015 Summer Concert Series is budgeted and available in the current fiscal year (FY15), and has been requested in the upcoming fiscal year (FY16).

Agenda Item: Approval of an extension of City Contract No. 2014-196E1 with Prescott Pro Sound, LLC, for sound reinforcement services for the 2015 Summer Concert Series in the amount of \$14,300.00 (General Fund: Special Events)

Attachments

1. City Contract No. 2014-196E1

Recommended Action: MOVE to approve the extension of City Contract No. 2014-196E1 with Prescott Pro Sound, LLC, for sound reinforcement services for the 2015 Summer Concert Series in the amount of \$14,300.00.

City Contract No. 2014-196
GENERAL CONTRACT

NAME Prescott Pro Sound, LLC

If operating under a business name, attach a listing of names of all individuals who will be paid for the contracted services.

MUST SUBMIT COMPLETED W-9 FORM WITH SIGNED CONTRACT.

SOCIAL SECURITY OR TAX ID NUMBER(S) 20-8449182

PHONE (W) 928-777-0580 (H) 928-777-0580

ADDRESS 1436 Sierra Vista Drive, Prescott, AZ 86303

E-MAIL ADDRESS TEDL@cableone.net

CITY Prescott STATE AZ ZIP 86303

ACTIVITY Summer Concert Sound LOCATION: Town Square

DATES See listed Below TIME: See listed Below

TOTAL AMOUNT TO BE PAID \$14,300 Fourteen Thousand Three Hundred Dollars

Payments will be made in Two (2) allocation(s) on Date (s) On or before June 29, 2014 and September 6, 2014

Checks will be mailed to the above address.

Description of services to be provided (attach additional sheets if needed): Complete Sound System to accommodate the Summer Concert(see attached specs for sound system provided) June,3,5,7,10,12,13,14,17,19,20,24,26,27,28~July,1,8,10,11,12,15,17,19,22,24,25,26, 29, 31~ August,1, 2, 5,7,9,12,14,15,19,21,22,23,26,28,~ September,2, 4, 5, 6 and September 4th is Finally for Prescott Idol, location and set up times to be determined. Set up time for Tuesday and Thursday 5-5:40PM, Friday and Saturday 5:30-6:30PM. Power is available in front of stage located in front of the courthouse plaza (north side in front of the Bucky O' Neil statue). In case of inclement weather, set up may wait until it clears. If there is a complete rain out Prescott Pro Sound, LLC will stop services. If no set up is done, there will be no payment. A 50% payment if 20% of set up has occurred.

(A) The term of this contract shall be for the Summer Concert Series, 2014 production. This contract may be extended for an additional (2) productions – one on June 2, 2015 and one for June 3, 2016

Have you ever been convicted of a criminal offense other than traffic violations? ☐ Yes ☒ No
If yes, give details (dates, charges, dispositions, etc.) Include domestic violence, children related offenses, and other similar offenses: _____

CITY OF PRESCOTT
INDEPENDENT CONTRACTOR TERMS AND CONDITIONS

1. Any Vendor(s) performing under this contract shall not discriminate against any worker, employee, or applicant, or any member of the public, because of race, color, religion, gender, national origin, age, or disability nor otherwise commit an unfair employment practice. The Vendor(s) will take affirmative action to ensure that applicants are employed, and that employees are dealt with during employment without regards to their race, color, religion, gender, national origin, age or disability. Such action shall include, but not be limited to the following: employment, promotion, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training including apprenticeship.

2. **CONFLICT OF INTEREST.** Vendor(s) agree(s) that no member, official, or employee of the City shall have any direct or indirect interest in the agreement, nor participate in any decision relating to this agreement which is prohibited by law. All parties to this agreement acknowledge that this agreement is subject to cancellation by the City pursuant to the provisions of Section 38-511, Arizona Revised Statutes.

Pursuant to A.R.S. § 38-511, the City of Prescott may cancel this Agreement, without penalty or further obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the Agreement on behalf of the City is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the Agreement. In the foregoing event, the City further elects to recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the City from any other party to the Agreement arising as a result of this Agreement.

3. Vendors(s) understand(s) that under this contract he/she/they is/are not (an) employee(s) of the City and does/do not have any Civil Service or retirements rights. Vendor(s) serve(s) the City as (an) independent contractor(s) only and agree(s) to indemnify and hold the City harmless from any finding to the contrary. It is expressly agreed and understood by and between the parties that Vendor(s) is an/are independent contractor(s), and as such Vendor(s) shall not become (a) City employee(s), and is/are not entitled to payment or compensation from the City or to any fringe benefits to which other City employees are entitled. As(an) independent contractor(s), Vendor(s) further acknowledge(s) that he/she/they are solely responsible for payment of any and all income taxes, FICA, withholding, unemployment insurance, or other taxes due and owing any governmental entity whatsoever as a result of this Agreement. As independent contractors, Vendor(s) further agree(s) that he/she/they will conduct himself/herself/themselves in a manner consistent with such status, and that he/she/they will neither hold themselves out nor claim to be an officer or employee of the City by reason thereof, and that he/she/they will not make any claims, demands or applications to or for any right or privilege applicable to any officer or employee of the City, including but not limited to workmen's compensation coverage, unemployment insurance benefits, social security coverage, or retirement membership or credit.

4. The Vendor shall obtain and maintain in effect during the term of, and until final acceptance of all work under this Agreement, a policy or policies of liability insurance with the following coverage:

1) Commercial General Liability – Occurrence Form (if applicable)

Policy shall include bodily injury, property damage, personal injury, broad form contractual liability, and XCU coverage.

General Aggregate	\$ 1,000,000
Products – Completed Operations Aggregate	\$ 1,000,000
Personal and Advertising Injury	\$ 1,000,000
Each Occurrence	\$ 1,000,000
Fire Legal Liability (Damage to Rented Premises)	\$ 100,000

The policy shall be endorsed to include the following additional insured language:

“The City of Prescott shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Vendor.”

2) Business Automobile Liability (if applicable) Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Contract.

Combined Single Limit (CSL) \$ 1,000,000

(B) City and Vendor waive all rights against each other and their directors, officers, partners, commissioners, officials, agents, sub-contractors and employees for damages covered by property insurance during and after completion of the Services.

(C) All insurance required pursuant to this Agreement must be written by an insurance company authorized to do business in the State of Arizona, to be evidenced by a Certificate of Authority as defined in ARS Section 20-217, a copy of which certificate is to be attached to each applicable bond or binder.

(D) Prior to commencing work under this Agreement, the Vendor shall provide City with evidence that it is either a “self-insured employer” or a “carrier insured employer” for Workers’ Compensation as required by ARS 23-901 et seq., or that it employs no persons subject to the requirement for such coverage.

(E) Notice of Cancellation: With the exception of a ten (10) day notice of cancellation for non-payment of premium, any changes material to compliance with this contract in the insurance policies above shall require a thirty (30) day written notice.

(F) Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-VII, unless otherwise approved by the City of Prescott Risk Management Division. All insurance is to be placed with an insurer admitted in the state in which operations are taking place.

(G) Verification of Coverage: Vendor shall furnish the City with certificates of insurance (ACORD form or equivalent approved by the City) as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Please note the contract number on the Certificate.

5. There is no medical or workers' compensation coverage provided by the City of Prescott to Vendor or Vendor's agents, representatives and employees. Vendor(s) is/are personally responsible for providing such coverage on his/her/their own behalf, as required by law.
6. ~~The Vendor(s) hereby agree(s) to indemnify and hold harmless the City, its departments and divisions, and its employees' agents, from any and all claims, liabilities, expenses or lawsuits as a result of the Vendor(s) participation specific to contract, whether said claims, liabilities, expenses or lawsuits arise by the acts of negligent omissions of the Vendor(s) or his/her/their agents or employees, Vendor(s) subcontractors, his/her/their agents or employees. Vendor(s) shall be responsible for any and all property damages caused by him/her/themselves or his/her/their employees, or agents. He/She/They agree(s) to replace all damaged property, or to repair it in a condition acceptable to the City of Prescott, at the City's sole option. In the event that property cannot be restored or repaired in a manner sufficient to restore it to its original condition prior to the damage, then it shall be replaced at Vendor(s) sole expense.~~
7. The Vendor(s) is/are responsible for payment of any taxes owed on sums received as payment for services.
8. The parties hereto expressly covenant and agree that in the event of a dispute arising from this Agreement, each of the parties hereto waives any right to a trial by jury. In the event of litigation, the parties hereby agree to submit to a trial before the Court. The Vendor(s) further agree(s) that this provision shall be contained in all subcontracts related to this Agreement.
9. The parties hereto expressly covenant and agree that in the event of litigation arising from this Agreement, neither party shall be entitled to an award of attorney's fees, either pursuant to the Contract, pursuant to ARS section 12-341.01 (A) and (B), or pursuant to any other state or federal statute, court rule, or common law. The Vendor(s) further agree(s) that this provision shall be contained in all subcontracts related to the scheduled event that is the subject of this Agreement.
10. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Vendor(s).
11. Nothing in the Contract shall be construed to make either party the legal representative or agent of the other party, nor shall either party have the right or authority to assume, create or incur any liability or any obligation of any kind, either expressed or implied, in the name of or on behalf of the other party. The relationship created by the Contract shall be that of independent Facility Owner, not joint venture, agent or business partners.
12. This Agreement is non-assignable by the Vendor(s) unless approved in advance and in writing by the City.
13. This Agreement shall be construed under the laws of the State of Arizona.
14. INDEMNIFICATION OF CITY AGAINST LIABILITY. The Vendor(s) agree(s) to defend, indemnify and hold harmless the City of Prescott, and its employee officers, agents and representatives from all suits, including attorneys' fees and cost of litigation, actions, loss, damage, expense, cost or claims, of any character or any nature arising out of the work done in fulfillment of the obligations under the terms of this contract or on account of any act, claim or amount whether arising or recovered under Workmen's Compensation law, or arising out of the failure of the Vendor(s) or those acting under Vendor(s) to conform to any statutes, ordinance, regulation, law or court decree. It is the intent of the parties to this contract that the City of

Prescott shall, in all instances, be indemnified against all liability, losses and damages of any nature whatever for or on account of any injuries to or death of persons or damages to or destruction of property belonging to any person arising out of or in any way connected with the performance of this contract, whether the liability, loss or damage is caused by, or alleged to be caused in whole or in part by the negligence or fault of the Vendor(s) or of his/her/their officers, agents or employees, or subcontractors.

~~15. The Vendor(s), with regard to the work performed by it after award and during its performance of this contract, will not discriminate on the grounds of race, color, national origin, religion, sex, disability or familial status in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Vendor(s) will not participate either directly or indirectly in the discrimination prohibited by or pursuant to Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Age Discrimination Act of 1975, and Executive Orders 99-4, 2000-4 and 2009-09, as amended.~~

16. The Vendor(s) understand(s) and acknowledge(s) the applicability to them/him/her of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989.

Under the provisions of A.R.S. §41-4401, Vendor(s) hereby warrant(s) to the City that the Vendor(s) and each of his/her/their subcontractors ("Subcontractors") will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees and A.R.S. §23-214(A) (hereinafter "Contractor Immigration Warranty").

A breach of the Contractor Immigration Warranty shall constitute a material breach of this Contract and shall subject the Vendor(s) to penalties up to and including termination of the sole discretion of the City.

The City retains the legal right to inspect the papers of any of Vendor(s) or Subcontractor's employee who works on this Contract to ensure that the Vendor(s) or Subcontractor is complying with the Contractor Immigration Warranty. Vendor(s) agrees to assist the City in regard to any such inspections.

The City may, at its sole discretion, conduct random verification of the employment records of the Vendor(s) and any of subcontractors to ensure compliance with Contractor's Immigration Warranty. Vendor(s) agrees to assist the City in regard to any random verifications performed.

Neither the Vendor(s) nor any Subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if the Vendor(s) or Subcontractor establishes that he/she/they has/have complied with the employment verification provisions prescribed by section 274A and 274B of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214, Subsection A.

The provisions of this Article must be included in any contract the Vendor(s) enters into with any and all of its subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a contractor or subcontractor.

17. Pursuant to A.R.S. Sections 35-391.06 and 35-393.06, each Party certifies that it does not have a scrutinized business operation in Sudan or Iran. For the purpose of this Section, the term "scrutinized business operations" shall have the meanings set forth in A.R.S. Section 35-391 and/or 35-393, as applicable. If any Party determines that another Party submitted a false certification, that Party may impose remedies as provided by law including terminating this Agreement.

18. This Agreement represents the entire and integrated Agreement between the City and the Vendor and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the City and the Professional. Written and signed amendments shall automatically become part of the Agreement, and shall supersede any inconsistent provision therein; provided, however, that any apparent inconsistency shall be resolved, if possible, by construing the provisions as mutually complementary and supplementary.

19. Non-Availability of Funds: Fulfillment of the obligation of the City under this Agreement is conditioned upon the availability of funds appropriated or allocated for the performance of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the City at the end of the period for which the funds are available. No liability shall accrue to the City in the event this provision is exercised, and the City shall not be obligated or liable for any future payments as a result of termination under this paragraph.

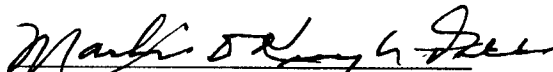
20. In the event any provision of this Agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term, condition or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.

I, the undersigned, am legally authorized to sign for and bind Prescott Pro Sound, LLC, and I have read the contract and agree to each and every term and condition thereof, including the period and nature of my services, amount and time of payments. I affirm that all services under this contract will be provided by me personally and that I have no employees, other than those attached on the attached listing (Attachment "A"- if needed) which is attached hereto and incorporated herein by reference, who will be providing services. I understand that any omissions or misstatements may result in termination of this contract.

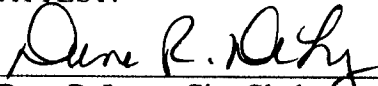
PRESCOTT PRO SOUND, LLC


BY:
TITLE: owner.

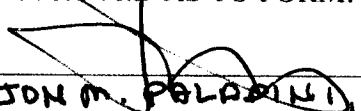
CITY OF PRESCOTT


Martin D. Kuykendall, Mayor

ATTEST:


Dana DeLong, City Clerk

APPROVED AS TO FORM:


JON M. PALADINI, CITY ATTORNEY

Jon M. Paladini, City Attorney



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/11/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HOUSE-CHILSON & ASSOCIATES 400 WHITE SPAR ROAD PRESCOTT, AZ. 86303	CONTACT NAME: Debbie Isbell	
	PHONE (A/C, No, Ext): 928 445-4600 FAX (A/C, No): 928 445-5386	
	E-MAIL ADDRESS: hcadebbie@cableone.net	
INSURED Prescott Pro Sound, LLC 1436 Sierra Vista Dr. Prescott, AZ 86303	INSURER(S) AFFORDING COVERAGE	NAIC#
	INSURER A Colorado Casualty Insurance Co	41785
	INSURER B	
	INSURER C	
	INSURER D	
	INSURER E	
	INSURER F	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y		BKS (14) 55495500	04/12/14	04/12/15	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY			BA3178700	04/12/14	04/12/15	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☒ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS ☒ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A				PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐					E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	RENTED/LEASED EQUIPMENT			IM8768753	04/12/14	04/12/15	\$50,000 LIMIT \$1,000 DEDUCTIBLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Prescott is defined as Additional Insured by the attached endorsement in regard to the General Liability policy

RE: Prescott Summer Concert Series

CERTIFICATE HOLDER**CANCELLATION**

The City of Prescott
PO Box 2059
Prescott, AZ 86302
F) 928-777-1189
Attn: Becky Karcie Special Events Mgr

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Prescott Pro Sound, LLC

Date

4/22/2014

Estimate #

333

Proposal

Attn: Ted Leonard
1436 Sierra Vista Drive
Prescott, AZ 86303

To: City of Prescott
Becky Karcie
City of Prescott
Special Events
P.O. Box 2059
Prescott, AZ. 86302

Description: Summer Concert Series

This is a bid Proposal for the City of Prescott's Summer Concert Series. Prescott Pro Sound, LLC will provide a quality sound system at Prescott's Summer Concert Series on dates provided on City of Prescott contract. Attached is Prescott Pro Sounds equipment list. Prescott Pro Sounds staff will provide full set up and tear down for each event night listed on the city's contract. In the event Prescott Pro Sound, LLC is not available, Prescott Pro Sound, LLC will make arrangements to sub-contract a sound company, using their own sound system, for that event at the same rate listed below. Prescott Pro Sound will be available to answer any questions from each band performing and will try to meet any special requests.

Total

44 - 48 Event Dates @ 14,300.00
\$14,300.00

Project

Customer Signature



	Quantity
Genie Lift Super Tower ST25	2
Crown MA5000i Amps	8
EAW KF650E Main Speakers (Tri Amped)	4
JBL SRX712M Monitor Spks	4
B52 Powered Sub	1
B52 Non Powered Sub	1
Yamaha LS9-32 Mixing consol	1
100 ft. - 32 channel Snake / 8 returns	1
Countryman DI Boxes	8
Partial assortment of microphones on hand	
Shure SM58	5
Shure Beta SM58	5
Shure SM57	10
Shure Beta SM57	6
Shure SLX Wireless Beta 58	8
Shure SM81 Condensor	4
Shure Beta 52 Kick Drum	1
Shure Beta 98amp drum kit mics	6
Shure KSM137 Condensor	10
AKG 414	2
AKG 214	4
AKG C430	4
Microphone Stands	20
All electrical cables	
20 ft. XLR Cable	20
50 ft. XLR Cable	8
All guitar Cables	
NL4 and NL8 speaker cable	
lighting par cans (500W)	8

Total of equipment to be available for use at
Courthouse square Summer Concert Series.

*** If equipment is different than items listed,
please provide equal or better equipment list.

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: City Clerk

AGENDA ITEM: Special Event Liquor License Applications

Approved By:

Date:

City Clerk:	DeLong, Dana	05/06/2015
City Manager:	McConnell, Craig	05/07/2015

Liquor License Applications

The following special event liquor license application is presented for Council consideration.

- A. Prescott Frontier Rotary Club
Watters Garden Center, 1815 W. Iron Springs Road
Applicant: Walter L. Hammond
City Application Number: 15-0012S
Date/Time of Event: June 14, 2015, 5:00 pm – 8:00 pm

The Prescott Frontier Rotary Club is the qualified organization sponsoring the event and will donate 75% of the proceeds to the Prescott Unified School District.

The application has been reviewed and determined to be in compliance with City requirements.

Background

Special Event Liquor Licenses are processed in a similar manner as other liquor license applications, except that there are no posting or protest period requirements, and no school location restrictions. These licenses permit the sale of all spirituous liquor for consumption on the licensed premises. They can be issued only to: (1) a political party or campaign committee; (2) an organization formed for a specific charitable or civic purpose; (3) a fraternal organization in existence for over five years with a regular membership; or (4) a religious organization. Qualifying organizations will be granted a special event license for no more than ten (10) days per calendar year. The State places primary emphasis on the City's recommendation in deciding whether or not to issue these licenses.

Financial Impact

The application and license fees have been paid. According to State law, proceeds from liquor license fees are required to be used for hospitality promotion (tourism development) purposes.

Attachments

1. Prescott Frontier Rotary Club Information and Location Map
2. Liquor License Series Number Definitions
3. ARS §4-203.02: Special event licenses: rules

Recommended Action: MOVE to forward the Prescott Frontier Rotary Club special event liquor license application to the Arizona State Liquor Board with a recommendation of approval/denial.

**ITEM II.A. – PRESCOTT FRONTIER ROTARY CLUB APPLICATION INFORMATION
(Grapes for Grades)**

II.A. Applicant Name
Walter L. Hammond

Event Location
Watters Garden Center
1815 West Iron Springs Road

Prescott Creeks
Application No. 15-0012S

Event Days/Date Time
Sunday, June 14, 2015, 5:00 pm – 8:00 pm

Organizations Receiving Proceeds

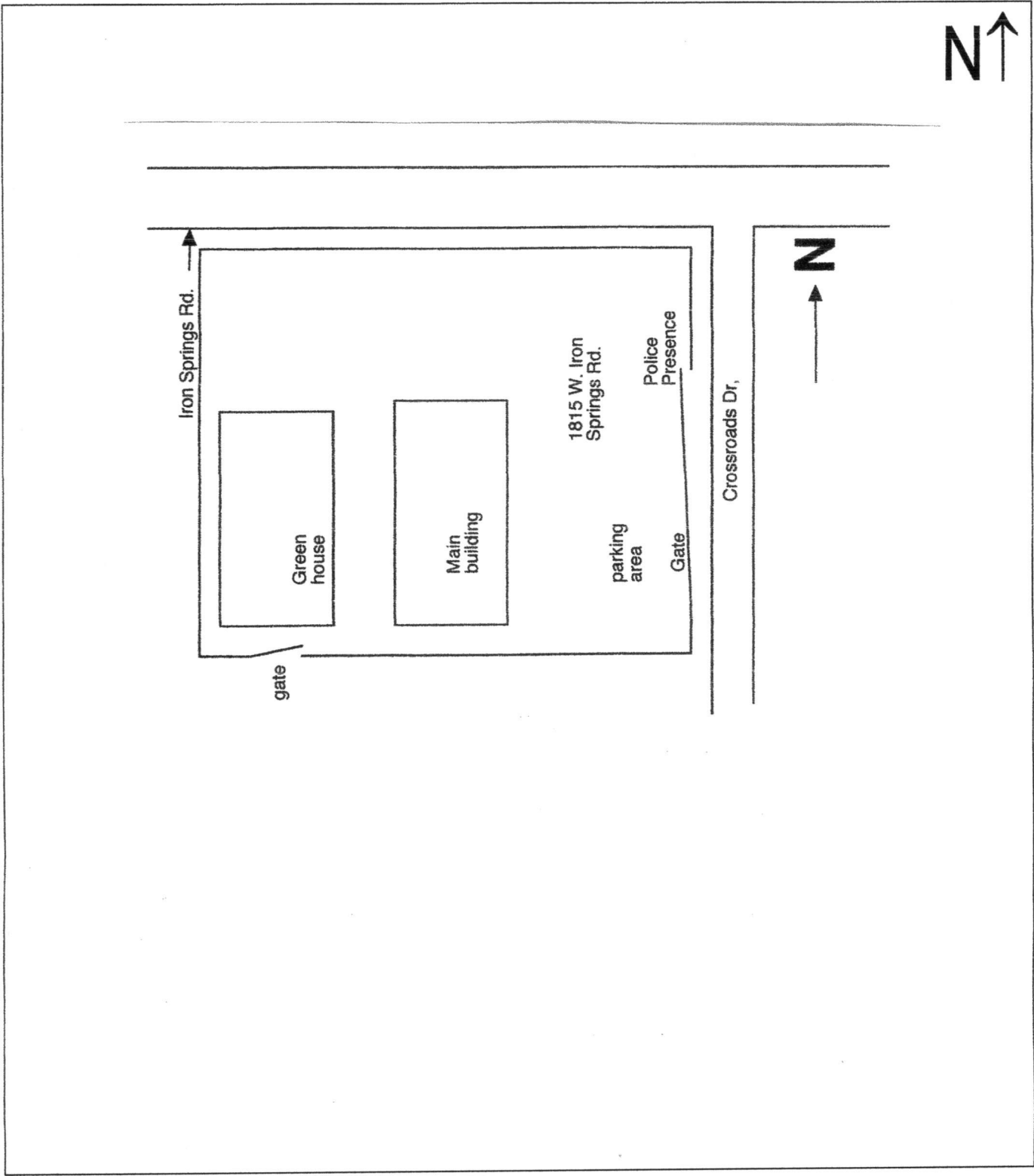
The Prescott Frontier Rotary Club is the qualified organization sponsoring the event and will donate 75% of the proceeds to the Prescott Unified School District.

Staff Recommendation

Community Development
Public Comment Received

In Compliance
None

SECTION 12 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. The following space is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



LIQUOR LICENSE SERIES NUMBER DEFINITIONS

- 1 **In-State Producer**, all spirituous liquor, produced on-premises, may sell to Arizona-licensed wholesalers only.
- 2 **Out-of-state Producer**, all spirituous liquor, produced on-premises, may sell to Arizona-licensed wholesalers only.
- 3 **Microbrewery**, less than 1,240,000 gallons of beer produced annually on premises, unlimited on- and off-sale, less than 93,000 gallons may be distributed to retail licensees annually.
- 4 **Wholesaler**, all spirituous liquor, purchased from in- and out-of-state Arizona licensed producers, may sell to Arizona-licensed retailers.
- 5 **Government**, all spirituous liquor, may sell to patrons to consume on premises.
- 6 **Bar**, all spirituous liquor, off-sale sales in original, unopened container may not exceed 30% of on-sale receipts, may sell to patrons to consume on premises.
- 7 **Beer and Wine Bar**, beer and wine only, off-sale sales in original, unopened container may not exceed 30% of on-sale receipts, may sell to patrons to consume on premises.
- 9 **Liquor Store**, all spirituous liquor, may sell "carry-out" to patrons to consume off-premises, on-site temporary sampling events hosted by producer or wholesaler.
- 9S **Liquor Store with Sampling Privileges**, all spirituous liquor, may sell "carry-out" to patrons to consume off-premises, provide limited residential delivery, on-site permanent sampling events using store inventory.
- 10 **Beer and Wine Store**, beer and wine only, may sell "carry-out" to patrons to consume off-premises, on-site temporary sampling events hosted by producer or wholesaler.
- 10S **Beer and Wine Store with Sampling Privileges**, beer and wine only, may sell "carry-out" to patrons to consume off-premises, on-site permanent sampling events using store inventory.
- 11 **Hotel/Motel w/Restaurant**, all spirituous liquor, may sell to patrons to consume on premises.
- 12 **Restaurant**, all spirituous liquor, may sell to patrons to consume on premises.
- 13 **Farm Winery**, produces at least 200 gallons, but not more than 40,000 gallons of wine annually, produced on premises and by other domestic farm wineries.
- 14 **Private Club**, all spirituous liquor, may sell to bona fide members & their guests for on-premises consumption.
- 15 **Special Event**, all spirituous liquor, temporary license, off-sale allowed by auction in closed, original container for off-sale consumption, may sell to patrons to consume on premises.
- 18 **In-State Craft Distillery**, less than 20,000 gallons of distilled spirits annually on-premises, may sell and ship to Arizona licensed wholesalers. May sell and ship to Arizona-licensed retailers when annual production is less than 1,189 gallons. On-and off-sale retail privileges on licensed premises.
- 19 **Remote Tasting Room**, owned and operated by a licensee that concurrently owns one of the following Arizona liquor licenses: (1) Series 2W, Out-of-state Farm Winery; (2) Series 2D, Out-of-state Craft Distillery; (3) Series 13, In-state Farm Winery; or (4) Series 18, In-state Craft Distiller.

4-203.02. Special event license; rules

A. The director may issue on a temporary basis:

1. A daily on-sale special event license authorizing the sale of spirituous liquor for consumption on the premises where sold. The fee for the license is twenty-five dollars per day. The director shall transfer the monies collected to the department of health services for the purpose prescribed in title 36, chapter 18, article 2.

2. A daily off-sale special event license authorizing a charitable auction for the sale of spirituous liquor for consumption off premises.

B. Before the director may issue a temporary special event license, a special event that is to occur at an otherwise unlicensed location or by a licensee at a location that is not fully within the licensee's existing licensed premises must be approved by the board of supervisors of a county if the event is to be held in an unincorporated area or by the governing body of the city or town if the event is to be held in a city or town.

C. The approval process prescribed in this section does not apply to physical locations that are fully within premises licensed pursuant to this title.

D. A physical location, other than a physical location that is owned, operated, leased, managed or controlled by the United States, this state or a city, town or county of this state, that is not licensed pursuant to this title may not be issued more than twelve special event licenses during the same calendar year. All applications for a special event license issued pursuant to this subsection must be submitted to the department at least ten days before the scheduled event.

E. The director may only issue the special event license to a political party or campaign committee supporting a candidate for public office or a ballot measure, an organization formed for a specific charitable or civic purpose, a fraternal organization in existence for over five years with a regular membership or a religious organization.

F. The director may issue a special event license concurrently with a wine festival license and a craft distillery festival license and may approve the location of the wine festival license within an excluded area of a special event license specifically described in each license. Notwithstanding section 4-244, paragraphs 13 and 19, both licenses shall permit the presence of purchased spirituous liquor in the possession of the purchaser.

G. An organization selling spirituous liquor under a special event license shall purchase the spirituous liquor from the holder of a license authorized to sell off-sale or a licensed wholesaler. In the case of a nonprofit organization that has obtained a special event license for the purpose of charitable fund-raising activities, the nonprofit organization may receive the spirituous liquor from a wholesaler, farm winery, microbrewery or producer as a donation, except that a licensee licensed pursuant to subsection A, paragraph 2 of this section may receive spirituous liquor from a donor when the donor receives no remuneration or payment of any kind, directly or indirectly, other than any tax benefits that might result.

H. An organization that is issued a license pursuant to subsection A, paragraph 2 of this section shall receive at least seventy-five per cent of the gross receipts of the auction. Up to twenty-five per cent of the gross receipts of a special event auction conducted pursuant to subsection A, paragraph 2 of this section may be used to pay reasonable and necessary expenses incurred in connection with the auction. All expenses shall be supported by written contracts, invoices or receipts, which shall be made available to the director on request.

I. The director may adopt those rules the director determines are necessary to implement and administer this section including a limitation on the number of times during a calendar year a qualified organization may apply for and be issued a license under this section. The qualified organization issued a license pursuant to subsection A, paragraph 1 of this section must receive at least twenty-five per cent of the gross revenues of all spirituous liquor sold at the special events, which shall be supported by a contract between the parties to be supplied at the time of application.

J. An organization that is issued a license pursuant to subsection A, paragraph 2 of this section shall not sell more than twenty cases of spirituous liquor annually under a special event license.

K. Section 4-201 does not apply to the licenses provided for under this section.

L. A licensed wholesaler may donate spirituous liquor directly to an organization that is issued a license pursuant to subsection A of this section. The licensed wholesaler shall in such instances issue a net zero cost billing invoice in the name of the special event licensee. All licensees making or receiving spirituous liquor donations remain subject to the applicable limitations and requirements set forth in this title and in the rules adopted by the department.

M. A licensed wholesaler may temporarily leave a delivery vehicle and other items of equipment necessary for the sale or service of spirituous liquor on the premises of a licensed special event for the duration of the event and up to one business day before and after the event.

N. A licensed wholesaler may leave spirituous liquor products at a special event if the products are properly described on a preliminary billing invoice from the wholesaler that is issued in the name of the special event licensee. The licensed wholesaler has up to five business days after the special event ends to make any necessary billing adjustments and issue a final billing invoice to the special event licensee.

MEETING DATE/TYPES: VOTING SESSION 5/12/15

DEPARTMENT: Community Development

AGENDA ITEM: Public hearing and adoption of the CDBG 2015 Annual Action Plan

Approved By:

Date:

Director:	Guice, Tom	05/01/2015
City Manager:	McConnell, Craig	05/06/2015

Item Summary

As a Community Development Block Grant (CDBG) Program entitlement community, the City of Prescott is responsible for developing an Annual Action Plan (AAP) that sets forth how federal CDBG funding will be expended. The plan is intended to implement the goals set out in the five-year Consolidated Plan. An update of the Consolidated Plan will be presented to Council concurrent with this AAP. Adoption by City Council is requested upon conclusion of the public hearing.

Background

The Citizen Advisory Committee held a public meeting on January 28, 2015, to begin developing the timeline and draft action plan for CDBG Program Year 2015. An application workshop was held on February 4, 2015. Letters and e-mail communication inviting eligible 501c3 non-profit service providers to apply for CDBG funds were sent prior to the workshop date. The workshop was attended by approximately 20 organizations who directly serve low to moderate income clients.

The CDBG Citizens Advisory Committee held the first Program Year 2015, public hearing on March 4, 2015, to hear presentations from non-profit providers describing their funding requests. The Committee received 12 funding requests for non-profit public service provider programs and public facility development projects.

To be eligible for funding, one of three CDBG national objectives must be met:

- the project must benefit low- to moderate-income persons or clientele
- the project must eliminate slums or blight on an "area" or "spot" basis
- the project must meet an recent "urgent" need that poses a serious and immediate threat to the health or welfare of the community and cannot be corrected with other sources of funding.

The *anticipated* funding allocation for Program Year 2015 is \$234,142.00. Of this amount, a maximum of 15% (\$35,121.00) may be used for public service projects, and 20% for administrative costs (\$46,828.00) which include legal notification, advertisements, training, and the administrative contract with NACOG.

The CAC met on March 11th to consider the applications and formulate a prioritized recommendation for funding. The recommended projects are summarized for Council consideration in the attachment.

Requirements of the Annual Action Plan include a 30-day public comment period which began March 24, 2015.

Financial Impact

Fiscal Year 2015 CDBG Budget Allocation: \$235,142.00

The recommended allocations are subject to change upon receipt of the final allocation amount from HUD.

Attachments

1. 2015 CDBG Annual Action Plan
2. CAC Recommended Funding

Recommended Action: MOVE to adopt the 2015 CDBG Annual Action Plan.

Community Development Block Grants
CDBG

Annual Action Plan

Program Year 2015



Office of Grants Administration
Community Development Department
City of Prescott, 201 S. Cortez Street, Prescott, AZ 86303
Phone: 928-777-1143
E-mail: CDBG@prescott-az.gov
Website: <http://www.cityofprescott.net/leadership/grants.php>

For Submittal to HUD May 15th, 2015

CITY OF PRESCOTT

ANNUAL ACTION PLAN Program Year 2015

CDBG Funding Cycle: July 1, 2015 – June 30, 2016

Mayor

Marlin D. Kuykendall

City Council Members

Charles Arnold

Steve Blair

Chris Kuknyo

James Lamerson

Greg Lazzell (CDBG Liaison)

Jean Wilcox

Citizens Advisory Committee

Jerome (Jerry) Jones, Chair

Michael Sarti, Vice Chair

Mary Ann Suttles

Tracey McConnell

Pamela Wickstrom

Sandy Griffis

Robert Painter

City Staff

Craig McConnell, City Manager

Alison Zelms, Deputy City Manager

Tom Guice, Community Development Director

George Worley, Community Development Planning Manager

Isabel Rollins, Grants Administrator

Suzanne Derryberry, Recording Secretary

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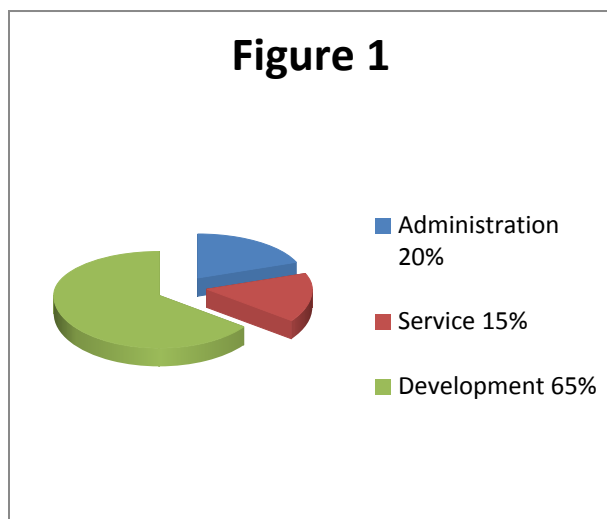
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CDBG ACTION PLAN PROGRAM YEAR 2015 – FISCAL BUDGET YEAR 2016

EXECUTIVE SUMMARY 91.220(B)

The City of Prescott is proposing projects in this our first program year 2015 Annual Action Plan (FY2015-2016) that implement the goals enumerated in the City of Prescott Consolidated Plan 2015-2019. Both the Consolidated Plan 2015-2019 and Annual Action Plans are implemented by the City's Community Development Department.

As an entitlement community, the City will receive federal funds in the amount of \$234,142 from Housing and Urban Development (HUD), Community Development Block Grant (CDBG) program. **Figure 1** CDBG Allowed Allocation Chart Program Year 2015.



Funding guidelines are based on HUD –CDBG program annual funding allocation. Funding is obligated utilizing the following formula:

- A. Program Administration – 20% of annual allocation
- B. Public Service Projects - 15% of annual allocation
- C. Public Facility Development - 65% of annual allocation

Community Development staff, community leaders, public service providers and homeless advocates encourage citizen participation throughout the Consolidated Plan and Action Plan process. This includes consulting local service organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

OBJECTIVES

The City's key objectives for the PY2015 funding period will address Public Services and Public Facility/Infrastructure Development.

The public service projects address the community activities that will directly serve at least 51% Low to Moderate Clientele: Projects include the following services provided by eligible 501c3 organizations.

Public Services

15% funding allocation \$35,121

- Provide housing assistance and case-mentoring for homeless families transitioning to permanent housing.
- Strengthen resources for families, caregivers and patients afflicted with Alzheimer's.
- Support efforts to help area homeless families and at risk Prescott residents secure temporary and permanent housing and support services.
- Provide nutritional meals and wellness visits for Prescott homebound elderly, disabled and special needs population.

Public Facility/Infrastructure Development

65% funding allocation \$152,192

- Provide renovations to support growing youth program serving primarily low-income and at-risk children and teens.
- Install Kitchen vent hood to meet fire code requirements in facility serving meals to homeless and low-income residents.
- Assist with critical home repairs for low income homeowners in Prescott.
- Replace a failing parking lot, which serves residents seeking assistance with mental health issues, crisis, and substance abuse, the majority of whom are low to moderate income.

CDBG Program Administration

20% funding allocation \$46,829

- Managing and administrating the Action Plan according to federal guidelines.
- Coordinate with non-profits to ensure compliant execution of projects.
- Purchase operational supplies and services associated with delivering the CDBG program.

OUTCOMES

The City's outcomes for this planning period are directed at increased social service availability; and building improvements which serve low income, homeless and persons with disabilities. The City anticipates the following outcomes from its PY 2015 Action Plan activities:

- Nutritious hot meals and wellness visits will benefit hundreds of our homebound elderly and disabled and special need residents.
- Alzheimer's patients, caregivers and interested persons will be provided with supportive educational services in the City of Prescott.
- Homeless families (10) or individuals (20) will be provided with transitional living guidance and matching rental subsidy or utility deposits to secure permanent housing.
- Approximately fifteen (15) low-income homeowners who need emergency repairs or health and safety repairs will be assisted to keep persons in their homes.

- Approximately 400 residents seeking assistance with mental health issues, crisis, and substance abuse will have improved access to services with reconstruction of the parking lot.
- Low-income and at-risk youth (113) will be better served by facility renovations which will improve/enhance the program and allow for anticipated growth.
- Satisfying building code requirements will allow facility to continue serving meals to 200 homeless and low income residents.
- Six individuals transitioning from homelessness to permanent housing will be assisted with mentoring and housing assistance.

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an annual Action Plan. The 2015 Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan 2015-2019. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2015 and June 30, 2016. The Annual Action Plan for Program Year PY2015 is the City of Prescott's first Action Plan under the 2015-2019 Consolidated Plan.

The City's General Plan acts as the primary guide for housing and community development practices. The General Plan was ratified by voters in May 2004. An updated General Plan was adopted by City Council in April 2015, but awaits voter ratification. The General Plan approved in 2004 remains in effect and includes the following elements: Land Use, Growth and Cost of Development, Circulation, Open Space, Environmental Planning, Water Resources, Economic Development and Community Quality. Goals and strategies that address the varied needs of Prescott's low- and moderate-income households are found throughout the General Plan. Many of these goals and strategies are incorporated into the CDBG Consolidated and Annual Action Plans.

Prescott has "Entitlement Status" by the U. S. Department of Housing and Urban Development (HUD) which occurred in August, 2003. The City of Prescott initiated activity associated with the development of its first Consolidated Plan and Action Plan in autumn, 2004. Both plans were adopted by City Council in May, 2005 and approved by HUD in July, 2005.

The 2015-2019 Consolidated Plan identifies 5 priority goals and 8 strategies:

- **Revitalization, Public Facilities & Infrastructure (2)**
- **Public/Human Services & Economic Opportunities (2)**
- **Homelessness (1)**
- **Decent Affordable Housing (2)**
- **Economic Development (1)**

The goals are considered to have either a high or a low priority in relation to the needs of the community and the ability of the City to affect changes in each activity area. An annual review of the goals occurs as part of the planning process for the Action Plan. The process includes the evaluation of proposed projects in relation to the goals and the readiness of a project for funding.

The application process for non-profit provider requests for both construction and public service activities was presented at the third annual CDBG workshop held on February 4, 2015. There were 17 persons in attendance primarily representing non-profit agencies. The workshop encouraged applicants to address new direct service activities, consider collaborative projects and was also an opportunity to introduce the community to the program administration process. Twelve funding requests were received for PY 2015.

The major objectives of activities undertaken during the Program Year 2015, Fiscal Year 2016 will be:

- Housing repairs that prolong the life of affordable housing stock and thus provide housing opportunities for low and moderate-income households and promote the supply of decent, safe, and affordable housing;
- Support efforts to help homeless or near-homeless Prescott residents secure adequate temporary and permanent housing and receive necessary supportive services;
- Improve accessibility to community services directed to youth, elderly and special needs populations.

BACKGROUND

Prescott comprises about 42.6 square miles of land and has over 40,000 residents. The community's residents are older; more educated, and generally have higher income than the residents of Yavapai County. Nonetheless, Prescott does have significant low-income households. The community needs found within Prescott revolve heavily around the lack of affordable housing, homelessness resources, and social service needs.

Over the last five years, Prescott has focused efforts on providing acquisition, and rehabilitation for family, senior, and special needs households, providing rental assistance, and offering rehabilitation assistance for owners. The City has also provided more than \$2 million in federal, state, and local funds to serve a wide range of the service needs of lower-income households. The City has prioritized assistance to the homeless, youth, seniors, and people with disabilities.

The City of Prescott Community Development Department serves as the lead agency for the administration of CDBG funds. The department, through an extensive public process, coordinates the development of the five year Consolidated Plan 2015-2019, which serves as a five-year strategy to address the needs of low-income residents in Prescott. The plan identifies community needs and provides a strategy to address those needs using CDBG, as well as other federal, state, and local resources. In addition to the Consolidated Plan, the City

prepares an annual Action Plan. The Action Plan describes how funds will be spent each year to address the needs identified in the Consolidated Plan. The Action Plan is submitted to HUD 45 days prior to the start of the City's fiscal year.

RESOURCES

The development of the 2015-2019 Consolidated Plan and this 2015-2016 Action Plan provide a foundation for the use of federal, state and local resources to address community development priorities. For this, the first CDBG year of the new consolidated program plan, the HUD Community Development Block Grant PY2015 allocation is projected at \$234,142 (subject to change upon release of funding).

Projects are listed on the table on page 17. Agencies requesting CDBG funds are advised that these are anticipated funding amounts; consequently, funds may be eliminated, reduced or increased when the actual HUD funding allocations for PY2015 occur.

Potential recipients of funds are advised that program administration requires that no expenditures or contracts for service are allowed before an actual CDBG PY 2015 sub recipient agreement is signed or a "notice to proceed" is issued by the City of Prescott, Office of Grants Administration.

A City and HUD CDBG program goal is to increase the ability to leverage federal, state and local funds to support community development and housing improvements. The following amounts are based on the *anticipated* funding and are subject to change:

The *anticipated* funding allocation for CDBG Program Year 2015 is \$234,142. Of this amount, a maximum of 15% (\$35,121) may be used for public service projects; 20% for administrative costs (\$46,829) which include legal notification, advertisements, fair housing workshop, administrator training, personnel and (non-construction) contractor costs. The balance (\$152,192) will be programmed and available for public facility development.

In order to address community needs and the goals identified in the Consolidated Plan the City may augment CDBG funds using additional funding sources. These funding sources may include the City's General Fund, Public works, capitol improvement one cent sales tax funds, and other local public and not for profit resources. A full listing of potential funding sources is available in **Appendix A – PUBLIC AND PRIVATE RESOURCES FOR COMMUNITY DEVELOPMENT BLOCK GRANT ACTIVITIES** and **Appendix B – CITY FUND STRUCTURE**.

GOALS

City of Prescott receives CDBG funding and also uses a variety of other local state and federal resources in support of housing and community development activities. The overall goal of these programs is to serve low-income persons by developing viable urban communities through the following actions:

- Provide decent housing

- Provide suitable living environment
- Expand economic opportunities

The City has identified a range of goals in its 2015-2019 CDBG Consolidated Plan, and these include improving the lives of low-income persons and special needs groups through capital improvements, social services, and housing activities. In our Program Year 2015 – Fiscal Year 2016, the City will continue to support emergency, health and safety, minor housing and accessibility rehabilitation, rental subsidy, accessibility improvements for people with disabilities, youth, elderly and homeless service provision. Detailed descriptions of the activities the City will fund or undertake during Program Year 2015 are detailed in a later section of this Action Plan.

PUBLIC PARTICIPATION

The City of Prescott encourages citizen involvement in the planning, implementation and evaluation of its housing and community development program funding plan. The Action Plan includes activities intended to assist residents of the City, particularly those with low incomes and those with supportive housing needs. The following section details the opportunities for public involvement in the preparation of this Action Plan.

The City of Prescott's Annual Action Plan for Program Year 2015 has been developed in conjunction with input from citizens, social service agencies, non-profit providers, the Citizens Advisory Committee and other interested persons.

Public Hearings

On March 4, 2015, the Citizen Advisory Committee (CAC) held the first public meeting to discuss priorities for the 2016 fiscal year, requests and presentations from non-profit providers and provisions for public commentary were provided to allow the public to share their perspective on needs and priorities.

Additionally on March 24, 2015 the Prescott City Council held the second public hearing. The Community Development Director presented the 2015 Action Plan to the community. Members of the public were again provided with an opportunity to comment. Finally on May 12, 2015, at the final Public Hearing, City Council will be asked to adopt the PY2015 Action Plan and approve by resolution the CDBG Action Plan for Program Year 2015 – Fiscal Year 2016.

Public Comment Period

A draft of the Program Year 2015 Action Plan is made available for public review and comment for a 30 day period. The public comment period began on April 10, 2015 and will end on May 10, 2015. The draft document was made available at: City Hall, Office of Grants Administration and in the City Hall lobby area, 201 S. Cortez Street, Prescott; Prescott Downtown Library, 215 E. Goodwin Street, Prescott; and is posted on the City's Leadership

heading of the official city website, <http://www.cityofprescott.net/leadership/grants.php>. Public notices and public comment is incorporated in **Appendix C – PUBLIC PARTICIPATION**.

Commissions and Advisory Boards

The Citizens Advisory Committee (CAC), appointed by the Mayor and City Council is made up of a committee of seven persons. The CAC works with City staff, advisors and the community on issues and subjects associated with housing and community needs and advise the City Council on the best way to address those needs. The Commission and advisory board meeting are open to the public. Prescott City Council continually supports the CAC recommendations and collective community service providers' efforts in delivering programs and projects funded by Community Development Block Grants.

CDBG ACTION PLAN - PROGRAM YEAR 2015, FISCAL YEAR 2016

The City of Prescott CDBG program has allocated in the fiscal Year 2016 budget an amount of \$234,142 in CDBG entitlement funding for Program Year 2015-2016. At the time of this publication, the PY2015 funding allocation has been released by HUD; therefore, non-profit requests have been prioritized. Funded projects are not to assume that the request will receive funding until the Official Notice to Proceed is delivered to the eligible organization and only after all required sub recipient agreements and environmental reviews are recorded in project records for the program year.

The City of Prescott CDBG public service funds are earmarked to support funding needs of community organizations whose mission is to provide new or increased services for homeless and special needs population who are proven to be low to moderate income persons or households. Projects and activities within the City of Prescott are identified in the body of this action plan. Public Facility funds are specific to the development projects usually requiring physical development or improvements to infrastructure or public facilities that serve program target residents.

Efforts will continue in reducing homelessness, caring for Prescott's special needs populations, and providing CDBG funding to those organizations that are providing services to the low- to moderate-income population and/or clientele.

RELATIONSHIP OF ACTIVITIES TO CONSOLIDATED PLAN 2015-2019 PRIORITIES

The City of Prescott's 2010 – 2014 Consolidated Plan identifies housing and community development activities to be pursued in order to provide decent, affordable and safe housing along with needed community services and facilities for its residents. While the Consolidated Plan identifies a number of priority needs and strategies, the City will not pursue all areas of need in each program year because of limited resources.

The City, during 2015-2016, will focus its resources and efforts on increasing services for the special needs populations; continuation of providing nutritious meals to the homeless, and to the elderly homebound and disabled; critical home repairs for low income homeowners; facility

improvements for youth-at-risk programs; supportive services to Alzheimer Patient and Family caregivers; and supportive transitional housing support for families transitioning out of area shelters. All the projects being undertaken meet one of the three national objectives and will benefit low- to moderate-income persons and clientele.

The following priorities identified in the City of Prescott's Consolidated Plan follow. [A complete list of the City's Consolidated Plan Goals, Strategies and Priorities is available for viewing at the Office of the Grants Administrator, City Hall, 201 S. Cortez Street and on the City's website: www.cityofprescott.net.]

Homeless and Special Needs Population

Goal: Increase supportive services to homeless and special populations.

Project: Prescott Meals-on Wheels - Delivery of nutritious meals including weekend and emergency meals. (PMOW also receives funding from NACOG for weekday meals; however, NACOG does not fund weekend meals and funding has been reduced).

Project: Agape House of Prescott – Assist families transitioning from homelessness with housing and case mentoring.

Project: Coalition for Compassion and Justice – Purchase a range hood to bring the kitchen into compliance with fire codes and enable meals to be provided to homeless and low income residents.

Project: Alzheimer's Association, Desert SW Chapter, Northern Arizona Region. Promote and expand Prescott Alzheimer's Care and Support Program.

Project: Prescott Area Shelter Services – provide financial support grants to families transitioning out of the shelter to permanent housing.

Priority Strategy: Support organizations that provide supportive services to homeless and special populations.

Objective: Decent Living Environment

Outcome: Availability/Accessibility

The organizations represented include those serving special populations: Seniors, the seriously mentally ill, veterans, individuals recovering from drug and alcohol dependency and the chronically homeless as well as those serving the basic needs of homeless, at-risk and low-income families.

These individuals and organizations confirm the significant, unmet need for emergency, transitional and permanent services for seniors, at-risk and low-income households.

The greatest identified, unmet need is for housing and services for homeless families. It is agreed that this population represents the silent and unseen homeless, primarily because families fear the loss of their children to temporary, or even permanent, state custody.

Coordination with the Public, Agencies and Service Providers

Many of the organizations that serve the special needs population and those with low- to moderate-incomes participate in the Affordable Housing and Homeless Advocates (AHHA). The advocate group provides an avenue for the member organizations to work cooperatively towards meeting unmet needs. A perceived lack of a concentrated effort by the City to address affordable housing and homelessness issues continues to be a major concern, as has the lack of coordination among local government jurisdictions.

The list of projects and activities provided in the Introduction and Executive Summary of this action plan is intended to assist with future coordination between the City and other organizations wanting to develop housing projects. The City participates in a regional coalition to find solutions to the impediments to workforce and affordable housing issues. Municipalities participating in the regional coalition include the City of Prescott, the Town of Prescott Valley and Chino Valley.

With the availability of CDBG funds annually, and with a CDBG-dedicated staff person, the delivery system may be further refined as follows:

Goal: Increase coordination within city government, with other organizations and with organizations that serve low- and moderate-income and special needs populations.

Project: Update and maintain a current list of non-profit 501(c)(3) providers; and, offer a workshop for understanding the goals, eligible and ineligible activities, timeliness, monitoring and reporting requirements of the CDBG program.

Strategy: Participate in the Affordable Housing and Homeless Advocate Meetings.

Strategy: Continue participation in the Central Yavapai Metropolitan Planning Organization.

Strategy: Participate in the Dexter Neighborhood area meetings when possible.

Barriers to Affordable Housing

The Prescott City Council has identified workforce housing as a planning priority with an expectation that a housing plan will be developed. A General Plan Committee was appointed by the Mayor and Council in 2011 and has updated the General Plan. The General Plan and the Consolidated Plan support efforts to improve the availability of workforce housing. Both plans offer policies, regulations and procedures to reduce impediments to development and

costs of development of workforce level housing. Both plans provide information on the local real estate market, land values and construction costs.

Goal: Provide for a balanced community with a diversity of neighborhoods and residential housing types and prices.

Priority Strategy: Rezone property and allocate water to housing development that provides a diversity of residential housing types and prices, including units affordable to low- and moderate-income households in accordance with the affordable housing strategy.

City Council previously allocated 20% of the remaining water supply for affordable and/or workforce housing. The allocation is still in effect in 2015.

Objective: Decent Housing

Outcome: Availability/Accessibility

Priority Strategy: Evaluate the effectiveness of waiving or paying permit fees and paying impact fees for housing that is affordable for low- to moderate-income households.

Objective: Decent Housing

Outcome: Availability/Accessibility

Public Housing

The City of Prescott does not participate in, or operate, a public housing program. No program of this type exists within the community. The city administrative grant staff has attended and agrees to technically support the work of an ad-hoc group researching the potential to develop a Yavapai County Housing Authority.

Anti-Poverty Strategy

Consistent with the Consolidated Plan, reducing the number of households living below the poverty level include the following goal and related strategies:

Goal: Reduce the number of impoverished households in Prescott.

Strategy: Identify the populations with the greatest poverty level and incorporate housing and services for these populations into program development.

Strategy: Support Low Income Housing Tax Credit and other similar projects that incorporate housing and/or services for poverty-level households.

Strategy: Expand job availability for low-income persons through the enforcement of the Section 3 initiative which mandates that contractors on federally-funded construction projects attempt to recruit low-income subcontractors and employees.

Lead-Based Paint Hazard Reduction

The Residential Lead-Based Paint Hazard Reduction Act of 1992 emphasizes prevention of childhood lead poisoning through housing-based approaches. The City has established the following goals and strategies to address lead-based paint hazards. Houses or facilities built before 1978 that are being rehabilitated with CDBG assistance will be tested for lead in painted surfaces; consequently, if lead is present, it will be abated through removal or encapsulation as part of the rehabilitation contract.

Goal: Strengthen efforts to educate the public and private sector about lead-based paint poisoning hazards.

Project: Conduct a fair housing workshop / seminar for residents of Prescott, landlord/tenants, non-profit agencies, real estate agents, homeowner association representatives, LIHTC personnel, etc.

Strategy: Incorporate lead-based paint information and notification procedures into appropriate city-operated and sponsored housing and public service programs.

Strategy: Ensure sufficient equipment and environmental service resources are available to provide the testing necessary to conduct public facility and housing rehabilitation programs or projects.

Fair Housing

The City of Prescott was notified of CDBG “Entitlement” eligibility in August 2003; consequently, there was a requirement to update the Analysis of Impediments to Fair Housing (AI), a supporting document to the Consolidated Plan. The 2005 Analysis of Impediments to Fair Housing was outsourced to the Southwest Fair Housing Council (SWFHC) and was approved by Council on July 26, 2005. Due to constraints in the current economy, the updated Analysis of Impediments (AI) to Fair Housing (AI) was accomplished under the aegis of the Community Development Department planning staff. The revision to the AI was approved by City Council on August 31, 2010.

The City has and continues to make use of media tools (public service announcements, advertisements and mailings) to apprise the public on fair housing topics including predatory lending practices and landlord-tenant rights. A joint City of Prescott and NACOG fair housing workshop was held at NACOG on April 22nd, 2015 by the Southwest Fair Housing Council. Area non-profits, governmental agencies, and the general public were invited. 10 persons representing multiple organizations were in attendance.

The fair housing seminar notification was promoted utilizing multi outreach methods including: e-mail, radio announcement, website posting, and Fair Housing posters are always on display throughout high-traffic areas of the city. Additionally, Fair Housing Month was acknowledged by City Council with a proclamation on April 7th, 2015.

Goal: Ensure equal housing access for all persons regardless of race, color, religion, sex, handicap, familial status or national origin.

Project:

Conduct a fair housing workshop for residents of Prescott, Landlord/tenants, non-profit agencies, real estate agents, homeowner association representatives, LIHTC personnel, etc.

Strategy:

Develop a partnership with the local real estate sales industry to promote fair housing and justice in determining housing values and insurance ratings, especially in older neighborhoods and those undergoing transition.

FUNDING SUMMARY

Table 1 PY2015 CDBG Funding Plan provides a description of the activities the City will fund or projects we agree to undertake during the CDBG first year, 2015 Action Plan. As required the activities will assist Prescott residents who are at risk and are very low- to moderate-income. Vulnerable populations will have improved access to direct support services. Public Services will be targeted to our eligible homebound seniors, residents impacted by Alzheimer's, and the homeless population. Improved public facilities will benefit our school age at risk youth, low income residents in crisis, and homeless. The projects are designed to benefit eligible persons and families who live in Prescott. The funding and sub recipient contract terms of this plan are from July 1, 2015 through June 30, 2016.

Table 1 - PY2015 CDBG Funding Plan

2015 CDBG APPLICATION SUMMARY

TOTAL AVAILABLE FOR CONSTRUCTION PROJECTS = \$152,192

TOTAL AVAILABLE FOR PUBLIC SERVICE PROJECTS = \$35,121

<u>FY 2015 APPLICANT</u>	<u>CONSTRUCTION PROJECTS</u>	<u>CDBG REQUESTED</u>	<u>MATCH / OTHER</u>	<u>TOTAL PROJECT</u>	<u>FUNDING ALLOTTED</u>
BOYS AND GIRLS CLUBS OF CENTRAL ARIZONA	1) Renovations at Miller Valley for New BGCCAZ Location	25,100	5,400	30,500	
	2) Aubrey Street Recreational Facilities (construct B-ball Court & Field)	57,140	20,310	77,450	32,632
COALITION FOR COMPASSION AND JUSTICE / OPEN DOOR	Commercial Range Hood for Code Compliance	17,889		17,889	17,889
PRESCOTT AREA HABITAT FOR HUMANITY	Critical Home Repair Program	40,000	5,000	45,000	40,000
WEST YAVAPAI GUIDANCE CLINIC	Parking Lot Asphalt Removal and Replacement at WYGC Cortez Clinic	61,671	6,852	68,523	61,671
TOTAL					152,192

<u>FY 2015 APPLICANT</u>	<u>PUBLIC SERVICE PROJECTS</u>	<u>CDBG REQUESTED</u>	<u>MATCH / OTHER</u>	<u>TOTAL PROJECT</u>	<u>FUNDING ALLOTTED</u>
AGAPE HOUSE OF PRESCOTT	Housing / Case Mentoring	6,525	24,270	30,312	6,525
ALZHEIMERS ASSOCIATION	Helpline Calls / Home Visits / Support Groups for Caregivers and Families	7,500	19,075	26,575	7,500
PRESCOTT AREA SHELTER SERVICES	Rent Deposit / Utility Deposit	10,000	25,000	35,000	10,000
PRESCOTT MEALS ON WHEELS	Help Subsidize Meal Costs	22,118	198,373	220,491	11,096
TOTAL					35,121

PRIMARY ACTIVITIES AND PROGRAMS

The following projects and activities were suggested for funding during the community participation process that occurred as part of the Program Year 2015 Action Plan Process. The CAC and program administrator will, in support of community development and the public interest, provide funding and technical program administration to all *prioritized* requests received; though not necessarily guarantee request amount availability in full. Service providers are bound by the sub recipient agreement and reporting requirements of the program.

The following requests were submitted by 501(c)3 non-profit agencies for funding consideration during the 2015 Program Year cycle:

Community Facilities

- Boys and Girls Clubs of Central Arizona – 1) Renovations for New BGCCAZ Location (at Miller Valley or Washington School). Requested \$25,100 in community facilities funding assisting Low Moderate Clientele (LMC). 2) If renovation project does not come through, B&GC would like to construct a basketball court and field at the current Aubrey location. Requested \$57,140 in community facilities funding assisting Low Moderate Clientele (LMC).

Funding Plan \$32,632

- Catholic Charities – Renovate 4-bedroom home and two apartments to provide low income housing to homeless disabled veterans or veterans' families. Requested \$107,000 in community facilities funding support assisting Low Moderate Clientele (LMC).

Funding Plan \$0

- Coalition for Compassion and Justice / Open Door - Commercial Range Hood for Code Compliance. Requested \$17,889 in community facilities funding assisting Low Moderate Clientele (LMC).

Funding Plan \$17,889

- Open Space Alliance – Drainage improvements at Grove and Lincoln. Requested \$30,000 in public facilities funding assisting a Low Moderate Income Area (LMA).

Funding Plan \$0

- West Yavapai Guidance Clinic – Parking Lot Asphalt Removal and Replacement at WYGC Cortez Facility. Requested \$61,671 in community facilities funding support assisting Low Moderate Clientele (LMC).

Funding Plan \$61,679

Housing

- Prescott Area Habitat for Humanity – Critical Home Repair Program. Requested \$40,000 in housing assistance funding assisting Low Moderate Clientele (LMC).

Funding Plan \$40,000

Public Services

- Agape House – Provide transitional housing and case mentoring for persons and families transitioning from homelessness. Requested \$6,525 in public service funding to assist Low Moderate Clientele (LMC).

Funding Plan \$6,525

- Alzheimer's Association, Desert SW Chapter, Northern Arizona Region - Expand Prescott Alzheimer's care and support program for patients and with an emphasis on the caregivers' education and support. Funding requested is \$7,500 in public service funding to assist Low Moderate Clientele (LMC).

Funding Plan \$7,500

- Community Counts – Provide a certificate course for individuals re-entering Prescott from an Arizona prison and assign a Job Developer/Mentor to help secure jobs for program participants. Funding requested is \$22,384 in public service funding to assist Low Moderate Clientele (LMC).

Funding Plan \$0

- Northern Arizona Council of Governments - Develop and grow Career Pathways Program serving youth with significant barriers to employment. The funding will support assessment, career planning, and education upgrades. Funding requested is \$37,000 in public service funding to assist Low Moderate Clientele (LMC).

Funding Plan \$0

- Prescott Area Shelter Services – Homeless Transition Project proposed to offer households or individuals transitional housing support services and proposed matching funds to pay for moving expenses including utility and rental deposits. Requested \$10,000 in public service support that is directly assisting Low Moderate Clientele (LMC).

Funding Plan \$10,000

- Prescott Meals on Wheels – Homebound elderly program serving nutritious daily, weekend and emergency meals to the homebound and/or disabled. Requested \$22,118 in public service support that is directly assisting Low Moderate Clientele (LMC).

Funding Plan \$11,096

Program Administration

- Program Administrative costs including staffing, legal and professional services as required to administer the projects and entitlement funds of the CDBG PY 2015.

Funding Plan \$46,629

- Fair Housing education and outreach program.

Funding Plan \$200

GEOGRAPHIC DISTRIBUTION

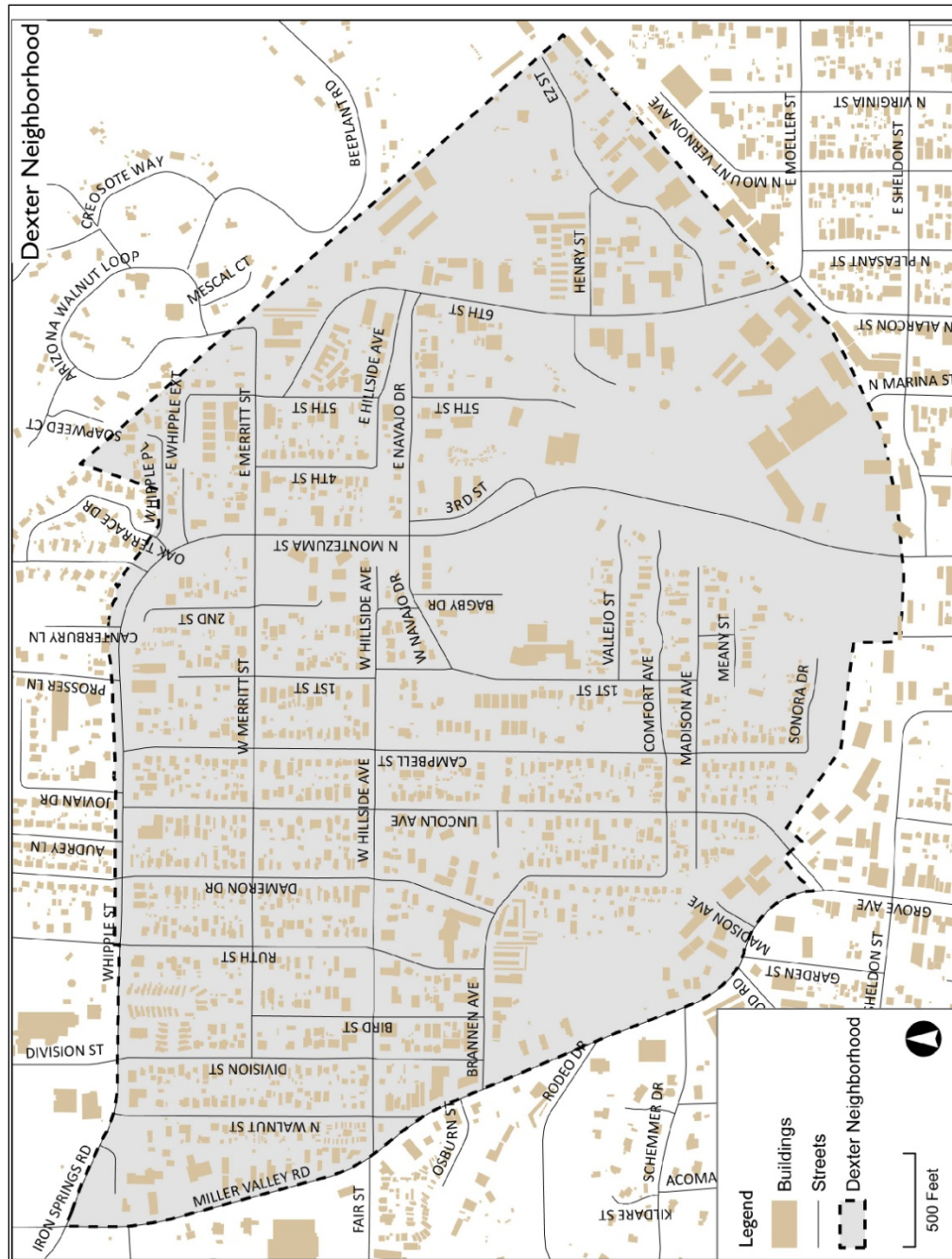
Depending on the type of need being addressed, resources may or may not be geographically targeted. All of the CDBG public service programs will be available to eligible low/ moderate income residents citywide. The public facility development projects will be available in specific areas:

Public Facilities

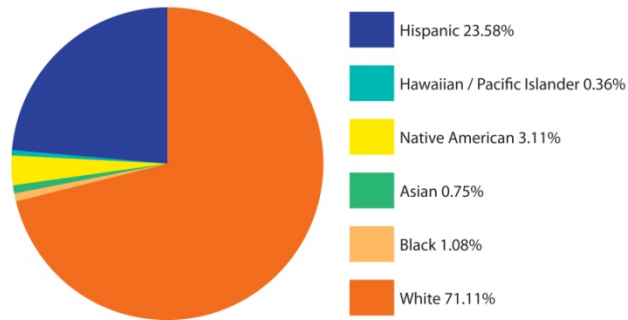
- Off site street improvements will be constructed according to developed standards on Short Street and Meany Street, located in a CDBG eligible Low / Moderate Income area, known locally as the Dexter Neighborhood.
- Safety, accessibility and building code required improvements to offer transitional housing will support Prescott Area Family Shelter mission. Location: 337 N. Rush Street
- Accessibility, patient safety and barrier removal activities will improve the exterior patient environment for the Susan J. Rheem, Adult Day Center. Location: 826 Sunset Avenues.

Community Development Target Areas are a HUD term for areas where at least 51% of the population in a Census Block Group is low and moderate income (LMI). However, Prescott is an “exception” community and at least 46.42% of the population in a Census Block Group must be LMI for the area to be considered. The City identified nine Census Block Groups that meet the 46.42% LMI exception. There are 10,547 households in these block groups: 5,681 (53.86%) are LMI; 1,376 (13%) are Hispanic; and 1,310 (12%) are minorities.

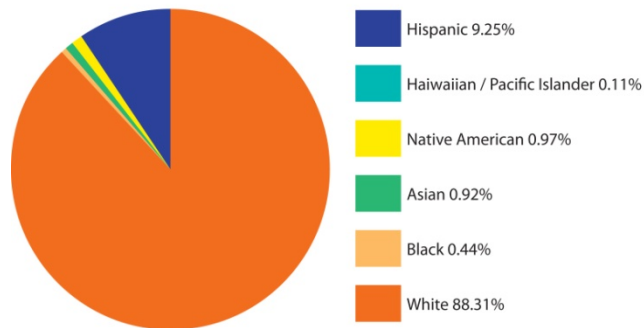
In general, CDBG facilities and infrastructure funding will be targeted to these areas. Potential projects include paving streets, replacing water mains, and storm water and ADA accessibility improvements. In the event that activities are proposed in an area that does not meet the exception criteria, a special survey will be conducted to ensure the activity meets CDBG requirements. The following map depicts areas that are LMI.



Dexter Neighborhood



City of Prescott



Source: Bureau of the Census: 2010 Census of Population and Housing: Race, Combinations of Two Races, and Not Hispanic or Latino: Prescott City Blocks. Summary File 1, Tables p. 8 and p. 9. Washington, D.C.: Bureau of the Census, 2010.

FIGURE 3 MINORITY CONCENTRATION COMPARISON CHART

Household Median Income for Block Groups within Census Tract 9, Yavapai County, AZ

This chart illustrates the number of households that fall below or meet the 80% income threshold for the block groups containing the Dexter neighborhood. Block groups 2 & 3, specifically comprise 98% of the Dexter neighborhood and are indicated with a grey box around their census data. Based on calculations for the U.S. Department of Housing and Urban Development the 80% income threshold for a 4 person household is **\$46,150**. Data that falls below this standard is demonstrated in **red** while the income breakdown that contains the 80% threshold is demonstrated in **blue**. It is important to note due to the aggregated nature of economic census data there is no way to definitively ascertain how many households in the \$45,000 to \$49,999 are either below or meet the 80% income threshold.

Block Groups	Less than 10000	10000 to 14999	15000 to 19999	20000 to 24999	25000 to 29999	30000 to 34999	35000 to 39999	40000 to 44999	45000 to 49999
1	56	48	15	67	56	110	12	49	13
2	66	40	74	82	27	27	14	105	63
3	0	12	69	74	29	0	39	13	0
4	118	94	53	111	27	12	33	30	29

 = 100 households



2101 total households



1562 households below 80% threshold



105 households within the 80% threshold

Sources:

2006-2010 American Community Survey Arizona. Population and Housing Characteristics. Washington, DC: Bureau of the Census, December 2011
 "FY 2012 Income Limits Summary, Yavapai County, Arizona." FY 2012 Income Limits Documentation System. U.S. Department of Housing and Urban Development. 13-12-2011. Web. 11 Jun 2012. <<http://www.huduser.org/portal/datasets/il/il2012/2012summary.odn>>

FIGURE 4 HOUSEHOLD AND INCOME - CENSUS TRACT 9

INCOME LIMITS – PROGRAM PARTICIPATION

Program Year 2015 – CDBG income limits offer the public and citizens a guide to determine their eligibility to receive assistance through CDBG supported public service programs. CDBG PY 2015 funded service providers generally will require specific intake procedures and proof of income documentation in an effort to document need and program year delivered services.

Table 2 State of Arizona CDBG Program Income Limits – Yavapai County.

2015 ARIZONA CDBG INCOME LIMITS

ARIZONA COUNTIES		State of Arizona - CDBG Programs CDBG Program Income Limits							
Revised 4/21/15		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON +
Yavapai County	30%	11800	15930	20090	24250	28410	32500*	34750*	37000*
MEDIAN HOUSEHOLD 56000	50% (Very Low-Income)	19600	22400	25200	28000	30250	32500	34750	37000
	80% (Low-Income)	31400	35850	40350	44800	48400	52000	55600	59150

Table 2 CDBG Program Income Limits

CDBG MONITORING PLAN

In order for the CDBG program to be effective, housing policies, goals, strategies and activities must be consistently monitored and revised as necessary. The City of Prescott has a dedicated grants administrator to coordinate and implement the CDBG program. The grants administrator will conduct monitoring reviews on a quarterly basis with service providers to insure that the programs and activities are being carried out in a timely manner in accordance with the Consolidated Plan and Annual Action Plan and funded activities.

Monitoring will occur to insure that the statutory and regulatory requirements of the CDBG program are being met. The grants administrator will determine whether a project is eligible under the CDBG program and the National Objectives of the HUD Program: 1) benefiting low- and moderate-income persons/clientele; 2) preventing or eliminating slums or blight on a spot or area basis; and, 3) addressing an urgent community need.

In addition, the grants administrator will monitor costs associated with each on-going funded activity. Monitoring will include: determining that costs are necessary and reasonable in relation to federal guidelines and policies; environmental review; clearance; and reporting procedures.

The City of Prescott will employ several tools of measuring the success of the CDBG activities in meeting local housing and community development needs. HUD requirements will be followed in carrying out the program goals of both the Consolidated Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

To increase CDBG program success, the grants administrator and members of the Citizen Advisory Committee are working on the following program plan for program year 2015:

1. Offer a timely and educational grant application workshop to non-profit organizations outlining the application process, monitoring practices, sub recipient agreements, timeliness requirements and recordkeeping for non-profit agencies.
2. Make available well in advance of CDBG application deadlines the CDBG Public Service non-profit application form to include pertinent information—i.e., project cost estimation, project timeline, proposed budget, program team, technical review and project development as requested for organizations that seek funding for new direct service programs or how may propose partnership opportunities to fund development projects.
3. Attend CDBG Program Administration training workshops when offered by HUD.
4. Consult and prepare resources necessary to research opportunities for funding and leveraging area resource, meeting with stakeholders and preparing to develop the Community Development Block Grant Program 2015-2019 Consolidated Plan.

PROGRAM YEAR 2014 CDBG – PROGRESS REPORT ON CURRENT ACTION PLAN

Current activity for projects funded in the CDBG 2014 program year (PY14) is on schedule, and public service and development projects will be accomplished within the funding year.

Public Service Activities

According to monitoring and reporting requirements of the program, the following public service projects have directly served our area low moderate residents with the following programs:

1. **Prescott Meals on Wheels** is providing home delivery and wellness checks to eligible homebound elderly and disabled residents. The dedicated volunteers have served almost 300 low to moderate persons with home delivered, weekend and emergency meals for a total of 3,108 hot nutritious meals.
2. **Cornucopia, Prescott Area Restorative Justice** has conducted facilitator training workshops and is assisting our local safety officers, court systems and at risk youth and families with this unique restorative initiative community service.
3. **Coalition for Compassion and Justice** emergency repair funds are being used for three residential emergency home repair projects consisting of roof repairs or replacements, two water heater replacements and one furnace replacement. Bids are currently being received for these projects.

4. **Prescott Area Shelter Services** has assisted 7 individuals transitioning from homelessness to a permanent residence with matching rent and utility deposit funds.
5. **New Horizons Disability Empowerment Center** is providing rides to disabled residents of Prescott seeking employment and requiring transportation to the DES facility in Prescott Valley. The program has assisted 18 disabled jobseekers so far.
6. **Fair housing education has been promoted with a joint training by Southwest Fair Housing, NACOG and City of Prescott**, with an event held on April 23rd, 2015. Information and resources on fair housing is also posted on the city website. The city is committed to furthering fair housing education and outreach.

The City is the acting local reporting agency for the public to voice their concerns if they suspect housing discrimination. The CDBG Program Administrator is assigned this duty and shall document and direct citizen complaints on fair housing. The website and resources have been reviewed to confirm current information, posters and fair housing information is also available at City Hall or by contacting the CDBG grant administrator at cdbg@prescott-az.gov or by calling 928-777-1143.

Public Facility Projects:

Prescott Area Shelter Services is completing code compliance conditions and facility improvements for their new family shelter facility scheduled to open summer 2015. The project's fire alarm system has been installed; additional code requirements including an ADA bathroom, egress windows, and a fire sprinkler system, have been bid out and awarded, and are expected to be completed by July 2015.

The Susan J. Rheem, Family Day Care Services public facility project – outdoor facility improvements which include, drainage improvements, security fencing, patio replacement and a covered Ramada area, is currently under construction and expected to be completed by the end of the 2014 program year, June 2015.

The Dexter Neighborhood continues to receive CDBG funding support using local capital and CDBG development funds to sustain an ongoing low to moderate income area revitalization. In program year PY2013, the Short and Meany Street road development project included engineering services to design off site road improvements.

The PY2014 allocated \$200,000 to the South Dexter Neighborhood road construction budget leveraging \$140,000 of CDBG funds with \$60,000 of City of Prescott capital improvement funds. The outcome is projected to complete construction of the Short and Meany Street by the end of June 2015. The offsite road improvements are scheduled to be completed by the end of calendar year 2016 and will provide needed neighborhood infrastructure road improvements. The road construction is near a proposed local housing project that is ready to develop five affordable single family homes.

Collective public and private intentions are to develop required public infrastructure that supports organizations ready and able to increase affordable housing stock that offer access to shopping, schools and the hospital.

COMMUNITY DEVELOPMENT PROJECTS SUPPORTED BY THE CITY AND/OR FEDERAL, STATE OR LOCAL RESOURCES

Low Income Housing Tax Credits (LIHTC) / LITFC Bradshaw Senior Apartments

The Bradshaw Senior Apartments, a LIHTC tax-credited complex, consists of 170 units of non-assisted, independent living for seniors who are 62 years of age or older or disabled persons. Currently, 162 units are completed with a waiting list of prospective tenants. This project is located in central Prescott, approximately one mile east of the Courthouse Plaza and within one block of public transportation.

The project received site-plan approval in 2008, and the water service agreement was reached with a portion of the City's water supply allocation that was set aside by City Council for affordable housing and workforce housing. According to the last update, 52.2% of the units are rented by households with incomes at or below 50% AMGI; and, 41.3% of the units are rented by households with incomes at or below 40% AMGI. Persons must incomes qualify to be able to rent these apartments.

In February 2015 the Prescott City Council adopted Resolution No. 4278-1487 committing up to \$125,000 for the Bradshaw Senior III project. As a result of the City's commitment affordable senior housing, this project will receive 10 points for Local Government contribution to qualify the project as part of the Arizona Department of Housing 2015 LIHTC Qualified Allocation Plan.

- Phase I: A 46-unit, 3-story senior apartment with 1- 2- and 3-bedroom units. (LIHTC)
- Phase II: A 52-unit family apartment complex of 3 buildings with 2- and 3-bedroom units. (LIHTC)
- Phase III: A 46-unit, 3-story senior apartment building similar to Phase 1. (LIHTC)
- Phase IV: A 20-unit, a 2.5 and 3-story apartment building with 2- and 3-bedroom units. (LITFC)
- Phase V: An 8-unit, 2-story apartment building of 1 bedroom units is still to be constructed.

Habitat for Humanity

Habitat for Humanity has two major, on-going affordable housing projects in addition to several smaller rehabilitation projects. The major projects include:

- Sonora Street – a multi-family, phased development project. The development of this affordable housing project is scheduled to take place within a three- to five-year time frame; however, due to the slow economy, there has been no progress since 2010.
- Madison Cottages – development for five single-family homes are in the planning stage. The platting process was submitted to the City in 2013-2014. The preliminary plat is approved and development is conditional to Short and Meany road construction and offsite improvements.

In support of increasing available affordable housing stock CDBG funds are committed to roadway infrastructure development. In PY2013 funds have been received for engineering services and authorized in the amount of \$25,000 in funding. Development of the roadway and offsite infrastructure cost are proposed for the PY2014. With the development of this public improvement, the habitat for humanity housing project is anticipated to receive final plat approval and the opportunity for housing will increase in the neighborhood by an estimated 5 housing units.

CDBG PROGRAM CONCLUSION

In order for the CDBG program to be effective, housing policies, goals, strategies and activities must be consistently monitored and revised as necessary. The City of Prescott has dedicated planning and engineering staff to coordinate and implement the CDBG program.

Monitoring will occur to insure that the statutory and regulatory requirements of the CDBG program are being met. The grants administrator will determine whether a project is eligible under the CDBG program and the National Objectives of the HUD Program: 1) benefiting low- and moderate-income persons/clientele; 2) preventing or eliminating slums or blight on a spot or area basis; and, 3) addressing an urgent community need.

The grants administrator will conduct monitoring reviews to insure that the programs and activities are being carried out in a timely manner in accordance with the Five-Year Consolidated Plan and Annual Action Plan. In addition, the grants administrator will monitor costs associated with each on-going funded activity. Monitoring will include: determining that the costs are necessary and reasonable in relation to federal guidelines and policies; environmental review; clearance procedures; and reporting procedures.

The City of Prescott will employ several tools of measuring the success of the CDBG activities in meeting local housing and community development needs. HUD requirements will be followed in carrying out the program goals of both the Consolidated Plan and the PY2015 Consolidated Annual Performance and Evaluation Report (CAPER).

2015 CDBG APPLICATION SUMMARY

TOTAL AVAILABLE FOR CONSTRUCTION PROJECTS = \$152,192

TOTAL AVAILABLE FOR PUBLIC SERVICE PROJECTS = \$35,121

<u>FY 2015 APPLICANT</u>	<u>CONSTRUCTION PROJECTS</u>	<u>CDBG REQUESTED</u>	<u>MATCH / OTHER</u>	<u>TOTAL PROJECT</u>	<u>FUNDING ALLOTTED</u>
BOYS AND GIRLS CLUBS OF CENTRAL ARIZONA	1) Renovations at Miller Valley for New BGCCAZ Location	25,100	5,400	30,500	
	2) Aubrey Street Recreational Facilities (construct B-ball Court & Field)	57,140	20,310	77,450	32,632
COALITION FOR COMPASSION AND JUSTICE / OPEN DOOR	Commercial Range Hood for Code Compliance	17,889		17,889	17,889
PRESCOTT AREA HABITAT FOR HUMANITY	Critical Home Repair Program	40,000	5,000	45,000	40,000
WEST YAVAPAI GUIDANCE CLINIC	Parking Lot Asphalt Removal and Replacement at WYGC Cortez Clinic	61,671	6,852	68,523	61,671
TOTAL					152,192

<u>FY 2015 APPLICANT</u>	<u>PUBLIC SERVICE PROJECTS</u>	<u>CDBG REQUESTED</u>	<u>MATCH / OTHER</u>	<u>TOTAL PROJECT</u>	<u>FUNDING ALLOTTED</u>
AGAPE HOUSE OF PRESCOTT	Housing / Case Mentoring	6,525	24,270	30,312	6,525
ALZHEIMERS ASSOCIATION	Helpline Calls / Home Visits / Support Groups for Caregivers and Families	7,500	19,075	26,575	7,500
PRESCOTT AREA SHELTER SERVICES	Rent Deposit / Utility Deposit	10,000	25,000	35,000	10,000
PRESCOTT MEALS ON WHEELS	Help Subsidize Meal Costs	22,118	198,373	220,491	11,096
TOTAL					35,121

MEETING DATE/TYPES: **VOTING MEETING** **5-12-15**

DEPARTMENT: **Public Works**

AGENDA ITEM: Approval of City Contract No. 2015-179 with Civiltec Engineering, Inc., for engineering services for the Crystal Lane Realignment Project in an amount not to exceed \$68,971.00

Approved By:		Date:
Director:	Hash, Henry	05/04/2015
City Manager:	McConnell, Craig	05/06/2015

Item Summary

This item is to award City Contract No. 2015-179 to Civiltec Engineering, Inc., for engineering services for the Crystal Lane Realignment Project in an amount not to exceed \$68,971.00. Geotechnical investigations and post-design services are also included in this contract amount.

The attached scope of services and fee proposal will become Exhibit “A” to the standard City contract for professional services.

Background

The current ADOT construction widening project on SR 89 includes the construction of Deep Well Ranch Road between SR 89 and Ruger Road, just west of the Prescott Airport (see attached map). The existing Crystal Lane intersection with Ruger Road is located south of the new Deep Well Ranch Road roundabout that is being constructed by ADOT. The realignment of Crystal Lane will create a standard four-way intersection with Ruger Road and Deep Well Ranch Road, improving the “north” entrance to the Airport on SR 89.

The project includes geotechnical work, new asphalt-concrete pavement, placement of curb and gutter, drainage improvements, demolition of abandoned water system facilities, an additional parking area for the airport, and modifications to existing parking access as required. The project limits are from the Ruger Road intersection with Deep Well Ranch Road to the Airport entrance at the Crystal Lane and Janine Drive intersection (approximately 300 lineal feet of roadway).

City water and sewer facilities were evaluated, and it was determined that neither capacity nor condition upgrades to water and sewer facilities are needed in the project area. As the design progresses and utilities investigations are conducted, the necessity of utility

Agenda Item: Approval of City Contract No. 2015-179 with Civiltec Engineering, Inc., for engineering services for the Crystal Lane Realignment Project in an amount not to exceed \$68,971.00

relocations will be determined.

Procurement

In January 2015, the City issued a request for statements of qualifications from design professionals for this project. Four (4) proposals were received:

<u>Company</u>	<u>Location</u>
CivilTec Engineering	Prescott, AZ
Kelley-Wise Engineering	Prescott, AZ
Shephard-Wesnitzer, Inc.	Prescott, AZ
Woodson Engineering	Flagstaff, AZ

The statements of qualifications were evaluated, with CivilTec Engineering emerging as the top-ranked firm. Subsequently, the scope of services and negotiation of the associated consultant fees were successfully completed.

Project Schedule

Engineering is scheduled to be completed within eight (8) months of the Notice to Proceed according to the schedule below.

Award of Contract	May 12, 2015
Notice to Proceed (NTP)	Week of May 18, 2015
Pre-Design Meeting	Week of May 18, 2015
Design Completion	January 2016

Financial Impact

The total estimated cost of realignment project construction is \$400,000.00. The design phase engineering services are 13.6% of the estimated construction cost. The balance of the contract amount is for post-design/construction services and contingencies. Since this is a small project, the percentage of construction cost for design services is slightly higher than typical.

Funding for the contract is available from the Streets and Open Space Fund.

Attachments

1. Scope and Fee Proposal
2. Project Vicinity Map

Recommended Action: MOVE to approve City Contract No. 2015-179 with Civiltec Engineering, Inc., for engineering services for the Crystal Lane Realignment Project in an amount not to exceed \$68,971.00.



Civil, Water, Wastewater, Drainage and Transportation Engineering
Construction Management • Surveying
California • Arizona

March 30, 2015

Mr. Ben Mokhtari
Project Manager
Prescott Public Works Department
433 N. Virginia Street
Prescott AZ 86302

Subject: Scope of Services for Professional Engineering and Surveying Services for the Crystal Lane Realignment Project

Dear Mr. Mokhtari:

We are pleased to provide a scope of services and fee estimate for the subject project. The following services will be performed...

The Crystal Lane Realignment project generally includes design of up to 500 lineal feet of roadway including curb, gutter, sidewalk on one side, (Crystal Lane, Janine Drive) drainage appurtenances required for the reconstructed areas, demolition of abandoned water facilities, additional parking area for the airport if feasible, and modifications to existing parking access as required.

PHASE 1 – PRELIMINARY DESIGN SERVICES

Task 1: Project Kickoff meeting

This task includes attendance of Project Manager and Engineer at the project kickoff meeting. This meeting is envisioned to capture information relative to the project.

Task 2: Project Research

This task includes research of existing maps, plats, assessor's maps, City GIS data, City supplied water, sanitary, and storm as-built plans, and record utility mapping data from all utility companies for use in developing a general understanding of utility locations, types, and dispositions for use in development of project base maps which in turn will be used to develop project plans.

Task 3: Alternate Alignment Analysis

This task includes evaluating up to four (4) alignment alternatives, including performing traffic projections based on traffic counts, projections from the Airport Master Plan provided by the City, and other pertinent information provided by the City, alternate pro & con list, planning level estimate for each alternate, and a final recommendation. This task also includes a meeting to review and pick the preferred alternate for design. The four alignment alternatives are as follows:

- Janine tie-in to Ruger Road, Crystal Lane tee
- Crystal Lane tie-in to Ruger Road, Janine tee

- Traffic circle at Janine /Crystal intersection
- Round-a-bout at Ruger/Deep Well Ranch intersection

Task 4: Field Survey and Data Reduction

This task includes establishing project control with ties to section lines/corners, development of base mapping including coordination with utility companies to obtain painted locations of underground utilities and as a guide for further underground utility discovery techniques, surveyed locations of germane site improvements, topography, and downloading and reduction of survey data in a format to be utilized in base drawing for project design purposes.

Task 5: Base Map Preparation

This task includes preparation of a digital project base map including all surveyed data, generation of contours (1'), right-of-way data, property line stub-outs, and germane planimetric features.

PHASE 2 – PRELIMINARY DESIGN SERVICES

Task 1: Geotechnical Investigation

This task includes providing four (4) geotechnical borings, lab work, geotechnical calculations, structural section recommendations for pavement, base, subgrade treatment, and other possible subgrade enhancement measures for the street improvements, and report all conducted by our sub-consultant ETC, Inc.

Task 2 Cultural and Biological Clearance Investigations

This task includes providing a biological survey, cultural survey, and final report for the project area by our sub-consultant Biozone, Inc.

Task 3 Asbestos and Lead Testing

This task includes the testing of materials in the existing PRV vault and PRV building located on the project site that are scheduled for demolition under this project. The presence or absence of asbestos and lead (paint) allows the contract documents to properly reflect the work, increasing cost efficiency. The fee for this task has been estimated based on conversations with several different firms. Actual costs plus 15% overhead and profit would be billed for this task.

Task 4: Preliminary Design Reports

This task includes preparation of preliminary drainage and roadway design reports which will contain preliminary descriptions of elements of design associated with the project.

- The drainage report will include a hydrologic analysis including off-site areas bounded by SR 89 on the west, the Airport boundary on the south, and Bottleneck Wash on the north. Runoff will be analyzed for the 2, 5, 10, 25, 50, and 100 year events, on-site storm infrastructure required for this project (culverts, catch basins, storm pipe system, etc.) will be in accordance with City of Prescott Drainage Criteria Manual, November 1996.
- The roadway design report will include brief discussions of existing and proposed conditions, current and projected traffic counts, and standards followed for roadway geometric design.

Task 5: 30% Plan and Estimate Development

This task includes development of 30% plans for all improvements. Project design plans will be prepared at a scale of 1"=20 feet horizontally and 1"=4 feet vertically for profile views. Plans will consist of construction plan sheets showing horizontal and vertical alignments, existing water

valves, sewer manholes, or other utility data within the surveyed project prism noted above. Design will include analysis of the need for roadway lighting and determination of location(s) of lights if required, and the location of conduits for future traffic signalization. Power supply design and installation of any required street lighting will be the responsibility of Arizona Public Service. Plan notes will be omitted from this submittal. Detail sheets will be provided for roadway improvements. A preliminary cost estimate will be generated based on 30% plans. Specifications will not be provided for the 30% design submittal.

Task 6 Establish Additional R/W and TCE's

This task includes establishing and delineating on the plans additional right-of-way and temporary construction easements anticipated for the project. For fee purposes, it is anticipated there will be two separate owners of record that will require work under this task.

Task 7 3rd Party Utility Coordination

This task includes conducting a meeting with utility company representatives via a utility coordination meeting held in our office. All utility companies will be invited to attend this meeting. We will provide the City copies of minutes from this meeting. We will also provide full sets of the 30% project plans to said utility companies and provide copies of transmittal letters to the City. Civiltec will obtain utility clearance letters from all 3rd party utility companies.

Task8: 30% Review Meeting

This task includes attendance at a meeting between City forces and our engineers after City review and issuance of comments on the 30% plan submission.

Task 9 Monthly Progress Meetings

This task includes attending one (1) monthly progress meeting between City staff and engineers from Civiltec Engineering during this phase.

Task 10 Public Meeting and Outreach

This task includes outreach to local businesses, a project hotline and public issues log, attending up to two design meetings, web page updates, eNews releases, database development and maintenance tracking interested parties, a public involvement summary that will be included as an appendix in the final design report, scheduling and conducting a public meeting based on the 30% design document concepts. Public meeting activities will include notification fliers, business outreach, promotion of the public meeting, and documentation of all comments made at the meetings, project website, and other means of correspondence performed by our sub-consultant BetaPr.

PHASE 3 – 90% DESIGN SERVICES

Task 1 Utility Potholes

This task includes providing up to eight (8) utility potholes as required at strategically chosen locations and includes field survey of the northing, easting, and elevation coordinates and description of the potholed utility. This task also includes preparation of a pothole data sheet on standard City of Prescott form for each successfully located and surveyed utility. Potholes will be performed by our sub-consultant Fann Environmental, LLC.

Task 2: Finalize Design Reports

This task includes making any final alterations necessary to the design reports in accordance with the final design concept.

- The drainage report will include a hydrologic analysis including off-site areas bounded by SR 89 on the west, the Airport boundary on the south, and Bottleneck Wash on the north. Runoff will be analyzed for the 2, 5, 10, 25, 50, and 100 year events, on-site storm infrastructure required for this project (culverts, catch basins, storm pipe system, etc.) will be in accordance with City of Prescott Drainage Criteria Manual, November 1996.
- The roadway design report will include brief discussions of existing and proposed conditions, current and projected traffic counts, and standards followed for roadway geometric design.

Task 3: 90% Plans, Specifications, and Estimate Development

This task includes continued development and inclusion of 30% design comments for preparation of 90% plans. Plans will consist of further development of construction plan sheets and detail sheets for project appurtenances. The project specifications will be prepared in accordance with City guidelines. Front end contract documents will be created and developed by City Staff. An updated cost estimate will be generated based on 90% plans.

Task 4: Finalize Additional R/W, TCE's Legals, and Title Reports

This task includes finalizing the additional right-of-way, temporary construction easements, a legal description for each, and obtaining title reports for each parent parcel that acquisition is anticipated from. For fee purposes, it is anticipated there will be two separate owners of record that will require work under this task.

Task 5 R/W Acquisition Assistance & Staking

This task includes assisting the City during the acquisition process which includes attending up to two (2) meetings with the City and landowners to explain the need for the acquisition, and staking proposed acquisitions prior to the landowner meetings.

Task 6: 3rd Party Utility Coordination

This task includes conducting a meeting with utility company representatives via a utility coordination meeting held in our office. All utility companies will be invited to attend this meeting. We will provide the City copies of minutes from this meeting. We will also provide full sets of the 90% project plans to said utility companies and provide copies of transmittal letters to the City. Civiltec will obtain utility clearance letters from all 3rd party utility companies.

Task 7: 90% Review Meeting

This task includes attendance at a meeting between City forces and our engineers after City review and issuance of comments on the 90% plan submission.

Task 8: Public Meeting and Outreach

This task includes outreach to local businesses, a project hotline and public issues log, attending up to two design meetings, web page updates, eNews releases, database development and maintenance tracking interested parties, a public involvement summary that will be included as an appendix in the final design report, scheduling and conducting a public meeting based on the 30% design document concepts. Public meeting activities will include notification fliers, business outreach, promotion of the public meeting, and documentation of all comments made at the meetings, project website, and other means of correspondence performed by our sub-consultant BetaPr.

Task 9 Monthly Progress Meetings

This task includes attending one (1) monthly progress meeting between City staff and engineers from Civiltec Engineering during this phase.

PHASE 4 – FINAL PLAN DESIGN SERVICES

Task 1: 100% Plans, Specifications, and Estimate Development

This task includes continued development and inclusion of 90% design comments for preparation of 100% plans. Plans will consist of further development of construction plan sheets and detail sheets for project appurtenances. A furtherance of the 90% project specifications will be prepared. Front end contract documents will be created and developed by City Staff. An updated cost estimate will be generated based on 100% plans. The final plans will be in AutoCAD version 2014 based on the City coordinate system. All data required to be provided to the FAA for clearances will be converted to the NGS system used on airport projects. Digital copies of final Plans, Specifications, Estimates and all design reports will be in PDF format. This also includes a PDF packet of all Geotechnical Reports and pavement section recommendations.

It is anticipated that the final plan set will consist of 15 sheets noted as follows:

- *Cover Sheet*
- *2 General Notes Sheets, including FAA Notes & Regulations*
- *4 Plan & Profile Sheets*
- *2 New Parking Lot Grading/Site plan sheets*
- *Signage & Striping Sheet*
- *PRV Vault/Station Demolition Sheet*
- *Existing Parking Lot Approach Detail Sheet*
- *3 Standard Detail Sheets*

Task 2: R/W Record of Survey

This task includes setting monuments and filing a Record of Survey with the Yavapai County Clerk for the newly acquired right-of-way.

PHASE 5 – BIDDING PHASE SERVICES

Task 1: Pre-Bid Meeting

This task includes attendance at the Pre-Bid meeting to answer questions relating to the project or contract documents. It is anticipated that City forces will conduct said meeting, record minutes, issue project clarifications and addenda as needed.

Task 2 Prepare Addenda

This task includes preparing all addenda that may be required prior to bid opening including clarifications and plan and/or specification changes. All addenda material shall be sealed by the engineer of record and provided to the City for distribution.

PHASE 6 – POST DESIGN CONSTRUCTION PHASE SERVICES

Task 1: Pre-Construction Meeting

This task includes attendance of our Project Manager and RE/Observer at the contractor Pre-Construction meeting to answer questions or clarify the contract documents. It is anticipated that City forces will conduct said meeting, record minutes, and issue project clarifications as needed.

Task 2 Establish Survey Control

This task includes setting two survey control points on site with Northing, Easting, and Elevation data shown on plans, and set via use of the City's modified state plane coordinate system (on ground).

Task 3 Submittal Review

This task includes review of up to ten (10) technical submittals and any subsequent reviews that may be required.

Task 4 RFI Responses

This task includes review of up to eight (8) contractor Requests for Information.

Task 5 Weekly Construction Meetings

This task includes attendance at up to eight (8) weekly construction meetings. It is anticipated that City forces will conduct said meeting, record and issue minutes. At each meeting, the weeks anticipated work will be discussed and a tentative schedule for required as-built surveying (underground items) shall be provided to minimize inconvenience for all parties. A construction duration of eight (8) weeks has been used for fee calculations.

Task 6 Limited Construction Inspection

This task includes limited construction inspection sufficient to keep apprised of the status and all changes deemed necessary by the City during construction to conform with the requirements established to certify construction, act as the Engineer of Record, and produce as-constructed plans. A construction duration of eight (8) weeks has been used for fee calculations.

Task 7 As-Built Surveying

This task includes survey crew observations of critical constructed data such as final centerline profiles, major water, sewer, and storm system appurtenances, curb and gutter horizontal and vertical locations, culvert and ditch inverts, fences, etc., relating to this project. Coordination regarding all items expected to be worked on during the week shall be discussed during the weekly construction meeting between the City, contractor, and Civiltec to enable as-built surveying of important (underground work) to be scheduled to minimize inconvenience for all parties.

Task 8 As-Constructed Plans and Certifications

This task includes the preparation of sealed as-constructed (record) plans in digital form, and all certifications required by state or county entities at the completion of construction.

PHASE 7 – PROJECT MANAGEMENT, COORDINATION

Task 1: FAA Coordination

This task includes coordination with the FAA through the Prescott Airport Manager to ensure compliance with FAA regulations, required clearances, notices, etc., as to not delay the project.

Task 2 Project Management

This task includes general project management, correspondence, and processing for the project.

Task 3 Project Reimbursables

This task includes coverage for direct reimbursables associated with the project such as miscellaneous reproduction costs, mail, photocopies, mileage, etc.

Task 4 Contract Allowance

This task includes an allowance for additional or modified services as directed by the City.

PROJECT EXCLUSIONS

The following items are specifically excluded from the scope of work for this project:

- Traffic counts/data collection for the project area to be performed by others.
- ADEQ Approval to Construct/Approval of Construction/Engineer's Certification of Completion
- Roadway lighting poles and power supply to be designed by others.
- Design of existing parking lot modifications beyond changing approach grades from the new roadways.
- Printing plans, specifications and contract documents required for bidding and construction purposes.
- Application and processing of all required permits including complete environmental compliance.

Fees for the aforementioned services will be billed at phase level on a lump sum not to exceed basis with the exception of asbestos and lead testing. The asbestos and lead testing services will be based on actual costs plus 15% overhead and profit.

Thank you for the opportunity to be of helpful service.

CIVILTEC ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Jeffrey A. Fanning", with a stylized flourish at the end.

Jeffrey A. Fanning, P.E., Project Manager

cc: file

Project Name: Crystal Lane Realignment Project

Time and Fee Estimate

Date: 03/27/2015

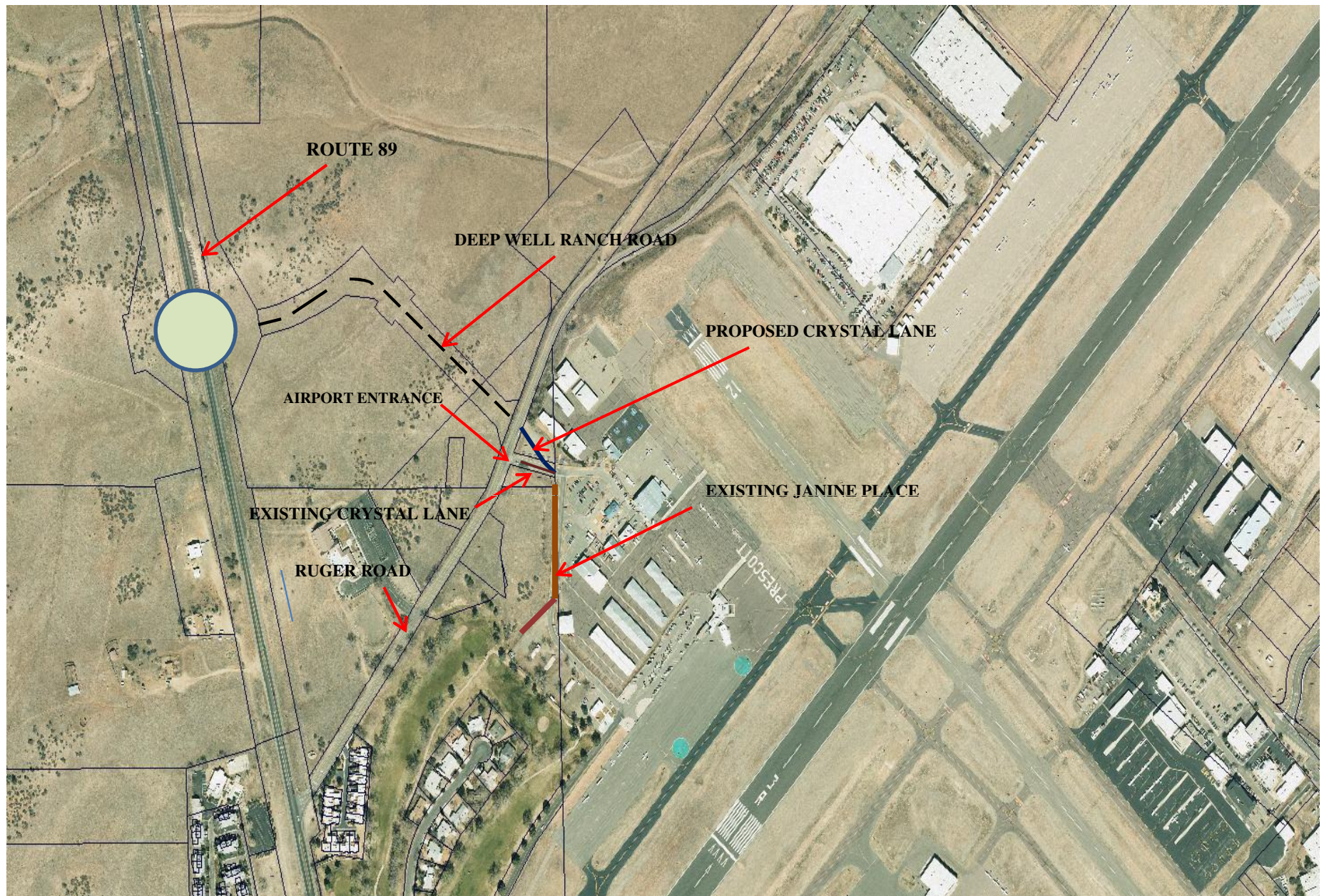
	RATE SCHEDULE 3	HOURS									SUB-CONSULTANT	REIMBURSIBLE COSTS	TOTAL COST
		PRINCIPAL IN CHARGE	PROJECT MANAGER	PROJECT ENGINEER	DESIGNER/ DRAFTER	RESIDENT ENG OBSERVER	SURVEY MANAGER	STAFF SURVEYOR	SURVEY TECHNICIAN	1 MAN SURVEY CREW			
		\$ 185.00	\$ 150.00	\$ 135.00	\$ 105.00	\$ 100.00	\$ 140.00	\$ 120.00	\$ 95.00	\$ 125.00			
PHASE 1	Preliminary Design Services												
Task 1	Kickoff Meeting		2	2							\$ -		\$ 570.00
Task 2	Project Research				4				4		\$ -		\$ 800.00
Task 3	Alternate Alignment Analysis (Four)	2	8	24	32						\$ -		\$ 8,170.00
Task 4	Field Survey & Data Reduction								4	24	\$ -		\$ 3,380.00
Task 5	Base Map Preparation			2	12				2		\$ -		\$ 1,720.00
		2	10	28	48	0	0	0	10	24		Phase Subtotal	\$ 14,640.00
Phase 2	Preliminary Design (30%)												
Task 1	Geotechnical Investigation			1							\$ 3,473.00		\$ 3,608.00
Task 2	Cultural & Biological Clearance Investigations			1							\$ 1,898.00		\$ 2,033.00
Task 3	Asbestos & Lead Testing (Estimated)										\$ 2,300.00		\$ 2,300.00
Task 4	Preliminary Design Reports	2	2	40	16						\$ -		\$ 7,750.00
Task 5	Develop 30% Plans	2	2	32	48						\$ -		\$ 10,030.00
Task 6	Establish Additional R/W and TCP's			2							\$ -		\$ 270.00
Task 7	3rd Party Utility Coordination				4						\$ -		\$ 420.00
Task 8	30% Plan Review Meeting		2		2						\$ -		\$ 510.00
Task 9	Monthly Progress Meeting		2	2							\$ -		\$ 570.00
Task 10	Public Outreach, Public Meeting		4		3						\$ 3,680.00		\$ 4,595.00
		4	12	78	73	0	0	0	0	0		Phase Subtotal	\$ 32,086.00
Phase 3	90% Design Services												
Task 1	Utility Potholes				4					4	\$ 3,698.00		\$ 4,618.00
Task 2	Finalize Design Reports	2	2	16							\$ -		\$ 2,830.00
Task 3	Develop 90% Plans	4	8	16	32						\$ -		\$ 7,460.00
Task 4	Finalize Additional R/W, TCE's, Legals, and Title Reports			4				8			\$ -	\$ 500.00	\$ 2,000.00
Task 5	R/W Acquisition Assistance/Staking			4					2	8	\$ -		\$ 1,730.00
Task 6	3rd Party Utility Coordination		2	2	4						\$ -		\$ 990.00
Task 7	90% Plan Review Meeting		2		2						\$ -		\$ 510.00
Task 8	Monthly Progress Meeting		2	2							\$ -		\$ 570.00
Task 9	Public Outreach, Public Meeting		4		3						\$ 3,680.00		\$ 4,595.00
		6	20	44	45	0	0	8	2	12		Phase Subtotal	\$ 25,303.00
Phase 4	Final Plan Design Services										\$ -		
Task 1	Develop Final Plans	2	4	8	12						\$ -		\$ 3,310.00
Task 2	R/W Record of Survey	2			4		2	8		8	\$ -		\$ 3,030.00
		4	4	8	16	0	2	8	0	8		Phase Subtotal	\$ 6,340.00

Project Name: Crystal Lane Realignment Project

Time and Fee Estimate

Date: 03/27/2015

		HOURS									SUB-CONSULTANT	REIMBURSIBLE COSTS	TOTAL COST
	RATE SCHEDULE 3	PRINCIPAL IN CHARGE	PROJECT MANAGER	PROJECT ENGINEER	DESIGNER/ DRAFTER	RESIDENT ENG OBSERVER	SURVEY MANAGER	STAFF SURVEYOR	SURVEY TECHNICIAN	1 MAN SURVEY CREW			
		\$ 185.00	\$ 150.00	\$ 135.00	\$ 105.00	\$ 100.00	\$ 140.00	\$ 120.00	\$ 95.00	\$ 125.00			
Phase 5	Bidding Phase Services												
Task 1	Pre-Bid Meeting		2								\$ -		\$ 300.00
Task 2	Prepare Addendum(s)		4		2						\$ -		\$ 810.00
		0	6	0	2	0	0	0	0	0		Phase Subtotal	\$ 1,110.00
Phase 6	Post Design Construction Services (Assumed 8 weeks)												
Task 1	Pre-Construction Meeting		2			2					\$ -		\$ 500.00
Task 2	Establish/Place Survey Control									4	\$ -		\$ 500.00
Task 3	Submittal Review		2	2		8					\$ -		\$ 1,370.00
Task 4	RFI Responses		2	4		4					\$ -		\$ 1,240.00
Task 5	Weekly Construction Meetings (Assumed 8)		2	4		8					\$ -		\$ 1,640.00
Task 6	Limited Construction Inspection (Assumed 8 weeks)					40					\$ -		\$ 4,000.00
Task 7	As-Built Survey									8	\$ -		\$ 1,000.00
Task 8	As-Constructed Plans & Certifications		1	4	8						\$ -		\$ 1,530.00
		0	9	14	8	62	0	0	0	12		Phase Subtotal	\$ 11,780.00
Phase 7	Project Management, Coordination												
Task 1	FAA Coordination		4	12				4			\$ -		\$ 2,700.00
Task 2	Project Management		16								\$ -		\$ 2,400.00
Task 3	Project Reimbursables										\$ -	500	\$ 500.00
Task 4	Contract Allowance										\$ -		\$ 3,000.00
		0	20	12	0	0	0	4	0	0		Phase Subtotal	\$ 8,600.00
											Design Phase Subtotal		\$ 63,338.00
											Sub-Consultant Subtotal		\$ 15,031.00
											Design Phase Services Total		\$ 78,369.00
											Post Design Phase Services		\$ 12,890.00
											Project Management		\$ 8,600.00
	HOURS	16	81	184	192	62	2	20	12	56			
	BUDGET	\$ 2,960.00	\$ 12,150.00	\$ 24,840.00	\$ 20,160.00	\$ 6,200.00	\$ 280.00	\$ 2,400.00	\$ 1,140.00	\$ 7,000.00	\$ 15,031.00	\$ 1,000.00	\$ 99,859.00



CRYSTAL LANE REALIGNMENT PROJECT

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Public Works

AGENDA ITEM: Award of City Contract No. 2015-183 to SAK Construction, LLC, for cured-in-place sewer pipe rehabilitation during a two-year period on an as-need basis, utilizing pricing through The Cooperative Purchasing Network (TCPN) Contract No. R5143, in an amount not to exceed \$1,500,000.00 (Wastewater Fund)

Approved By:

Date:

Director:	Hash, Henry	05/04/2015
City Manager:	McConnell, Craig	05/06/2015

Item Summary

This item is to secure a unit price contract for the rehabilitation of sanitary sewer mains by installation of Cured-in-Place Pipe (CIPP). The contract is necessary to support the City's ongoing program to reline deteriorated sewer mains within the wastewater collection system. A short video will be presented at the meeting for familiarization with this rehabilitation method.

Cured-in-Place Pipe related work will be procured by use of The Cooperative Purchasing Network (TCPN) unit price contract with SAK Construction, LLC. A scope of work will be submitted to SAK, and subsequent pricing in an amount not to exceed the TCPN unit bid prices will form the basis for procurement.

Background

To meet the basic infrastructure needs of providing for adequate conveyance of wastewater for the City's residents and businesses, the City annually budgets funds for the repair and/or replacement of aging sewer mains. These mains are typically 6-inch in diameter, often constructed of Vitrified Clay Pipe (VCP) and are plagued by fractures, offset joints, root intrusion and have the potential for failure from collapse. In numerous instances this type of pipe has been the origin of sanitary sewer overflows due to damage caused by root intrusion and poor installation during construction. Rehabilitation of these lines improves the collection system by ensuring adequate capacity, reducing sanitary sewer overflows and decreasing maintenance costs.

Previous projects using CIPP have proven to be an effective, long-lasting, and

Agenda Item: Award of City Contract No. 2015-183 to SAK Construction, LLC, for cured-in-place sewer pipe rehabilitation during a two-year period on an as-needed basis, utilizing pricing through The Cooperative Purchasing Network (TCPN) Contract No. R5143, in an amount not to exceed \$1,500,000.00 (Wastewater Fund)

economical alternative to replacing sewer lines. The CIPP process rehabilitates sewer mains that are repairable and not in need of upsizing for additional capacity. This unit price contract will be applied to several projects that fit the criteria for CIPP, identified while performing Closed Circuit Television (CCTV) inspections. Initial projects for which this technology is proposed to be used include (see map):

- Approximately 5,350 lineal feet of 10-12-inch ductile iron pipe along White Spar Road
- Approximately 1,080 lineal feet of 8" VCP near Old Stage Road
- Approximately 350 lineal feet of 18-inch VCP west of Dameron Drive
- Approximately 425 lineal feet of 6" VCP along Gurley Street
- Approximately 370 lineal feet of 8" VCP near Smoke Tree Lane
- Approximately 300 lineal feet of 10" VCP near Walnut Grove

Schedule

Pending award of a contract and scheduling arrangements, initial work could begin as early as June 2015. Work will continue on an as-needed basis, as CCTV inspections are performed and pipe conditions justify the need for immediate repairs through the end of the two-year contract term.

Financial Impact

Funding for the contract has been budgeted and is available in the Wastewater Fund.

Attachments

1. TCPN Contract No. R5143
2. TCPN CIPP Price Sheet
3. Map of Initial Projects

Recommended Action: MOVE to award City Contract No. 2015-183 to SAK Construction, LLC, for cured-in-place sewer pipe rehabilitation during a two-year period on an as-needed basis, utilizing contract pricing through The Cooperative Purchasing Network (TCPN) Contract No. R5143, in an amount not to exceed \$1,500,000.00.



January 6, 2015

Mr. Boyd Hirtz
Vice President
SAK Construction, LLC
864 Hoff Road
O'Fallon, Missouri 63366

Re: Renewal of Contract # R5143

Dear Mr. Hirtz:

Per official action taken by the Board of Directors of Education Service Center, Region 4 on December 9, 2014, The Cooperative Purchasing Network (TCPN) is pleased to announce that SAK Construction, LLC has been awarded an annual contract renewal for the following, based on the sealed proposal submitted to Region 4 on January 25, 2012, and subsequent performance thereafter:

Contract

Trenchless Technology Rehabilitation and Related Items & Services

The contract will expire on March 31, 2016, completing the fourth year of a possible five-year term of contract. **If your company is not in agreement, please contact TCPN immediately.**

The partnership between SAK Construction, LLC and Region 4 can be of great help to participating agencies. Please provide copies of this letter to your sales representative(s) to assist in their daily course of business.

If you have any questions or concerns, please feel free to contact Deborah Bushnell at 713.554.0460.

Sincerely,

Jason Wickel
President

TAB 6 – PRICING

Not to Exceed Pricing

- TCPN requests pricing be submitted as not to exceed for any participating entity.
- Unlike fixed pricing the awarded vendor can adjust submitted pricing lower if needed but, cannot exceed original pricing submitted for solicitation.
- Vendor must allow for lower pricing to be available for similar product and service purchases.

Note: All proposers should complete the following pricing schedule:

TCPN - Trenchless Technology Rehabilitation

Section A: Cured-in-place pipe (CIPP) reconstruction of gravity sewers	Quantity	Unit	Unit Price
6" x 4.5mm	1	LF	\$ 41.00
8" x 4.5mm	1	LF	\$ 31.50
10" x 6.0mm	1	LF	\$ 42.00
12" x 6.0mm	1	LF	\$ 58.00
15" x 7.5mm	1	LF	\$ 66.50
18" x 9.0mm	1	LF	\$ 82.50
21" x 9.0mm	1	LF	\$ 110.50
24" x 10.5mm	1	LF	\$ 133.00
27" x 10.5mm	1	LF	\$ 156.50
30" x 12.0mm	1	LF	\$ 184.50
33" x 12.0mm	1	LF	\$ 206.00
36" x 12.0mm	1	LF	\$ 246.50
42" x 13.5mm	1	LF	\$ 287.85
48" x 15.0mm	1	LF	\$ 412.00
54" x 18.0mm	1	LF	\$ 543.50
6" & 8" Additional 1.5mm	1	LF	\$ 1.00
10" & 12" Additional 1.5mm	1	LF	\$ 2.00
15" & 18" Additional 1.5mm	1	LF	\$ 10.00
21" & 24" Additional 1.5mm	1	LF	\$ 15.00
27" Additional 1.5mm	1	LF	\$ 25.00
30" Additional 1.5mm	1	LF	\$ 25.00
33" Additional 1.5mm	1	LF	\$ 30.00
36" Additional 1.5mm	1	LF	\$ 30.00
42" Additional 1.5mm	1	LF	\$ 40.00
48" Additional 1.5mm	1	LF	\$ 50.00
54" Additional 1.5mm	1	LF	\$ 60.00
6" - 10" Backyard Easement Setup Per Install Length	1	LF	\$ 4.00
12" - 18" Backyard Easement Setup Per Install Length	1	LF	\$ 10.00
Timber Matting for Large Diameter Setup	1	SY	\$ 20.00
Internal Reconnection of service connection by robotic cutter	1	EA	\$ 240.00
Sealing of service connection w/chemical grouting after internal reconnection, minimum quantity of 15 to be completed per mobilization.	1	EA	\$ 405.00

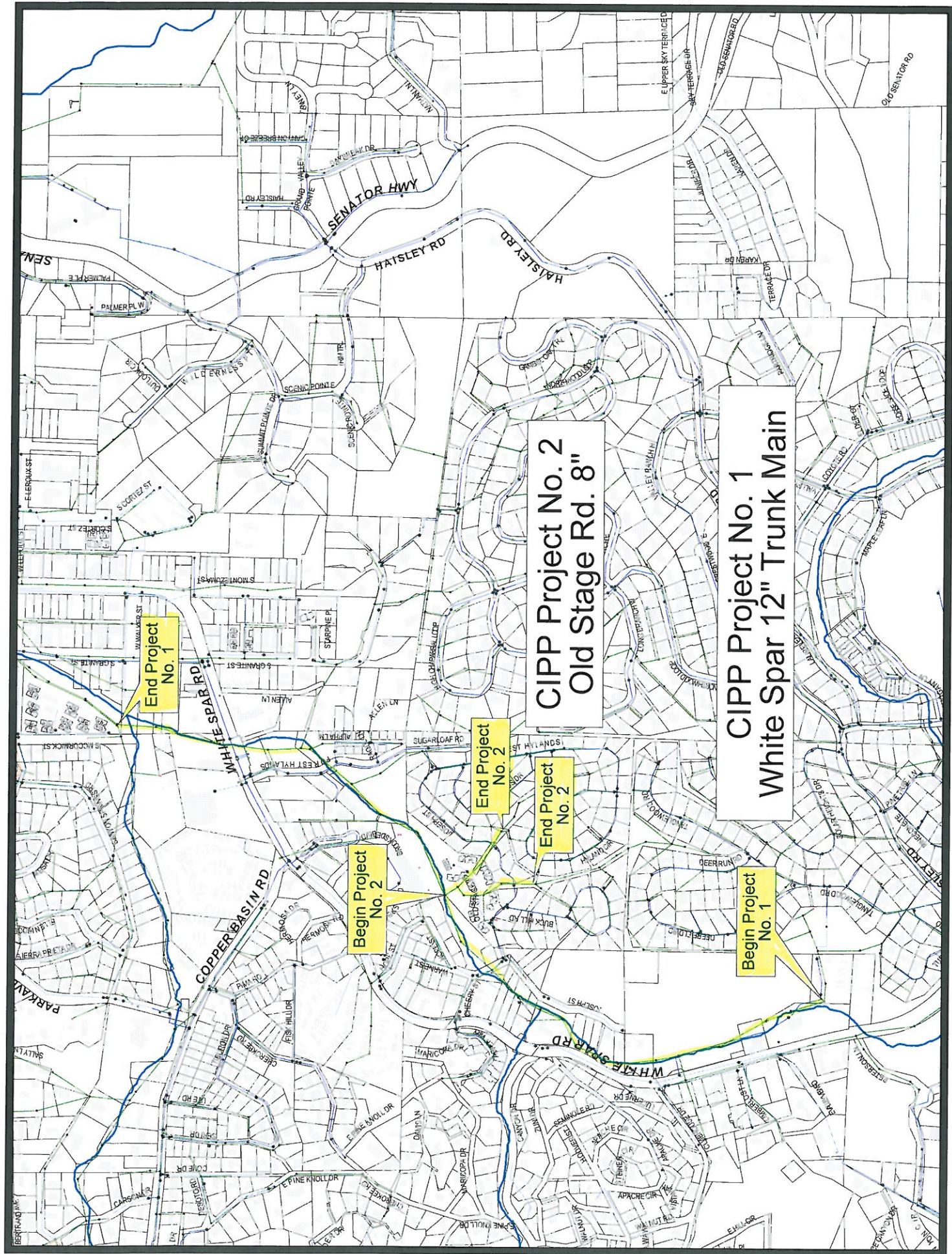
Note: Any CIPP over 54" will be on an individual quote basis.

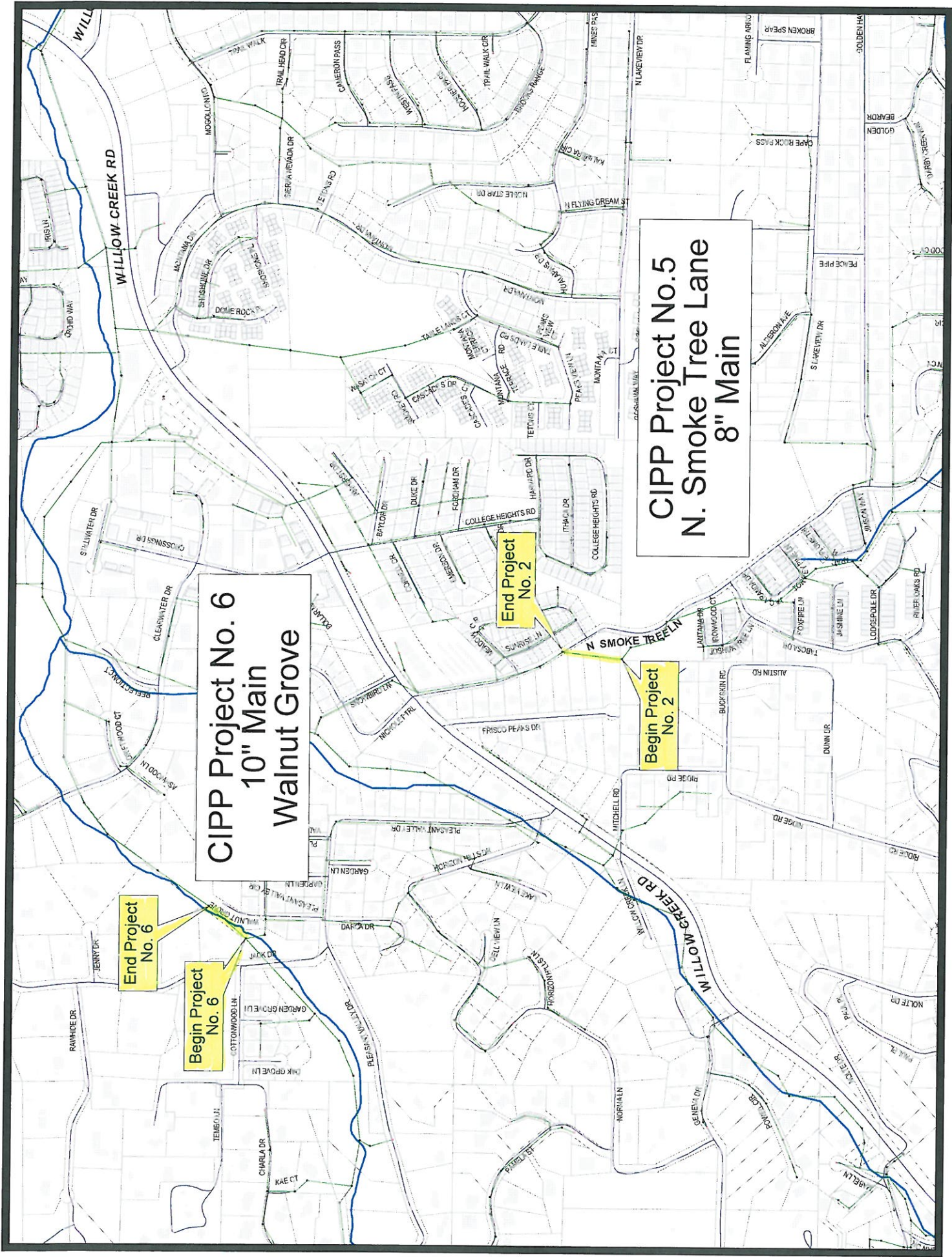
Section B: Clean/TV & Evaluation for Gravity Sewers

6" - 12" Clean & TV sewer	1	LF	\$ 5.50
15" - 21" Clean & TV sewer	1	LF	\$ 11.25
24" - 33" Clean & TV sewer	1	LF	\$ 19.75
36" & 42" Clean & TV sewer	1	LF	\$ 30.50
48" & 54" Clean & TV sewer	1	LF	\$ 50.50
6" - 15" Post TV Inspection after Rehabilitation	1	LF	\$ 2.50
18" - 27" Post TV Inspection after Rehabilitation	1	LF	\$ 4.00
30" or Larger Post TV Inspection after Rehabilitation	1	LF	\$ 5.50
Re-setup for clean & TV Inspection Due to Point Repairs	1	EA	\$ 155.00
Root Removal	1	LF	\$ 3.00
Grease Removal	1	LF	\$ 3.00
Other Remote Obstruction Removal (max. 10 LF)	1	EA	\$ 1375.00
Above Ground Physical Inspection	1	LF	\$ 4.00

Section C: Bypass for gravity sewers and associated items

Set Up 4" Pump (Per Pump)	1	EA	\$ 455.00
Set Up 6" Pump (Per Pump)	1	EA	\$ 1060.00
Set Up 8" Pump (Per Pump)	1	EA	\$ 1513.00
Set Up 12" Pump (Per Pump)	1	EA	\$ 2675.00
Set Up 4" Piping	1	LF	\$ 37.50
Set Up 6" Piping	1	LF	\$ 46.50
Set Up 8" Piping	1	LF	\$ 80.00
Set up 12" Piping	1	LF	\$ 110.00
Set up 18" Piping	1	LF	\$ 135.00
Operate 4" Pumping System	1	DAY	\$ 95.00
Operate 6" Pumping System	1	DAY	\$ 715.00
Operate 8" Pumping System	1	DAY	\$ 1145.00
Operate 12" Pumping System	1	DAY	\$ 1845.00
Bypass - Driveway Ramp (Setup, Operate, Maintain)	1	EA	\$ 465.00
Bypass - Street Ramp (Setup, Operate, Maintain)	1	EA	\$ 465.00
Bypass - Street Trenching for 8" Pipe (Setup, Operate, Maintain)	1	LF	\$ 68.00
Bypass - Street Trenching for 12" Pipe (Setup, Operate, Maintain)	1	LF	\$ 91.00
Bypass - Street Trenching for 18" Pipe (Setup, Operate, Maintain)	1	LF	\$ 113.50
Bypass Plan (3rd Party Certified)	1	EA	\$ 2170.00





CIPP Project No. 6
10" Main
Walnut Grove

CIPP Project No. 5
N. Smoke Tree Lane
8" Main

End Project
No. 6

Begin Project
No. 6

End Project
No. 2

Begin Project
No. 2

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Field and Facilities Services

AGENDA ITEM: Award of City Contract No. 2015-180 for painting five (5) City fire station equipment bays to Riddle Painting and Coatings Company in the amount of \$35,088.00 (General Fund)

Approved By:

Date:

Director:	Miller, Stephanie	05/04/2015
City Manager:	McConnell, Craig	05/05/2015

Item Summary

Approval of this item will authorize the painting of five City owned fire station equipment bays by Riddle Painting and Coatings Company of Phoenix, Arizona.

Background

The equipment bays at Station 71 (333 White Spar Road), Station 72 (1700 Iron Springs Road), Station 73 (1980 Clubhouse Drive), Station 74 (2747 West Smoketree Lane), and Station 75 (315 Lee Boulevard) have an accumulation of soot and exhaust particulates on the ceilings and walls from equipment exhaust which has collected throughout years of use. Prior to the installation of recently purchased air scrubbing machinery designed to prevent this type of accumulation, a thorough removal of the existing particulates and painting of the bays is necessary.

The Facilities Management Division conducted an Invitation for Bids (IFB) process for this painting project. The scope of work includes removing the exhaust particulates with Trisodium Phosphate (TSP), rinsing all surfaces of TSP residue, patching all surface holes and cracks, priming the surfaces for paint, and painting the surfaces with a light gray paint. Three bids were received as follows:

Vendor	Location	Amount (including tax)
Riddle Painting and Coatings	Phoenix, Arizona	\$35,088.00
Listol Painting	Prescott, Arizona	\$39,875.00
Coppersun Painting	Phoenix, Arizona	\$43,586.00

Agenda Item: Award of City Contract No. 2015-180 for painting five (5) City fire station equipment bays to Riddle Painting and Coatings Company in the amount of \$35,088.00 (General Fund)

Based upon the bid results, satisfactory reference checks, Arizona Register of Contractor's license review and disbarment results, award to Riddle Painting and Coatings Company as the lowest responsive, responsible bidder is recommended.

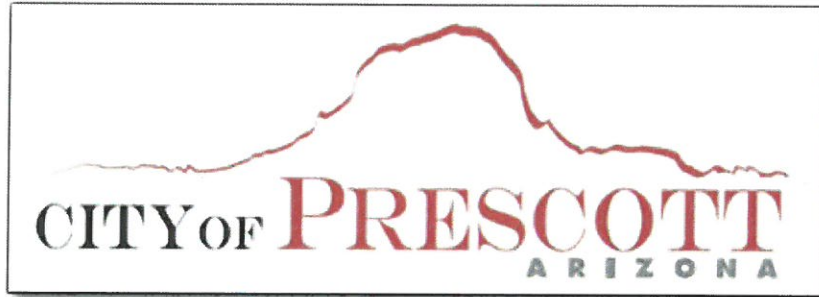
Financial Impact

The project was included in the FY 2015 budget as a capital item in the amount of \$160,000.00. These painting services (\$35,088.00) and funding of \$69,729.25 for furnishing and installing vertical airflow exhaust removal systems (approved at the April 14, 2015, Council Voting Meeting), will complete this total capital project for \$104,817.25, within the funds available.

Attachment

1. Riddle Painting bid dated April 16, 2015 (excerpt)

Recommended Action: MOVE to approve award of City Contract No. 2015-180 for painting five (5) City fire station equipment bays to Riddle Painting and Coatings Company in the amount of \$35,088.00.



Fire Station Garage / Bay Area Painting

IFB #FF2015-006

Thursday, April 16, 2015

City of Prescott

City Clerk's Office

Council Chambers

201 S. Cortez Street

Prescott, AZ. 86303

Form A – Solicitation Response Cover Sheet

City of Prescott
Solicitation Response

Description.....Fire Station Garage/Bay Area Painting

Please note all that apply:

- ☒ Addenda Number(s) Received (if any)
☒ Original Forms A through H plus two (2) photocopies

Business Name: Riddle Painting & Coatings, Co.
Business Address: 5922 N. Black Canyon Hwy.
Phoenix, AZ. 85017
Business Phone: (602) 277-3461
Business Fax: (602) 266-8470
Business Contact: Tom Kamka
e-Mail: tom@riddlepainting.com

Contractor Comments: _____

Dated this 16 day of April 2015.



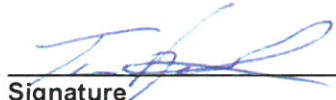
Signature
Estimator / Project Manager
Title

Form B – Price Sheet

<u>Item (s)</u>	<u>Cost</u>
1. per Specifications/Scope of Work	\$ _____
2. Total (includes supplies & labor)	\$ <u>35,088.00 (FOR 1 & 2)</u>

Payment Terms: 2% Discount Net 20

Dated this 16 day of April 2015.



Signature

Estimator / Project Manager

Title

Form C – Bid Certification

Bidder Name: Riddle Painting & Coatings, Co.

The undersigned Bidder hereby certifies as follows:

- C.1** That he/she has read The City of Prescott's solicitation documents, its appendices and attachments, and the following Addenda, and to the best of his/her knowledge, has complied with the mandatory requirements stated therein.

Addendum

Issue Date

One (1)

04/10/2015

Two (2)

04/13/2015

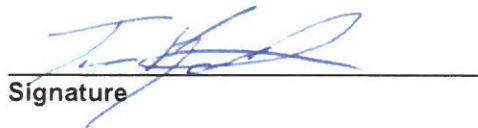
- C.2** That he/she has had opportunity to ask questions regarding the solicitation, and that such questions having been asked, have been answered by the City.

- C.3** That the Bidder's bid consists of the following:

1. Form A – Solicitation response cover sheet
2. Form B – Price Sheet
3. Form C – Bid Certification
4. Form D – Non-Collusion Certificate
5. Form E – Certificate of Ownership
6. Form F – Bidder Qualifications, Representations and Warranties; Bidder to provide attachment:
Attachment – Subcontractor's List
7. Form G – Optional Bidder Information
8. Form H – Bid Bond

- C.4** That the Bidder's bid is valid for 120 days.

Dated this 16 **day of** April **2015.**


Signature

Estimator / Project Manager
Title

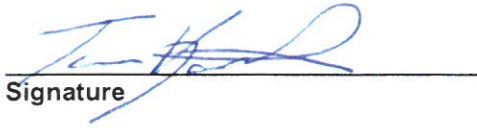
Form D – Non-Collusion Certificate

Bidder Name: Riddle Painting & Coatings, Co.

The undersigned Bidder hereby certifies as follows:

To the best of his/her knowledge, the person, firm, association, partnership or corporation herein, has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive pricing in the preparation and submission of a bid to the City of Prescott for consideration in the award of this solicitation.

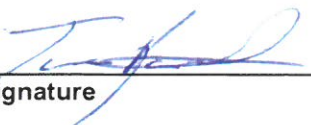
Dated this 16 **day of** April **2015.**


Signature

Estimator / Project Manager
Title

Form E – Certificate of OwnershipBidder Name: Riddle Painting & Coatings, Co.**The undersigned Bidder hereby certifies as follows:**

To the best of his/her knowledge, the person, firm, association, partnership or corporation herein, are the only person, firms, corporations, partnerships, or other associations having any direct or indirect financial interest in the Bidder's business as legal or equitable owner, creditor (except current bills for operating expenses), or holder of any security or other evidence of indebtedness.

Dated this 16 day of April 2015.

SignatureEstimator / Project Manager

Title

Form F – Bidder Qualifications, Representations and WarrantiesBidder Name: Riddle Painting & Coatings, Co.

The undersigned Bidder hereby certifies as follows:

F1 Meets Minimum Specifications

	YES	NO
Furnish and install all labor, materials, equipment and services to complete specified remediation per the Specifications and Scope of Work.	✓	

F2 Taxes and Liens - Bidder has no unsatisfied tax or judgment lien on record.

F3 Subcontractors – Bidder submits as Attachment 1 to this Bid Form F a list of all subcontractors it will use in performing the requirements of the agreement resulting from this solicitation. A subcontractor is any separate legal entity used to perform requirements of the proposed agreement. The list shall include the firm's name, contact person and title, mailing address, telephone number, fax number and a description of the service(s) to be subcontracted. Bidder shall also attach a copy of the letter from the subcontractor stating its commitment to perform the services(s) subcontracted.

F4 References – The City will enter into an agreement only with a Bidder(s) having a reputation of satisfactory performance. The Bidder's ability to provide timely service; knowledgeable, conscientious, and courteous staff; reasonable care and skill; invoicing consistent with contract pricing, etc., are important to the City. Bidder provides information for two clients, other than the City of Prescott, that presently contract with Bidder for similar goods or services:

Reference #1

Firm Name: City of Surprise
 Address: 16000 N. Civic Center Plaza Surprise, AZ. 85374
 Contact Person: Harry Hartman
 Phone Number: 602-697-9171
 e-Mail: harold.hartman@surpriseaz.gov

Reference #2

Firm Name: City of Glendale
 Address: 5750 W. Glenn Dr. Glendale, AZ. 85301
 Contact Person: Mario Rochin
 Phone Number: 623-930-4314
 e-Mail: mrochin@glendaleaz.com

Reference #3

Firm Name: City of Scottsdale
 Address: 9191 E. San Salvador Dr. Scottsdale, AZ. 85258
 Contact Person: Ken Hubbard
 Phone Number: 602-319-1061
 e-Mail: khubbard@scottsdaleaz.gov

Note: The bid evaluators may contact the customer references, as well as any other customers or customer employees including the City of Prescott. A Bidder with unsatisfactory references may have its bid rejected.

F5 Bidder's Examination - Bidder has made its own examination, investigation and research regarding the requirements of the solicitation including but not limited to the work to be done, services to be performed, any conditions affecting the work and services, the type and quantity of labor, equipment and facilities necessary to perform. Bidder fully understands the character of the work and services, the manner in which payment is to be made, the terms and conditions of the draft agreement, and the solicitation. Bidder acknowledges and agrees that it has satisfied itself by its own examination, investigation and research, and that it will make no claim against the City because of erroneous estimates, statements, or interpretations made by City. Bidder hereby proposes to furnish all

materials, equipment, and facilities and to perform all labor which may be required to do the work within the time required and upon the terms and conditions provided in the draft agreement and the solicitation, and at the prices as bid.

Dated this 16 day of April 2015.



Signature

Estimator / Project Manager

Title

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Field and Facilities Services

AGENDA ITEM: Approval of Amendment No. 1 to City Contract No. 2015–098A1 for household hazardous waste disposal services with Clean Harbors Environmental Services, Inc., in the amount of \$47,610.00 (Solid Waste Fund)

Approved By:

Date:

Director:	Miller, Stephanie	05/04/2015
City Manager:	McConnell, Craig	05/05/2015

Item Summary

This item is to approve an amendment for the final cost of the contract with Clean Harbors Environmental Services, Inc., for professional collection and disposal of household hazardous waste (HHW) at the City's HHW event held on March 22, 2015, at the Sundog Transfer Station.

In February 2015, Council approved City Contract No. 2015-098 for HHW disposal services with Clean Harbors Environmental Services, Inc., in an amount not to exceed \$70,000.00. The final cost of the HHW event was \$117,610.00.

Background

The Solid Waste Division hosted the annual HHW event on Sunday, March 22, 2015, from 8:00 a.m. to 1:00 p.m., at the Transfer Station. In order to provide safe disposal options for customers, the Division collected unused household products that contain corrosive, toxic, ignitable, or reactive ingredients.

This service was offered at no additional cost to participating City of Prescott and Yavapai County residents. The event personnel checked and verified residency through a driver's license or State issued identification.

During the event, the Division collected 92,106 pounds of material, and serviced 762 verified residents. This year's total weight exceeded the FY 14 event's weight by 27,394 pounds, or 44% more waste. The Division budgeted \$70,000.00 for the FY15 HHW event based upon the past four events that were held. Due to the large increase in participation, additional funding of \$47,610.00 is necessary.

Agenda Item: Approval of Amendment No. 1 to City Contract No. 2015-098A1 for household hazardous waste disposal services with Clean Harbors Environmental Services, Inc., in the amount of \$47,610.00 (Solid Waste Fund)

As a participant, Yavapai County will be reimbursing the City based on the cost of tonnage for service to unincorporated Yavapai County residents who utilized the event. The verified tonnage was 21.9%, for which the associated cost share is \$27,667.43.

The Solid Waste Division plans to initiate an HHW awareness and information campaign to educate residents about the benefits of managing purchases of HHW products and proper disposal methods. Education and informing citizens may help to reduce the amount off HHW that is disposed of at future events. During this event, over 72,000 pounds of unused latex and oil based paints were collected for disposal, comprising 79% of the total HHW. The amount of unused paint can be reduced through education and the possibility of producer take-back initiatives.

Financial Impact

Funding of \$47,610.00 for the additional cost, calculated according to the unit prices of the contract, is available in the Solid Waste Fund.

Attachments

1. Clean Harbors Environmental Services, Inc., Invoice No. 1000887421

Recommended Action: **MOVE** to approve Amendment No. 1 to City Contract No. 2015-098A1.



INVOICE
Invoice No 1000887421

REMIT TO:

Clean Harbors Env. Services
PO Box 3442
Boston, MA 02241-3442

EIN: 04-2698999

SOLD TO:

Mike Carr
Prescott City Of
201 South Cortez Street
Prescott, AZ 86303 - 0000

OFFICE:

Clean Harbors Env Services Inc
1340 West Lincoln Street
Phoenix, AZ 85007
(602) 258-6155

*If you have any questions regarding this invoice, please
contact your customer service representative at the
telephone number listed above*

JOB SITE/GENERATOR:

Prescott City of
2800 Sundog Ranch Rd
Prescott, AZ 86301 - 0000

Job Description: HHW Collection Event

**** Payable in USD funds ****

Last Service Date	Invoice No	Customer	Branch	Sales Order	Purchase Order	Terms
22 Mar 2015	1000887421	PRE1459	CZ	1500970387	2150428	NET 30 DAYS

Last Service Date	Task	Task Type	Description	Total
22 Mar 2015	1500970387-001	GENERAL	Travel	\$8,853.00
22 Mar 2015	1500970387-002	GENERAL	HHW collection and disposal	\$88,517.00
22 Mar 2015	1500970387-003	GENERAL	Lithium battery disposal	\$570.00
25 Mar 2015	1500970387-004	GENERAL	Transportation & Disposal of HHW waste	\$19,670.00

SUBTOTAL \$117,610.00

TAX \$0.00

PLEASE PAY THIS AMOUNT → INVOICE TOTAL \$117,610.00

REMIT PAYMENT BY → DUE DATE 07 May 2015

Interest will be charged at a rate of 1.5% per month for all past due amounts.



INVOICE
Invoice No 1000887421

TASK 1500970387-001 - Travel

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
20 Mar 2015								
	EO	Equipment Operator			8.000	HR	48.0000	\$384.00
21 Mar 2015								
	TKBOX10	Box Truck			1.000	DAY	200.0000	\$200.00
	TRACTBOXV	Tractor w/Box Van			1.000	DAY	200.0000	\$200.00
	TRACTBOXV	Tractor w/Box Van			1.000	DAY	200.0000	\$200.00
	TKPU	Pickup/Van/Car/Crew Cab			1.000	DAY	200.0000	\$200.00
	EOOT	Equipment Operator, Overtime			9.500	HR	48.0000	\$456.00
	EOOT	Equipment Operator, Overtime			9.500	HR	48.0000	\$456.00
	EOOT	Equipment Operator, Overtime			10.000	HR	48.0000	\$480.00
	HHWTECHOT	HHW Technician, Overtime			10.000	HR	40.0000	\$400.00
	PM	Project Manager			10.000	HR	64.0000	\$640.00
	PERDIEM3	Per Diem / Subsistence			1.000	DAY	125.0000	\$125.00
	PERDIEM3	Per Diem / Subsistence			1.000	DAY	125.0000	\$125.00
	PERDIEM3	Per Diem / Subsistence			1.000	DAY	125.0000	\$125.00
	PERDIEM3	Per Diem / Subsistence			1.000	DAY	125.0000	\$125.00
	PERDIEM3	Per Diem / Subsistence			1.000	DAY	125.0000	\$125.00
22 Mar 2015								
	TKPU	Pickup/Van/Car/Crew Cab			1.000	DAY	200.0000	\$200.00
	TKPU	Pickup/Van/Car/Crew Cab			1.000	DAY	200.0000	\$200.00
	TKPU	Pickup/Van/Car/Crew Cab			1.000	DAY	200.0000	\$200.00
	TKPU	Pickup/Van/Car/Crew Cab			1.000	DAY	200.0000	\$200.00
	HHWTECHOT	HHW Technician, Overtime			4.000	HR	40.0000	\$160.00
	EOOT	Equipment Operator, Overtime			5.000	HR	48.0000	\$240.00
	HHWTECHOT	HHW Technician, Overtime			6.500	HR	40.0000	\$260.00
	EOOT	Equipment Operator, Overtime			3.000	HR	48.0000	\$144.00
	CHOT	Chemist Overtime			4.500	HR	50.0000	\$225.00
	PMOT	Project Manager Overtime			3.000	HR	64.0000	\$192.00
	CHOT	Chemist Overtime			5.500	HR	50.0000	\$275.00
	CHOT	Chemist Overtime			5.000	HR	50.0000	\$250.00
	HHWTECHOT	HHW Technician, Overtime			6.000	HR	40.0000	\$240.00
	CHOT	Chemist Overtime			5.500	HR	50.0000	\$275.00
	HHWTECHOT	HHW Technician, Overtime			5.000	HR	40.0000	\$200.00
	HHWTECHOT	HHW Technician, Overtime			6.500	HR	40.0000	\$260.00
	HHWTECHOT	HHW Technician, Overtime			3.000	HR	40.0000	\$120.00
	HHWTECHOT	HHW Technician, Overtime			5.500	HR	40.0000	\$220.00
	EOOT	Equipment Operator, Overtime			2.000	HR	48.0000	\$96.00
	HHWTECHOT	HHW Technician, Overtime			6.500	HR	40.0000	\$260.00
	CH	Chemist			5.500	HR	50.0000	\$275.00
	HOUR	Equipment Operator, Overtime			2.500	HR	48.0000	\$120.00
SUBTOTAL								\$8,853.00
TAX								\$0.00
TASK TOTAL								\$8,853.00

TASK 1500970387-002 - HHW collection and disposal

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
22 Mar 2015								
008417057FLE	DISPSL /	Labpack Elemental Mercury for Retort	1	05DF	1.000	05DF	350.0000	\$350.00



INVOICE
Invoice No 1000887421

TASK 1500970387-002 - HHW collection and disposal

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
1	LCHG2	LCHG2						
008417059FLE 1	DISPSL / LCY1	Cylinders For Recycling LCY1	53	CYLE	53.000	CYLE	35.0000	\$1,855.00
008417059FLE 2	DISPSL / LCY2	FIRE EXTINGUISHERS CH953392	14	CYSM	14.000	CYSM	60.0000	\$840.00
008417060FLE 1	DISPSL / LCCRQ	RCRA EXEMPT MIXED AEROSOLS HHWELCCRQ	1	FBIN	1.000	FBIN	770.0000	\$770.00
008417060FLE 3	DISPSL / LCCRC	RCRA EXEMPT PESTICIDE LIQUIDS IN CONSUMER PACKAGING HHWEPESTL	16	55DM	16.000	55DM	220.0000	\$3,520.00
008417060FLE 4	DISPSL / LPTN	EXEMPT NON PROCESSABLE PAINTS, RESINS, ADHESIVES IN CANS HHWELPTN	6	FBIN	6.000	FBIN	770.0000	\$4,620.00
008417060FLE 5	DISPSL / LPTP	RCRA EXEMPT PROCESSABLE PAINTS IN CANS HHWELPTP	4	FBIN	4.000	FBIN	450.0000	\$1,800.00
008417060FLE 8	DISPSL / LCCRC	RCRA EXEMPT PESTICIDE SOLIDS IN CONSUMER PACKAGING HHWEPESTS	1	FBIN	1.000	FBIN	770.0000	\$770.00
008417060FLE 20	DISPSL / CNOS	Household waste non regulated sludges HHWCNOS	40	FBIN	40.000	FBIN	385.0000	\$15,400.00
008417061FLE 1	DISPSL / LCCRQ	RCRA EXEMPT MIXED AEROSOLS HHWELCCRQ Aerosols	1	FBIN	1.000	FBIN	770.0000	\$770.00
008417061FLE 3	DISPSL / LCCRC	RCRA EXEMPT PESTICIDE LIQUIDS IN CONSUMER PACKAGING HHWEPESTL	8	55DM	8.000	55DM	220.0000	\$1,760.00
008417061FLE 4	DISPSL / LPTN	EXEMPT NON PROCESSABLE PAINTS, RESINS, ADHESIVES IN CANS HHWELPTN	6	FBIN	6.000	FBIN	770.0000	\$4,620.00
008417061FLE 5	DISPSL / LPTP	RCRA EXEMPT PROCESSABLE PAINTS IN CANS HHWELPTP Oil Based Paint Related Materials	5	FBIN	5.000	FBIN	450.0000	\$2,250.00
008417061FLE 7	DISPSL / LAT-O	Labpack Oxidizers For Aqueous Treatment LAT-O	1	55DF	1.000	55DF	271.0000	\$271.00
008417061FLE 9	DISPSL / LAT-A	Labpack Acid & Acid Compatibles For Aqueous Treatment LAT-A Corrosive Liquid/Solid (Acid)	3	55DF	3.000	55DF	220.0000	\$660.00
008417061FLE 10	DISPSL / LAT-B	Labpack Basic & Basic Compatibles For Aqueous Treatment LAT-B Corrosive Liquid/Solid (Base)	3	55DF	3.000	55DF	220.0000	\$660.00



INVOICE
Invoice No 1000887421

TASK 1500970387-002 - HHW collection and disposal

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
008417061FLE 11	DISPSL / LBLA	Lead acid batteries-universal waste HHWELBLA-UW	1	30DF	1.000	30DF	187.5000	\$187.50
008417061FLE 13	DISPSL / LBD	Nickel based, Alkaline Batteries - HHW Exempt HHWELBD	3	30DF	3.000	30DF	187.5000	\$562.50
008417061FLE 15	DISPSL / CNIA	ASBESTOS HHWCNIA	1	16DF	1.000	16DF	105.0000	\$105.00
008417061FLE 16	DISPSL / CFL1	STRAIGHT FLUORESCENT TUBES FOR RECLAIM HHWECFL1-UW	1	4FTB	1.000	4FTB	85.0000	\$85.00
008417061FLE 16	DISPSL / CFL1	STRAIGHT FLUORESCENT TUBES FOR RECLAIM HHWECFL1-UW	1	8FTB	1.000	8FTB	170.0000	\$170.00
008417061FLE 17	DISPSL / CFL2	MISC. SHAPED FLUORESCENT TUBES FOR RECLAIM HHWECFL2-UW	1	30DF	1.000	30DF	212.5000	\$212.50
008417061FLE 19	DISPSL / CFL8	COMPACT FLUORESCENT LAMPS FOR RECLAIM HHWECFL8-UW	1	30DF	1.000	30DF	212.5000	\$212.50
008417061FLE 20	DISPSL / CNOS	Household waste non regulated sludges HHWCNOS	19	FBIN	19.000	FBIN	385.0000	\$7,315.00
008417061FLE 22	DISPSL / LLF	HOUSEHOLD WASTE NON REGULATED IN CONSUMER PACKAGING HHWLLF	4	55DM	4.000	55DM	110.0000	\$440.00
008417061FLE 23	DISPSL / CNOS	Household waste non regulated sludges HHWCNOS	2	85DM	2.000	85DM	385.0000	\$770.00
008417061FLE 24	DISPSL / CNOS	Household waste non regulated sludges HHWCNOS Non-RCRA Liquid	240	05DF	5.000	PAL	1,026.0000	\$5,130.00
008417061FLE 25	DISPSL / LRCTD	Labpack Reactive Flammables For Incineration LRCTD	1	05DF	1.000	05DF	225.0000	\$225.00
008417061FLE 26	DISPSL / LCCRD	Labpack Flammables For Incineration LCCRD	1	05DF	1.000	05DF	85.0000	\$85.00
	TKBOX10	Box Truck			1.000	DAY	200.0000	\$200.00
	TRACTBOXV	Tractor w/Box Van			1.000	DAY	200.0000	\$200.00
	TRACTBOXV	Tractor w/Box Van			1.000	DAY	200.0000	\$200.00
	TRACTBOXV	Tractor w/Box Van			1.000	DAY	200.0000	\$200.00
	PPED1	Modified Level D (Tyvec, Gloves and Boots)			18.000	EA	15.0000	\$270.00
	EODT	Equipment Operator, Double Time			9.250	HR	96.0000	\$888.00
	HHWTECHDT	HHW Technician, Doubletime			12.000	HR	80.0000	\$960.00
	EODT	Equipment Operator, Double Time			12.000	HR	96.0000	\$1,152.00
	HHWTECHDT	HHW Technician, Doubletime			12.000	HR	80.0000	\$960.00
	CHDT	Chemist Doubletime			11.500	HR	100.0000	\$1,150.00
	PMDT	Project Manager Doubletime			12.000	HR	128.0000	\$1,536.00
	CHDT	Chemist Doubletime			11.000	HR	100.0000	\$1,100.00
	CHDT	Chemist Doubletime			11.000	HR	100.0000	\$1,100.00



INVOICE
Invoice No 1000887421

TASK 1500970387-002 - HHW collection and disposal

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
	HHWTECHDT	HHW Technician, Doubletime			11.000	HR	80.0000	\$880.00
	HHWTECHDT	HHW Technician, Doubletime			11.000	HR	80.0000	\$880.00
	CHDT	Chemist Doubletime			11.000	HR	100.0000	\$1,100.00
	HHWTECHDT	HHW Technician, Doubletime			11.000	HR	80.0000	\$880.00
	HHWTECHDT	HHW Technician, Doubletime			11.000	HR	80.0000	\$880.00
	HHWTECHDT	HHW Technician, Doubletime			12.000	HR	80.0000	\$960.00
	HHWTECHDT	HHW Technician, Doubletime			11.000	HR	80.0000	\$880.00
	EODT	Equipment Operator, Double Time			12.000	HR	96.0000	\$1,152.00
	CHDT	Chemist Doubletime			11.000	HR	100.0000	\$1,100.00
	DM16POLY	16 Gal / 70 L Poly Drum 1H2/Y56/S			2.000	EA	32.0000	\$64.00
	DMTOT275P	275G / 1100 L Recondition Poly TOTE, DOT Rated			1.000	EA	275.0000	\$275.00
	DM30POLY	30 Gal / 120 Litre Poly Drum 1H2/Y142/S			5.000	EA	32.0000	\$160.00
	DM5POLY	5 Gal / 20 Litre Poly Drum 1H2/Y1.5/60			3.000	EA	12.0000	\$36.00
	DM5STL	5 Gal / 20 Litre Steel Drum 1A2/Y1.8/100			1.000	EA	12.0000	\$12.00
	DM55STL	55 G / 205 L Steel Drum, Reconditioned 1A2/Y1.2/100 (17-H)			78.000	EA	47.0000	\$3,666.00
	DM85STLN	85 Gal / 320 Litre Steel Drum, New 1A2/X400/S			2.000	EA	230.0000	\$460.00
	DM55POLYN	55 Gal / 205 Litre Poly Drum 1H2/Y237/S			8.000	EA	47.0000	\$376.00
	DMFLEXBN	Flexbin, 1 Cubic Yard Flexbin 11G/Y/2022/1122			96.000	EA	60.0000	\$5,760.00
	DM4FIBER	Fluorescent Bulb Tubes, 4ft 100 bulb capacity			1.000	BOX2	61.0000	\$61.00
	DM8FIBER	Fluorescent Bulb Tubes, 8ft 100 bulb capacity			1.000	BOX2	88.0000	\$88.00
	POLYBAG/RL	Poly Bags, 6mil, per Roll			1.000	EA	103.0000	\$103.00
	POLYSHEET	Poly Sheet, 6mil 20ft x 100ft			2.000	EA	89.0000	\$178.00
	SORBSPEED	Speedi Dry			5.000	BAG	30.0000	\$150.00
	SORBVERM	Vermiculite 4 cuft			30.000	BAG	30.0000	\$900.00
	TPDU	Duct Tape/Roll			8.000	EA	4.0000	\$32.00
	HOUR	Equipment Operator, Double time			12.000	HR	96.0000	\$1,152.00
SUBTOTAL								\$88,517.00
TAX								\$0.00
TASK TOTAL								\$88,517.00

TASK 1500970387-003 - Lithium battery disposal

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
22 Mar 2015								
BOL349855 1	DISPSL / LBBGB	Lithium Batteries for BGB DS-BGB-PR48333 Lithium Batteries	1	05DM	2.000	05DM	285.0000	\$570.00
SUBTOTAL								\$570.00
TAX								\$0.00
TASK TOTAL								\$570.00

TASK 1500970387-004 - Transportation & Disposal of HHW waste

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
25 Mar 2015								



INVOICE
Invoice No 1000887421

TASK 1500970387-004 - Transportation & Disposal of HHW waste

Manifest Info	Item ID	Description	Manifest Qty	Manifest UOM	Billing Qty	Billing UOM	Unit Price	Amount
008417094FLE 1	DISPSL / LCY1	PROPANE CYLINDERS: CYME, CYSM AND CYLE SIZED CYLINDERS HHWLCY1	17	CYME	17.000	CYME	85.0000	\$1,445.00
008417093FLE 1	DISPSL / LCCRQ	RCRA EXEMPT MIXED AEROSOLS HHWELCCRQ	1	FBIN	1.000	FBIN	770.0000	\$770.00
008417093FLE 2	DISPSL / LPTP	RCRA EXEMPT PROCESSABLE PAINTS IN CANS HHWELPTP	2	FBIN	2.000	FBIN	450.0000	\$900.00
008417093FLE 3	DISPSL / LPTN	EXEMPT NON PROCESSABLE PAINTS, RESINS, ADHESIVES IN CANS HHWELPTN	11	55DM	11.000	55DM	220.0000	\$2,420.00
008417093FLE 4	DISPSL / LPTN	EXEMPT NON PROCESSABLE PAINTS, RESINS, ADHESIVES IN CANS HHWELPTN	5	FBIN	5.000	FBIN	770.0000	\$3,850.00
008417093FLE 5	DISPSL / LCCRC	RCRA EXEMPT PESTICIDE SOLIDS IN CONSUMER PACKAGING HHWEPESTS	3	FBIN	3.000	FBIN	770.0000	\$2,310.00
008417093FLE 6	DISPSL / LCCRC	RCRA EXEMPT PESTICIDE LIQUIDS IN CONSUMER PACKAGING HHWEPESTL	19	55DM	19.000	55DM	220.0000	\$4,180.00
008417093FLE 7	DISPSL / CNOS	Household waste non regulated sludges HHWCNOS	11	55DM	11.000	55DM	110.0000	\$1,210.00
008417093FLE 8	DISPSL / CNOS	Household waste non regulated sludges HHWCNOS	2	FBIN	2.000	FBIN	385.0000	\$770.00
008417093FLE 9	DISPSL / LLF	HOUSEHOLD WASTE NON REGULATED IN CONSUMER PACKAGING HHWLLF	9	55DM	9.000	55DM	110.0000	\$990.00
	TRACTBOXV	Tractor w/Box Van			1.000	DAY	200.0000	\$200.00
	CH	Chemist			8.000	HR	50.0000	\$400.00
	CHOT	Chemist Overtime			3.000	HR	75.0000	\$225.00
SUBTOTAL								\$19,670.00
TAX								\$0.00
TASK TOTAL								\$19,670.00

MEETING DATE/TYPES: VOTING SESSION

5-12-15

DEPARTMENT: Airport

AGENDA ITEM: Approval of (1) award of City Contract No. 2015-182 to MRM Construction Services, Inc., for the rehabilitation and structural upgrade of an apron area used by the U.S. Forest Service and other general aviation aircraft, in the amount of \$1,337,740.54; (2) Authorization of Services No. 8 for construction phase administrative services by Dibble Engineering in an amount not to exceed \$160,521.00 (City Contract No. 2014-029A8); (3) performance of night work for the apron reconstruction; and (4) an increase in the Arizona Department of Transportation 90% funding grant to reflect the award of City Contract No. 2015-182 (Airport Fund)

Approved By:

Date:

Airport Manager:	Cox, John	05/01/2015
City Manager:	McConnell, Craig	05/06/2015

Item Summary

This project consists of pavement rehabilitation and a structural upgrade to the apron located east of Taxiway D. The public aircraft access area is available to park large general aviation aircraft as well as USFS fire suppression aircraft during the summer fire season. The construction will be completed by MRM Construction Services, Inc., under City Contract No. 2015-182, with construction administration services provided by Dibble Engineering under City Contract No. 2014-029A8 for Airport Design and Engineering Services approved by City Council on September 24, 2013. ADOT approved funding 90% of both these agreements on April 27, 2015. To facilitate expeditious completion of the project, the contractor has requested authorization of night work. Due to the actual amount of the construction contract being awarded, approval of a grant amendment by ADOT providing 90% of the increase of \$49,143.54 is anticipated.

Background

The City and the United States Department of Agriculture Forest Service (USFS) entered into a land lease agreement on April 18, 1989 (City Contract No. 1989-084), for development of what is now known as the Prescott Fire Center and Henry Y.H. Kim Aviation Facility. The aircraft apron areas of the leased facility are for USFS use during the summer fire season. The USFS maintains a hydrant system on this apron for filling

Agenda Item: Approval of (1) award of City Contract No. 2015-182 to MRM Construction Services, Inc., for the rehabilitation and structural upgrade of an apron area used by the U.S. Forest Service and other general aviation aircraft, in the amount of \$1,337,740.54; (2) Authorization of Services No. 8 for construction phase administrative services by Dibble Engineering in an amount not to exceed \$160,521.00 (City Contract No. 2014-029A8); (3) performance of night work for the apron reconstruction; and (4) an increase in the Arizona Department of Transportation 90% funding grant to reflect the award of City Contract No. 2015-182 (Airport Fund)

aircraft with fire retardant. The Airport has the right to use the apron areas outside the normal fire season for heavy aircraft parking. Because of this, the lease requires the Airport to maintain the apron areas. A new lease with the USFS is in being negotiated, and anticipated to be brought to Council later in May or June.

The Arizona Department of Transportation (ADOT) Pavement Preservation Program identified these apron areas as a high priority for reconstruction. ADOT is funding 90% of the design and construction costs; the 10% balance is budgeted in the City Airport Fund FY15 (construction dollars to be carried over to FY16). The pertinent design and construction grant was accepted by City Council on October 14, 2014.

This project was bid in conjunction with a separate USFS request for proposals for approximately \$1 million of additional expansion improvements to be funded by that agency. The City and USFS have been collaborating on the development of this improvement. Timely start of construction is critical in order to complete the project in the current construction season while minimizing impacts to fire suppression operations.

Six bids were received on April 16, 2015, for the apron reconstruction project. Five of the six bids acknowledged receipt of all three Addenda, and included their 10% bid bond. The apparent low bidder, MRM Construction Services, Inc. at \$1,337,740.54 was 3.7% over the Engineer's Estimate, with the next low bidder being approximately 23.5% over Engineer's Estimate.

The bids were as follows:

	Base Bid
<i>Engineer's Estimate</i>	\$ 1,290,526.25
MRM Construction Services, Inc.	\$ 1,337,740.54
Combs Construction Company, Inc.	\$ 1,593,947.80
Fann Contracting, Inc.	\$ 1,671,048.50
J. Banicki Construction Inc.	\$ 1,673,115.00
Capital Improvements, Inc.	\$ 1,972,303.25

MRM Construction Services, Inc., submitted all required documents and bonds at the time of bid, and is registered through the State of Arizona as a Disadvantaged Business Enterprise. MRM intends to self-perform approximately 86% of the total contract. References were verified for MRM, and positive responses were received.

Agenda Item: Approval of (1) award of City Contract No. 2015-182 to MRM Construction Services, Inc., for the rehabilitation and structural upgrade of an apron area used by the U.S. Forest Service and other general aviation aircraft, in the amount of \$1,337,740.54; (2) Authorization of Services No. 8 for construction phase administrative services by Dibble Engineering in an amount not to exceed \$160,521.00 (City Contract No. 2014-029A8); (3) performance of night work for the apron reconstruction; and (4) an increase in the Arizona Department of Transportation 90% funding grant to reflect the award of City Contract No. 2015-182 (Airport Fund)

Dibble Engineering will provide construction administration services under City Contract No. 2014-029 for Airport Design and Engineering Services, approved by City Council on September 24, 2013. The cost for these services is not to exceed \$160,521 (City Contract No. 2014-029A8). The ADOT grant will fund 90% of these services. Local subcontractors, Civiltec and ETC, will provide 39.0% of the services in this agreement.

ADOT approval of both the MRM Construction Services, Inc., and Dibble Engineering contracts was granted on April 27th.

City Code Title 5-4-2: Specific Acts Prohibited requires City Council approval for any night work between 8:00 PM and 6:00 AM, Monday through Saturday. In the event any condition arises, MRM Construction Services, Inc., has requested the option to perform concrete paving during nighttime hours. Given the average temperatures and windy conditions in Prescott during the construction months, the nighttime conditions allow for better curing of the material and ultimately a better product.

It is anticipated that the Contractor will be required to pour Portland Cement Concrete Pavement (PCCP) for the large aircraft holding bays during nighttime operations for favorable weather conditions, (i.e. wind and temperature). This will allow for a better product and reduce risk of impact to Quality Control/Quality Assurance procedures required for PCCP placement. Allowing the PCCP to be placed at night will not impact the unit price provided in the low bid.

In addition, due to the increase in anticipated construction costs, a grant amendment is anticipated from ADOT for 90% of the total construction contract increase of \$49,143.54; (ADOT share \$44,229.19 and the City share \$4,914.35). ADOT recently provided their approval of the grant increase.

Construction Schedule

For the City's apron reconstruction the contract allows ninety (90) calendar days for Substantial Completion of the work, with the an additional thirty (30) calendar days for final completion. Project milestones are listed below:

Award of Contract	June 1, 2015
Pre-Construction Meeting	Week of June 29 or July 6, 2015
Notice to Proceed (NTP)	By July 15, 2015, in coordination with USFS

Agenda Item: Approval of (1) award of City Contract No. 2015-182 to MRM Construction Services, Inc., for the rehabilitation and structural upgrade of an apron area used by the U.S. Forest Service and other general aviation aircraft, in the amount of \$1,337,740.54; (2) Authorization of Services No. 8 for construction phase administrative services by Dibble Engineering in an amount not to exceed \$160,521.00 (City Contract No. 2014-029A8); (3) performance of night work for the apron reconstruction; and (4) an increase in the Arizona Department of Transportation 90% funding grant to reflect the award of City Contract No. 2015-182 (Airport Fund)

Substantial Project Completion	October 15, 2015
Final Project Completion	November 15, 2015

Financial Impact

The current total project cost is \$1,649,143.54, a total of \$49,143.54 over the previously estimated \$1,600,000.00. ADOT will reimburse the City of Prescott for 90% of the allowable costs through an increase in the ADOT grant to cover the difference; the City's share of \$4,914.35 will be provided from capital fund balances. The entire project was budgeted as a City FY15 capital project and the construction budget is planned to extend into FY16. The City's share of the total project is \$164,914.35.

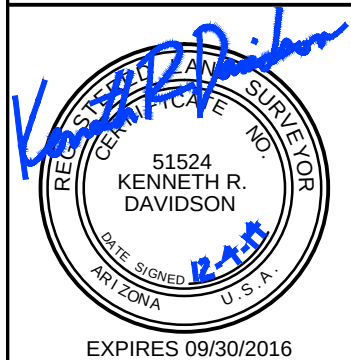
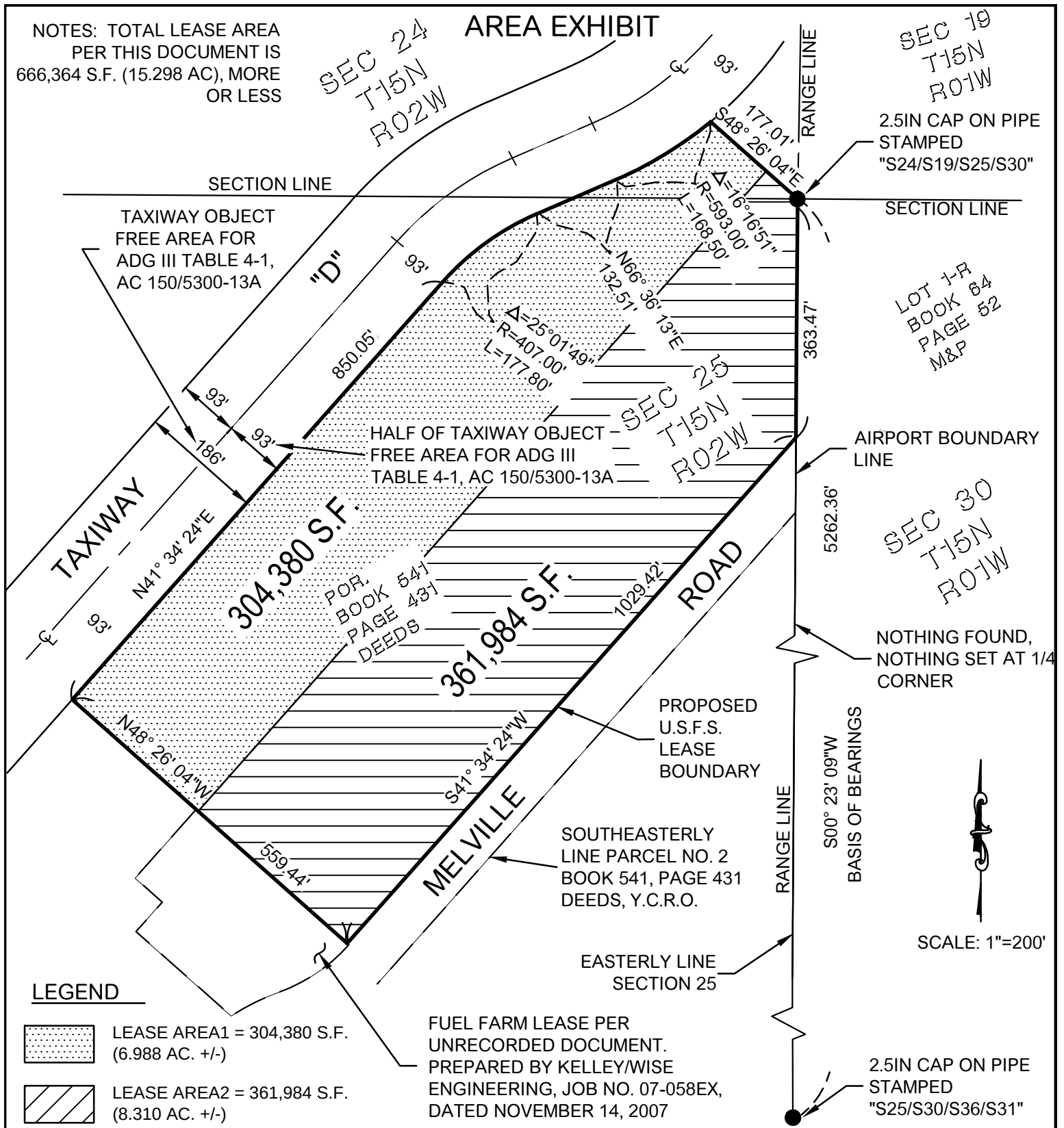
Attachments

1. USFS Leasehold - Aerial Map
2. USFS Reconstruction & Improvements
3. Base Bid – MRM Construction Services, Inc.
4. Authorization of Services No. 8 – Dibble Engineering

Recommended Action: **MOVE** to (1) award City Contract No. 2015-182 to MRM Construction Services, Inc., in the amount of \$1,337,740.54; (2) approve Authorization of Services No. 8 under City Contract No. 2014-029 with Dibble Engineering in an amount not to exceed \$160,521.00; (3) authorize the performance of night work on an as-needed basis for the project; and (4) authorize the Mayor and City staff to execute any and all related documents to accept an increase in the Arizona Department of Transportation 90% funding grant.

NOTES: TOTAL LEASE AREA
PER THIS DOCUMENT IS
666,364 S.F. (15.298 AC), MORE
OR LESS

AREA EXHIBIT

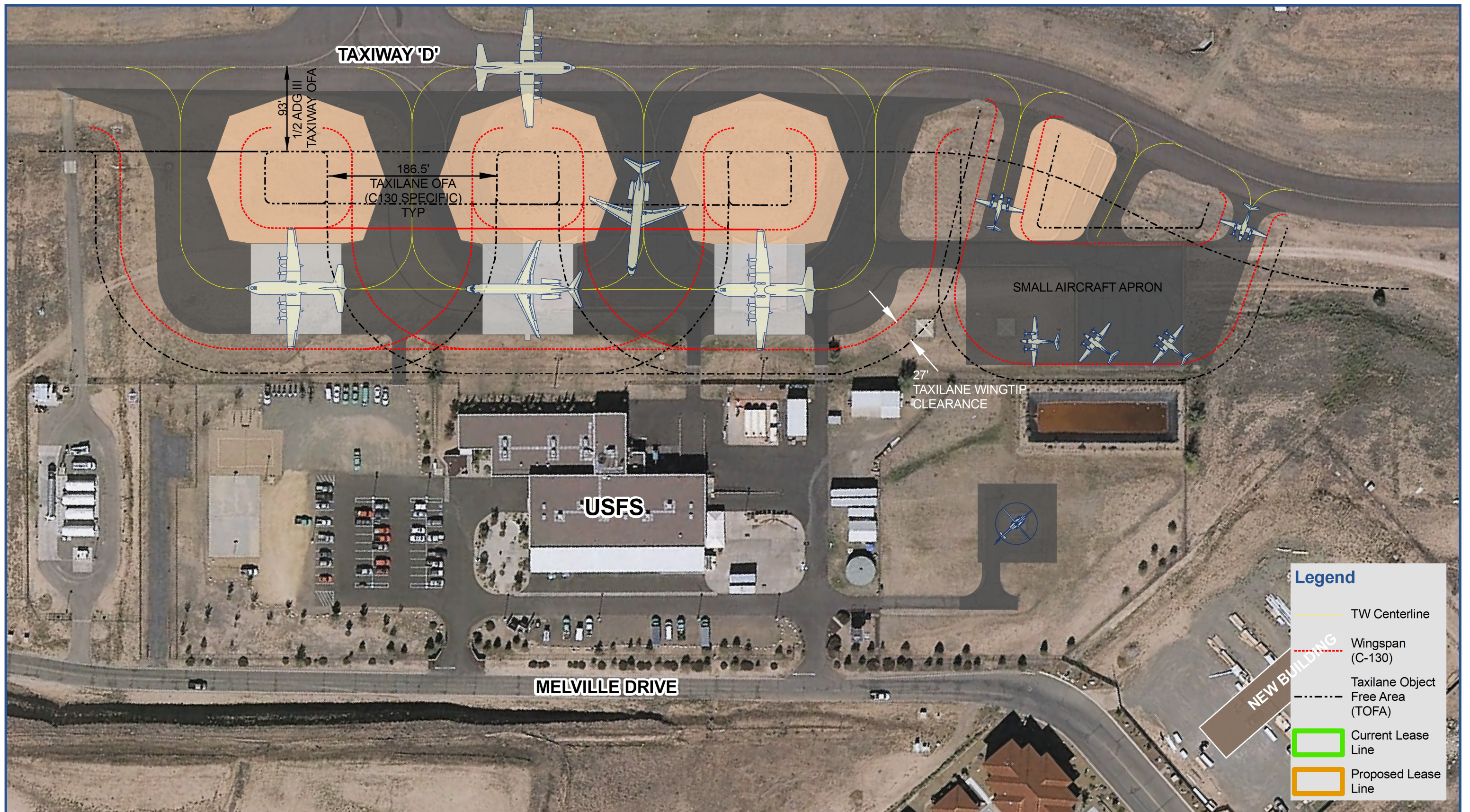


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Prescott, AZ 86301
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Fax: 928.771.2377
Web: www.civiltec.com

PRESCOTT, ARIZONA

LEASE AREAS EXHIBIT USFS LEASE AREA ERNEST A. LOVE FIELD

DE: KR D	CH: JAF	DR: KR D	JOB # 2014731
X:\2014\2014731.00-USFS Apron Expansion\DWG\Sheets\Exhibits\USFS Area Exhibit.dwg			DATE: Dec 08, 2014
SHEET 1 OF 1			



DIVISION I

CITY OF PRESCOTT BIDDING REQUIREMENTS AND AGREEMENT DOCUMENTS

**CITY OF PRESCOTT
PRESCOTT MUNICIPAL AIRPORT**

**PRC Apron Reconstruction
(Base Bid – Schedule I)
PRC Project No. 15036
ADOT Project No. E552A**

BID PROPOSAL

**HONORABLE MAYOR AND CITY COUNCIL
CITY OF PRESCOTT**

1. The Undersigned Bidder declares that he has read the General Provisions, Special Provisions, Technical Specifications (Civil and Electrical) and all other Contract Documents (Division I and II), has examined and understands the plans, has examined the site of the work and has determined for himself the conditions affecting the work, and he proposes and agrees if this proposal is accepted, to provide at his own expense, all labor, insurance, superintendence, machinery, plant, equipment, tools, apparatus, appliances, and means of construction, and all materials and supplies and to complete, ready for its intended purpose, the entire work and all parts thereof described as included under the contract herein bid upon, in the manner and items prescribed, including all work incidental thereto, according to the plans and contract documents (including the Technical Specifications) and such instructions as the Owner(s)'s authorized agent may give.
2. The Undersigned Bidder, in compliance with the Notice of Inviting Bids hereby proposes to do the work called for in said specifications and other contract documents and shown on said plans for the said work at the rates and prices on the following two Bid Schedules:
 1. **PRC Apron Reconstruction, Base Bid (Schedule I)**, contained on pages B-3 through B-6.
 2. The Contractor is also directed to the **Alternate Bid (Schedule II) Bid Schedule**, located in **Division II – USFS Federal Contract Documents, Section B** for the Prescott Air Tanker Base Improvements project.

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CONTRACTOR NAME: MRM Construction Services, Inc.

PRC APRON RECONSTRUCTION (BASE BID) – SCHEDULE I						
LINE NO.	ITEM NO.	DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	AMOUNT
CIVIL						
1	P-100-3.1	Contractor's Quality Control (Base Bid)	1	LS	\$25,000.00	\$25,000.00
2	P-101-4.1	Mobilization (Base Bid)	1	LS	\$44,500.00	\$44,500.00
3	P-104 -6.2	Sawcut AC Pavement (Full Depth)	867	LF	\$1.25	\$1,083.75
4	P-104-6.3	Remove AC Pavement (Full Depth)	11,431	SY	\$2.50	\$28,577.50
5	P-104-6.5	Remove Portland Cement Concrete Pavement (10 to 13 Inch Depth)	1,034	SY	\$10.00	\$10,340.00
6	P-151-5.1	Remove Concrete Storm Drain Catch Basin	2	EA	\$750.00	\$1,500.00
7	P-151-5.2	Remove 12-Inch Storm Drain DIP	425	LF	\$5.00	\$2,125.00
8	P-151-5.3	Remove 15-Inch Elliptical Storm Drain CMP and End Sections	52	LF	\$10.00	\$520.00
9	P-151-5.4	Remove 8-Inch PVC Fire Retardant Line and Miscellaneous Fittings	380	LF	\$7.00	\$2,660.00
10	P-151-5.5	Remove Water Service Line and Miscellaneous Fittings	29	LF	\$10.00	\$290.00
11	P-151-5.7	Obliterate Pavement Marking	477	LF	\$1.00	\$477.00
12	P-151-5.8	Remove and Salvage Hose Bib	2	EA	\$20.00	\$40.00
13	P-151-5.9	Remove 4-Inch PVC Waterline and Miscellaneous Fittings	360	LF	\$7.00	\$2,520.00
14	P-152-4.1	Unclassified Excavation	7,823	CY	\$10.00	\$78,230.00
15	P-152-4.2	Over-Excavation and Replacement of Unsuitable Materials, Backfill and Compaction (Contingent Item)	445	CY	\$40.00	\$17,800.00
16	P-152-4.3	Subgrade Preparation	13,326	SY	\$3.00	\$39,978.00
17	P-201-6.1	Crushed Aggregate Base Course (6-Inch Depth)	2,434	SY	\$7.50	\$18,255.00
18	P-201-6.2	Crushed Aggregate Base Course (8-Inch Depth)	7,966	SY	\$10.00	\$79,660.00
19	P-201-6.3	Crushed Aggregate Base Course (10-Inch Depth)	2,926	SY	\$14.00	\$40,964.00
20	P-304-8.1	Cement-Treated Base (6-Inch Depth)	10,197	SY	\$15.00	\$152,955.00
21	P-405-7.1	Asphalt Concrete Pavement	2,486	TON	\$90.00	\$223,740.00
22	P-501-8.1	Portland Cement Concrete Pavement (13-Inch Depth)	2,231	SY	\$54.00	\$120,474.00

Note to Bidders:

The Alternate Bid, (Schedule II) for the Prescott Air Tanker Base Improvements project is included in *Division II – USFS Contract Documents*. Both Bid Schedules are required to be filled out at the time of bid.

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CONTRACTOR NAME: MRM Construction Services, Inc.

PRC APRON RECONSTRUCTION (BASE BID) – SCHEDULE I						
LINE NO.	ITEM NO.	DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	AMOUNT
CIVIL						
23	P-604-6.1	Preformed Sealer 1/2-Inch Joint	2,820	LF	\$5.50	\$15,150.00
24	P-605-5.1	Edge Seal	300	LF	\$3.00	\$900.00
25	P-620-5.1	Pavement Marking (Yellow)	4,071	SF	\$0.70	\$2,849.70
26	P-620-5.2	Pavement Marking (White)	148	SF	\$0.70	\$103.60
27	D-701-7.1	12-Inch RGRCP Class V Storm Drain Pipe	463	LF	\$110.00	\$50,930.00
28	D-701-7.2	15"x21" Corrugated Steel (Arch) Pipe	54	LF	\$110.00	\$5,940.00
29	D-701-7.3	23"x14" Elliptical RGRCP (Horizontal) Class V Storm Drain Pipe	60	LF	\$200.00	\$12,000.00
30	D-701-7.4	15-Inch RGRCP Class V Storm Drain Pipe	360	LF	\$100.00	\$36,000.00
31	D-751-5.1	Concrete Storm Drain Catch Basin, Per MAG STD DET 535 Type 'F' (MOD) w/ Bolted Down Grate	2	EA	\$5,700.00	\$11,400.00
32	D-751-5.2	Concrete Storm Drain Manhole per MAG STD DET 520 and 522 w/ Bolted Down Cover	2	EA	\$2,500.00	\$5,000.00
33	D-751-5.3	Stub Out and Plug 12" Storm Drain Pipe per MAG STD DET 427	1	EA	\$500.00	\$500.00
34	SP 20.16.1	Underground Utility Allowance (Base Bid)	1	ALLOW	\$20,000	\$20,000
35	SP 50.01.1	Location of Underground Utilities (Base Bid)	1	ALLOW	\$3,000	\$3,000
36	SP 60.05.1	Airfield Safety and Security (Base Bid)	1	LS	\$500.00	\$500.00
37	SP 90.01.1	Silicone Joint Sealant	290	LF	\$3.00	\$870.00
38	SP 90.01.2	Seal Coat	106	SY	\$5.00	\$530.00
39	SP 90.02.1	Single Curb per MAG STD DET 222, Type B	216	LF	\$22.00	\$4,752.00
40	SP 90.02.2	Curb Termination per MAG STD DET 222	4	EA	\$25.00	\$100.00
41	SP 90.03.1	Galvanized Steel Storm Drain Pipe End Section	5	EA	\$1,500.00	\$7,500.00
42	SP 90.03.2	Concrete Storm Drain Pipe End Section Per MAG STD DET 545 (MOD)	8	EA	\$3,500.00	\$28,000.00
43	SP 90.04.1	Seeding	13,661	SY	\$0.50	\$6,830.50
44	SP 90.05.1	6"x10" DR 11 Dual Containment HDPE Pipe with Misc Fittings	280	LF	\$150.00	\$42,000.00

Note to Bidders:

The Alternate Bid, (Schedule II) for the Prescott Air Tanker Base Improvements project is included in *Division II – USFS Contract Documents*. Both Bid Schedules are required to be filled out at the time of bid.



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CONTRACTOR NAME: MRM Construction Services, Inc.

PRC APRON RECONSTRUCTION (BASE BID) – SCHEDULE I						
LINE NO.	ITEM NO.	DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	AMOUNT
CIVIL						
45	SP 90.05.2	Restrained Joint Coupling Adapter (6" HDPE to DIP)	2	EA	\$350.00	\$700.00
46	SP 90.05.3	8"x6" DI MJ x FL Reducer, PVC to HDPE with Welded Flange	2	EA	\$575.00	\$1,150.00
47	SP 90.05.4	4" PVC Waterline with Miscellaneous Fittings	490	LF	\$40.00	\$19,600.00
48	SP 90.05.5	Water Service Line Connection with Miscellaneous Fittings and 1-1/2" NH Hose Bib Connection and Bleed Off Valve	3	EA	\$200.00	\$600.00
49	SP 90.05.6	Curb Stop per MAG STD DET 390, Type B and Plug	1	EA	\$350.00	\$350.00
50	SP 90.06.2	Pit 2 Sign per Detail 6 on Sheet C5.3	2	EA	\$935.00	\$1,870.00
51	SP 90.06.3	Pit 3 Sign per Detail 7 on Sheet C5.3	2	EA	\$935.00	\$1,870.00
52	SP 90.06.4	Prescott Air Tanker Base Sign per Detail 8 on Sheet C5.3	1	EA	\$1,155.00	\$1,155.00
53	SP 100.09.1	SWPPP (Base Bid)	1	LS	\$2,000.00	\$2,000.00
ELECTRICAL						
54	L-100-5.1	Remove and Salvage TW Edge Light and Isolation Transformer, Demo Base Can	30	EA	\$29.96	\$898.80
55	L-100-5.2	Remove and Salvage TW Edge Light, Install Temporary Wood Cover, Base Can to Remain	4	EA	\$57.78	\$231.12
56	L-100-5.3	Remove and Salvage Existing 3-Module Taxiway Guidance sign and Isolation Transformer for Reinstallation, Demolish Sign Base	1	EA	\$88.81	\$88.81
57	L-100-5.4	Excavate and Remove Existing Conduit and Conductor	2,200	LF	\$0.21	\$462.00
58	L-100-5.5	Excavate and Salvage Existing 2x3x3 Handhole	8	EA	\$342.40	\$2,739.20
59	L-100-5.6	Remove and Salvage Elevated Warning Light	2	EA	\$29.96	\$59.92
60	L-100-5.7	Remove Existing Receptacles and Associated Equipment	4	EA	\$181.90	\$727.60
61	L-100-5.8	Provide Temporary Airfield Power Cable Jumpers as Required	1	LS	\$920.20	\$920.20
62	L-100-5.9	120V, 20A Duplex Receptacle With Weather Resistant Cover	2	EA	\$267.50	\$535.00
63	L-100-5.10	240V, 30A Duplex Receptacle With Weather Resistant Cover	2	EA	\$288.90	\$577.80
64	L-100-5.11	Excavate and Remove Existing Size 5 Handhole	4	EA	\$80.25	\$321.00

Note to Bidders:

The Alternate Bid, (Schedule II) for the Prescott Air Tanker Base Improvements project is included in *Division II – USFS Contract Documents*. Both Bid Schedules are required to be filled out at the time of bid.

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CONTRACTOR NAME: MRM Construction Services, Inc.

PRC APRON RECONSTRUCTION (BASE BID) – SCHEDULE I

LINE NO.	ITEM NO.	DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	AMOUNT
ELECTRICAL						
65	L-108-5.1	L-824, Type C, 2/C #8 AWG, 5kV Cable	2,890	LF	\$1.50	\$4,335.00
66	L-108-5.2	Wire #8 AWG THWN Stranded CU	600	LF	\$0.86	\$516.00
67	L-108-5.3	Wire #8 AWG THWN Stranded CU (GND)	300	LF	\$0.86	\$258.00
68	L-108-5.4	Wire #10 AWG THWN CU	600	LF	\$0.72	\$432.00
69	L-108-5.5	Wire #10 AWG THWN Stranded CU (GND)	300	LF	\$0.72	\$216.00
70	L-110-5.1	Single-way (1) - 2" Conduit, Slurry Encased	1,775	LF	\$13.91	\$24,690.25
71	L-110-5.2	Multiple-way (2) - 3" Ductbank, Concrete Encased	510	LF	\$23.54	\$12,005.40
72	L-110-5.3	Multiple-Way (2) - 1" Conduit, Direct Buried	275	LF	\$7.60	\$2,090.00
73	L-127-5.1	Electrical Box, Size 5, Furnished and Installed	2	EA	\$1,134.20	\$2,268.40
74	L-127-5.2	Salvaged Handhole, Type I, With New Air Craft Rated Lid (2'x3'x3')	8	EA	\$5,103.90	\$40,831.20
75	L-127-5.3	New Handhole, Type I, Air Craft Rated (2'x3'x3') Furnished and Installed	6	EA	\$6,238.10	\$37,428.60
76	L-853-4.1	L-853 Stake Mounted Retro-reflective Taxiway Marker	17	EA	\$48.15	\$818.55
77	L-858-5.1	Salvaged Size 2 L-858 3-Module Guidance Sign and Isolation Transformer, on New Concrete Base	1	EA	\$1,455.20	\$1,455.20
78	L-861-4.1	Salvaged Elevated Warning Lights	2	EA	\$631.30	\$1,262.60
79	L-861T(L)-4.1	New Elevated L-861T(L) LED Taxiway Edge Light and Isolation Transformer on New L-867 Base Can	7	EA	\$898.80	\$6,291.60
80	L-861T(L)-4.2	Salvaged L-861T(L) LED Taxiway Edge Light and Isolation Transformer on New L-867 Base Can	30	EA	\$631.30	\$18,939.00
81	L-861T(L)-4.3	Salvaged Elevated Taxiway Edge Light and Isolation Transformer on Existing L-867 Base Can	4	EA	\$35.31	\$141.24
82	TOTAL AMOUNT OF (BASE BID), SCHEDULE I, ITEMS 1 THRU 81 INCLUSIVE				\$ 1,337,740.54	
\$ One Million, Three Hundred Thirty Seven Thousand, Seven Hundred Forty and 54/100 Dollars						
Written Words						

NOTE TO BIDDERS: All unit prices and bid totals of extended prices include all applicable taxes, delivery, and freight charges. Bidders are required to fill in all blank spaces with an entry. Bids submitted with blank spaces shall be considered "non-responsive."

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3. **Proposal Quantities:** It is expressly understood and agreed by the parties hereto that the bid quantities of the various classes of work to be done and material to be furnished under this Contract, which have been estimated as stated in the Bid, are only approximate and are to be used SOLELY for the purpose of comparing, on a consistent basis, the bids offered for the work under this Contract; and the Contractor further agrees that the Owner(s) will not be held responsible if any of the quantities shall be found incorrect; and the Contractor will not make any claim for damages or for loss of profits because of a difference between the quantities of the various classes of work as estimated and the work actually done. If any error, omission, or misstatement is found to occur in the estimated quantities, the same shall not invalidate this Contract or release the Contractor from the execution and completion of the whole or any part of the work in accordance with the Project Specifications and Contract Documents and the Plans herein mentioned, or for the prices herein agreed upon and fixed therefore, or excuse him from any of the obligations or liabilities hereunder, or entitle him to any damages or compensation except as may be provided for in this Contract.

4. The requirements of 49 CFR Part 26, Regulations of the U.S. Department of Transportation, apply to this contract. It is the policy of the Prescott Airport to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. All firms qualifying under this solicitation are encouraged to submit bids/proposals. Award of this contract will be conditioned upon satisfying the requirements of this bid specification. These requirements apply to all bidders/offers, including those who qualify as a DBE/SBE. A DBE/SBE contract goal of 4.22 percent (4.22%) has been established for this contract (Good Faith Efforts). The bidder/offers shall make good faith efforts, as defined in *Notice of Invitation of Bid*, Section 9.

The bidder/offers will be required to demonstrate Good Faith Efforts by completing Attachments A, B (if needed) and C, of these contract documents.

5. The undersigned hereby assures that he will make a good faith effort, as defined in Appendix A of 49 CFR Part 26, Regulations of the Office of the Secretary of Transportation, to subcontract a minimum of 4.22 percent (4.22%) of the dollar value of the prime contract to small business concerns owned and controlled by socially and economically disadvantaged individuals (DBE or SBE). In the event that the bidder for this project qualifies as a DBE/SBE, the contract goal shall be deemed to have been met.

Any Subconsultant, Subcontractor, or Supplier with the intent to perform on this project as a DBE/SBE is required to submit Attachment A and Attachment B (if needed), for the **PRC Apron Reconstruction (Base Bid – Schedule I)** project. Attachments A and B are to be completed for the combined project, and authorized by each Subconsultant, Subcontractor, Supplier and provided at the time of bid by the Prime Contractor.

All Bidders are required to complete (at the time of bid) Attachment C – *Demonstration of Good Faith Efforts*, which is a location for the contractor to list all the DBE/SBE Subconsultants, Subcontractors, or Suppliers contacted during the development of his bid for the combined project.

All Bidders are required to complete (at the time of bid) Attachment D – *List of Subcontractors*. All Bidders shall report the names, addresses, DBE/SBE status of each Subcontractor anticipated to be used on the project (if applicable), including contact information and the bid amount of all subcontractors for the proposed work on the Subcontractors List. All bidders are directed to Division III – General Provision, Section 80.10 for the requirement of self-performance that must be demonstrated at the time of bid.

The undersigned also assures that he will include the DBE clauses required by the sponsor's DBE Program in all subcontracts which offer subcontracting opportunities.

6. The undersigned agrees, upon written notice of the acceptance of this bid, within **ninety (90) calendar days** after the opening of the bids, that he will execute the Contract in accordance with the bid as accepted and give contract (Performance and Payment) Bonds for both projects individually and respectfully, in accordance with A.R.S. Section 34-222 within fifteen (15) days after the Contract is presented for signature.

7. The undersigned further agrees that if awarded the Contract, he will commence work within seven (7) calendar days after receipt of Notice to Proceed and that the work will be completed within **Ninety (90) Calendar Days** for the Base Bid and **One Hundred and Five (105) Calendar Days** for the Base Bid and Alternate Bid (if awarded) after issuance of the Notice to Proceed.

The undersigned further agrees that he shall pay liquidated damages in accordance with **Division I - Contract Agreement** for the **PRC Apron Reconstruction, Base Bid (Schedule I)** project, and in accordance with **Division II - USFS Federal Contract Documents** for the **Prescott Air Tanker Base Improvements, Alternate Bid (Schedule II)** project, if work remains uncompleted after expiration of the contract time.

8. As an evidence of good faith in submitting this proposal, the undersigned encloses a certified check, cashier's check or bid bond in the amount not less than the amounts stated in the **Notice of Invitation to Bid (Division I)**, which, in case he refuses or fails to accept an award and to enter into a contract and file the required bonds within the prescribed time, shall be forfeited to the City of Prescott, as liquidated damages.

9. The undersigned hereby declares that the only parties interested in this bid are named herein, that this proposal is made without collusion with any other person, firm or corporation, that no employee of the City of Prescott or USFS, officer or agent, is directly or indirectly financially interested in this bid.

10. The undersigned understands that the **PRC Apron Reconstruction, Base Bid (Schedule I)** agreement may be cancelled by the City of Prescott; and that the **Prescott Air Tanker Base Improvements, Alternate Bid (Schedule II)** agreement contained in Division II of the contract documents, may be cancelled by the USFS for conflict of interest pursuant to Arizona Revised Statutes Section 38-511.

11. The undersigned hereby acknowledges receipt of the following Addenda:

Addendum No. 000001

Addendum No. 000002

Addendum No. 000003

And that the Addenda were considered in the preparation of this Proposal.

12. The undersigned has checked carefully all the above figures and understands that the Owner(s) will not be responsible for any errors or omissions on the part of the undersigned in making up this bid.

13. The undersigned understands that the Owner(s), reserve the right to reject any or all bids or to waive any informalities in the bid.

14. By entering into this contract, the Contractor certifies that neither it/he nor any person or firm who has interest in the Contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12 (a)(1) or FAR 52.222 (May 2014).

BIDDER DATA:

Name of Bidder MRM Construction Services, Inc.

Type of Organization Construction (Heavy Civil and Highway)

Person(s) authorized to Sign for Bidder Marie Torres, President

Address 4806 S. 16th Street, Phoenix, AZ 85040

Phone (602) 340-0378

Type & Number

Contractor's License AZ ROC 191374

Dated in Phoenix, AZ, this 16th day of April, 2015.

SIGNATURE OF BIDDER

If an Individual: _____, doing business

as _____

If a Partnership: _____

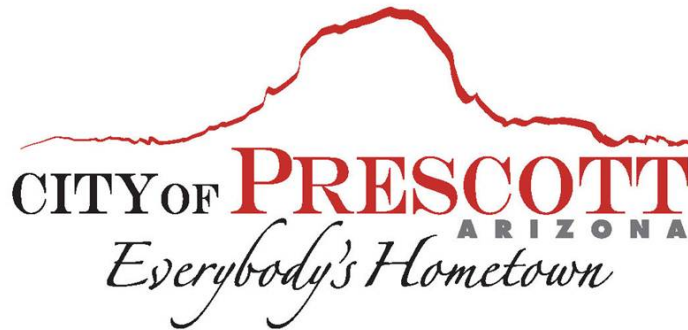
by _____

If a Corporation: MRM Construction Services, Inc.

by Marie Torres 

Title President (Seal)

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PROFESSIONAL SERVICES AGREEMENT
DIBBLE ENGINEERING, INC.
Fiscal Years 2014 through 2016

AUTHORIZATION FOR SERVICES NO. 8

ENGINEERING SERVICES FOR

CONSTRUCTION PHASE SERVICES
USFS APRON RECONSTRUCTION

AT PRESCOTT MUNICIPAL AIRPORT, ERNEST A. LOVE FIELD

FAA GRANT # NONE
ADOT GRANT # E5S2A

APPROVED AND ACCEPTED by the City of Prescott, this 12th day of May, 2015.

City of Prescott, a municipal corporation

MARLIN D. KUYKENDALL, Mayor

ATTEST:

APPROVED AS TO FORM:

DANA R. DeLONG
City Clerk

JON M. PALADINI
City Attorney

March 23, 2015

Prescott Municipal Airport
Ernest A. Love Field
6546 Crystal Lane
Prescott AZ 86301

Attention: Mr. John E. Cox, C.M., C.A.E.
Prescott Airport Manager

RE: ENGINEERING SERVICES PROPOSAL
Authorization of Services No: 8
City of Prescott Project No: 15036
ADOT Project No: E5S2A
PRC Apron Reconstruction – Construction Phase Services

We appreciate the opportunity to provide construction phase services for the *PRC Apron Reconstruction* project at the Prescott Municipal Airport. Dibble Engineering in conjunction with their subconsultants will perform these services, per the attached Scope of Work, for the following Time-and-Material (T&M) Not-To-Exceed (NTE) fees:

Construction Management and Administration Services:

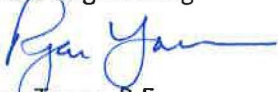
a. Dibble Engineering.....Construction Admin & Engineering Support.....	\$40,784
b. Dibble CM.....Construction Management.....	\$46,386
c. Civiltec Engineering.....Construction Inspection.....	\$42,908
d. ETC.....Quality Assurance Testing.....	\$19,700
e. CR Engineers.....Electrical CA Support Services.....	\$10,743
Total Estimated Fees.....	\$160,521

With inclusion of Civiltec and ETC the proposed local participation on this project is 39.0%.

With the inclusion of CR Engineers the proposed DBE percentage on this project is 6.7%.

Transmitted herewith is our proposed Scope of Work, Fee Summary, Derivation of Fee Proposal Summary, Estimated Manhour Matrix, Estimated Allowance for Direct Costs, and subconsultant proposals. We are excited for the opportunity to support the Prescott Municipal Airport on this project. If you need additional information or have questions, please do not hesitate to call.

Sincerely,
Dibble Engineering


Ryan Toner, P.E.
Airport Practice Leader


Jared Bass, P.E.
Airport Project Engineer

Enclosures



SCOPE OF WORK
PRC Apron Reconstruction
Construction Phase Services
Prescott Municipal Airport



The following scope of work is provided for the construction phase services for the *PRC Apron Reconstruction* project at the Prescott Municipal Airport (the Airport). The Dibble Team consists of the following:

- Project Principal (Dibble) – Ken Snyder, P.E.
- Senior Civil Engineer (Dibble) – Jared Bass, P.E.
- Electrical Project Manager (CR) – Catherine Alcorn, P.E.
- Construction Manager (Dibble CM) – Elliott Gappinger, P.E.
- Construction Inspector (Civiltec) – Raymond Buettner
- Electrical Inspector (CR) – Shane Woodard
- Quality Assurance Testing (ETC) – Rick Kelley, P.E

This proposal consists of comprehensive construction phase services as outlined below and is based on reaching Substantial Completion within 90 Calendar Days and Final Completion within an additional 30 Calendar Days:

1) General:

- a) Project Management and Administration: Dibble CM will provide overall project management, coordination between the client and team members, and administration of the project to monitor the Contractor's operations and deliverables.

Dibble will make monthly progress reports, including invoicing, to the Airport in a format acceptable to the Airport.

2) Preconstruction Activities:

- a) Preconstruction Conference: Dibble CM will conduct the Preconstruction Conference and provide support and/or coordination of the design documents as needed. Dibble CM will prepare and provide the meeting agenda and sign-in sheet, facilitate the meeting, and issue meeting minutes. The Dibble Team will be in attendance to provide technical support.
- b) Preconstruction Conference Submittal Reviews and Coordination: Dibble CM will review project submittals required at the Preconstruction Conference as identified in Special Provisions Section 30.03. Dibble CM (with support from the Dibble Team) will provide the reviews, coordination with the client, and responses.

3) Construction Administration and Design Support Services:

- a) Weekly Construction Meetings: Dibble CM will prepare the weekly construction meeting agendas, facilitate the meetings, and issue meeting minutes (12 meetings). Dibble will provide a representative at these meetings on a bi-weekly basis (total of 6 meetings).
- b) Site Visits and Inspections: Civiltec will perform full-time daily construction inspection and observation, estimated at 66 working days over the course of the project. The remaining Dibble Team will also provide site visits to observe the progress of the work and conformance to the contract and design documents, and to ensure the continuity of the design and construction phase services. These site visits will generally occur on the same day as the Weekly Construction Meetings.
- c) Shop Drawing Review and Coordination: Dibble CM will review and provide a response to construction material and general project submittals as requested, (estimated at approximately 40 submittals). Dibble will provide support on an as needed basis for the more technical or design specific submittals.
- d) RFI Review and Coordination: The Dibble Team will coordinate, review and provide responses to construction and general project Requests for Information (RFI), (estimated at approximately 20 RFI's).
- e) ESI Review and Coordination: The Dibble Team will coordinate, review and develop necessary Engineering Supplemental Information (ESI) documents, additional details, or sketches as revisions to the construction specifications and/or plans, (estimated at approximately 5 ESI's).
- f) Change Order Request Review and Coordination: Dibble CM will coordinate and review Contractor Change Order Requests (COR), including verification of T&M effort, project quantities as needed, (estimated at approximately 5 COR's).
- g) DBE/SBE Compliance and Coordination: Dibble CM will coordinate and review all DBE/SBE efforts and documentations required for this project to be compliant with the contract documents.
- h) QA/QC Coordination and Reviews: Dibble CM and ETC will coordinate and review QA/QC actions including scheduling of testing activities, reporting, review of results, and recommendations.
- i) Monthly Payment Application Coordination and Review: Dibble CM and Civiltec will regularly review and track project quantities in the field and on the Contractor's As-Builts. Dibble CM will coordinate these inspected quantities with the contractor and coordinate prior to the submittal of monthly payment applications.

4) Project Close-Out Activities:

- a) Substantial Completion Walk Inspection: Dibble CM and Civiltec will conduct and attend the Substantial Completion Walks required on the project, (estimated at 2 inspections).
- b) Final Walk Inspection: The Dibble Team will attend the Final Completion Walk.

- c) Punchlist(s) and Coordination(s): Dibble CM and Civiltec will prepare, submit, and re-evaluate punchlists at each substantial completion and final walk, (estimated at approximately 3 punchlists or verifications).
- d) Final Construction Report and Coordination: Dibble CM will coordinate, prepare, and submit the Final Construction Report. The Dibble Team will provide technical support and review.
- e) Record Drawings: Dibble and CR will develop the Final Record Drawings based on Contractor redlines and field changes issued during construction, including RFI's/ESI's. A final submittal will include (1) CD of the electronic (PDF) version of the construction documents (i.e. Final Construction Report, As-Built, and Record Drawings) and CAD files. Dibble will also provide (2) 24x36 and (2) 11x17 hard-copy Record Drawing sets and (1) hard copy of the Final Construction Report.
- f) Final Quantities and Change Order Coordination and Review: Dibble CM will coordinate, review, and assist the Airport in the preparation of the Final Construction Change Order to ADOT and the City.

5) Miscellaneous

- a) It is anticipated that the PRC Apron Reconstruction project will be constructed concurrently with the Prescott Air Tanker Base Improvements project. This proposal has been prepared to reflect the minimum effort anticipated for only the PRC Apron Reconstruction project. Any additional effort required for the USFS project will be contracted with them directly.
- b) The effort as identified within this proposal reflects the assumption that a single Contractor will be contracted for both the PRC Apron Reconstruction and Prescott Air Tanker Base Improvements projects.

6) Exclusions

- a) Certified Payrolls.
- b) Federal Wage Determinations and Interviews.
- c) Contractor's jobsite safety and compliance with all ADOSH and OSHA requirements are excluded (Contractor's responsibility).
- d) Construction staking and/or layout services.
- e) SWPPP and other environmental action required for permitting and construction approval by the City of Prescott/Yavapai County.
- f) FAA ALP update.

Firm: Dibble Engineering
On-Call Engineering
Project: **PRC Apron Reconstruction**
Construction Phase Services
Prescott Municipal Airport
Date: 03/23/15



Contract Number: 2014-029
COP Project Number: 15036
Task Number: 8
Amendment Number: N/A
FAA Number: N/A
ADOT Number: E5S2A

Fee Summary		Dibble		Subconsultants	
<u>A. Construction Phase Services</u>		Fee	Type		
1	Dibble Base Fee.....	\$40,784	T&M	\$40,784	
2	Construction Management (Dibble CM).....	\$46,386	T&M		\$46,386
3	Inspection and Observations (Civiltec).....	\$42,908	T&M		\$42,908
4	Quality Assurance Testing (ETC).....	\$19,700	T&M		\$19,700
5	Electrical CA Support Services (CR).....	\$10,743	T&M		\$10,743
		Total Fee		Dibble	Subconsultants
Contract Total		\$160,521		\$40,784	\$119,737

DBE Participation (%): 6.7%
Local Participation (%): 39.0%

Firm:	Dibble Engineering	Contract Number: 2014-029
	On-Call Engineering	COP Project Number: 15036
PROJECT:	PRC Apron Reconstruction	Task Number: 8
	Construction Phase Services	Amendment Number: N/A
	Prescott Municipal Airport	FAA Number: N/A
DATE:	3/23/2015	ADOT Number: E5S2A

DERIVATION OF FEE PROPOSAL SUMMARY

BASIC FEE				
Classification	Manhours	Direct Labor Rate	Labor Costs	
1 Project Principal	0	\$64.90	\$0.00	
2 Senior Project Manager	0	\$50.96	\$0.00	
3 Project Manager	64	\$47.11	\$3,015.04	
4 Senior Project Engineer	168	\$41.35	\$6,946.80	
5 Project Engineer	0	\$38.27	\$0.00	
6 Designer	62	\$28.85	\$1,788.70	
7 Assistant Engineer	38	\$26.00	\$988.00	
8 CAD Technician	0	\$26.00	\$0.00	
9 Admin Assistant	0	\$19.00	\$0.00	

Total 332 hrs

a. Total Labor.....	\$12,738.54
b. Overhead at..... 176.15%	\$22,438.94
c. Subtotal Labor + Overhead.....	\$35,177.48
d. Net Fee..... 10% of c.	\$3,517.75
e. Total Basic Fee..... (c + d) (rounded).....	\$38,696.00

ALLOWANCE FOR DIRECT COSTS

(Listed by Item at Actual Cost - NO MARKUP)

Item	Cost	
1 Mileage.....	\$ 747.60	T&M
2 Meals.....	\$ 624.00	T&M
2 Printing.....	\$ 1,340.00	T&M
f. Sub-Total Allowances for Direct Costs (rounded).....	\$2,088.00	

ALLOWANCE FOR ADDITIONAL COSTS, OUTSIDE SERVICES & SUBCONSULTANTS

(Listed by Item at Actual Cost - NO MARKUP)

Firm	Cost	Method of Compensation
1 Construction Management (Dibble CM).....	\$ 46,385.50	T&M
2 Inspection and Observations (Civiltec).....	\$ 42,908.40	T&M
3 Quality Assurance Testing (ETC).....	\$ 19,700.00	T&M
4 Electrical CA Support Services (CR).....	\$ 10,743.00	T&M

g. Sub-Total Allowance for Add'l Costs (rounded): \$119,737.00

TOTAL FEE

h. Total Estimated Cost to Consultant....(e. + f. + g.) (rounded) \$160,521.00

Firm:	Dibble Engineering On-Call Engineering	Contract Number: 2014-029
PROJECT:	PRC Apron Reconstruction Construction Phase Services Prescott Municipal Airport	COP Project Number: 15036 Task Number: 8 Amendment Number: N/A FAA Number: N/A ADOT Number: E5S2A
DATE:	3/23/2015	

ESTIMATED MANHOURS										
TASK	PROJECT PRINCIPAL	SENIOR PROJECT MANAGER	PROJECT MANAGER	SENIOR PROJECT ENGINEER	PROJECT ENGINEER	DESIGNER	ASSISTANT ENGINEER	CAD TECHNICIAN	ADMIN	TOTAL HOURS
1 GENERAL										
1a Project Management and Administration			8	28						36
2 PRECONSTRUCTION ACTIVITIES										
2a Pre-Construction Conference				6						6
2b Pre-Con Submittal Reviews and Coordination				4						4
3 CONSTRUCTION ADMINISTRATION & DESIGN SUPPORT SERVICES										
3a Weekly Construction Meetings (every other meeting)			12	24			6			42
3b Site Visits and Observations			12	30						42
3c Shop Drawing Review and Coordination Support				12			8			20
3d RFI Review and Coordination Support			4	16			6			26
3e ESI Review and Coordination support			8	16		24	6			54
3f Change Order Review & Coordination Support			8	8		4				20
4 PROJECT CLOSE-OUT ACTIVITIES										
4a Final Walk Inspection (All Phases)			6	6						12
4b Final Construction Report and Coordination			2	6		4	6			18
4c Record Drawings			2	6		24	6			38
4d Final Quantities and Change Order Coordination and Review			2	6		6				14
TOTALS	0	0	64	168	0	62	38	0	0	332

Firm:	Dibble Engineering On-Call Engineering	Solicitation No: 2014-029
Project:	PRC Apron Reconstruction Construction Phase Services Prescott Municipal Airport	Project Number: 15036 Task Number: 8
Date:	3/23/2015	Amendment Number: N/A FAA Number: N/A ADOT Number: E5S2A

Construction Administration - Direct Expenses

1 MILEAGE				CURRENT ADOT RATE	
a.	8 Trips	210 Miles	@	\$0.445 /Mile	\$748
	(Mileage includes estimated travel on or around the airport during site visits)				
				Subtotal	\$748
2 MEALS				CURRENT ADOT RATE	
a.	8 Trips (2 Dibble Employees Per Trip on Average)			\$39.00 /Day	\$624
				Subtotal	\$624
3 PRINTING (Record Drawings & Final Construction Report)					
(Miscellaneous Check Printing is Included in Operational Overhead)					
a.	1 Submittals of	80 sheets =	80 Sheets @	\$1.50 /sheet	\$480.00
	(4 Copies Full-Size Bond Plans)				
b.	1 Submittals	80 sheets =	80 Sheets @	\$0.25 /sheet	\$80.00
	(4 Copies Scaled 1/2-Size Plans)				
c.	1 Plotting	80 sheets =	80 Sheets @	\$1.50 /sheet	\$480.00
d.	1 Submittals for Constr. Report	@	500 Sheets @	\$0.60 /sheet	\$300.00
	(1 copies @ 500 pages each)		(single-sided)		
				Subtotal	\$1,340
				TOTAL	\$2,712



March 16, 2015

Dibble Engineering
7500 N. Dreamy Draw Drive, Ste. 200
Phoenix, AZ 85020

Attn: Mr. Jared Bass

Re: Prescott Municipal Airport
Apron Re-Construction
PRC Project No. 15036
ADOT Project No. E5S2A

Dear Mr. Bass

Dibble CM will provide construction management and Quality Assurance material testing services for the project referenced above for Dibble Engineering as described below:

CA Services:

1. Attend the Pre-Construction Conference
2. Review and Coordinate Pre-Construction Submittals
3. Lead and document Weekly Construction Meetings
4. Site Visit and Observations
5. Shop Drawing ESI / RFI / Review and Coordination
6. Change Order Request Review and Coordination
7. DBE Compliance and Coordination
8. QA/QC Reviews and Coordination
9. Weekly As-Built Reviews
10. Monthly Pay Applications
11. Quantity Reviews in coordination with Inspector
12. Substantial Completion Walk
13. Final Completion Walk
14. Final Construction Report and Record Drawings: DCM to assemble Final Report using DE template. Dibble will assist as needed.

Section V – Proposed Fee Schedule

Summary of proposed fees are below. Detailed breakout is on Exhibit "B", attached:

Project Manager	\$	43,360.00
QA Material Testing	\$	19,700.00
Allowances	\$	3,025.50
Total	\$	66,085.50

Thank you for the opportunity to submit our construction management services proposal for this project.

Sincerely,

KC Brandon

KC Brandon
President
Dibble CM

EXHIBIT "B"
Prescott Municipal Airport - Apron Re-Construction
Staff Hours and Fee Proposal



Staff Hours and Fee By Task

		Contract Billing Rate						
		\$ 180.00	\$ 160.00	\$ 150.00	\$ 130.00	\$ 97.00		
Task No.	Task	Project Principal	Project Manager	Construction Manager	Contract Admin.	Const. Inspector	Total Task Hours	Total Task Fee
1	Pre-Construction Conference and Admin.		8				8	\$ 1,280
2	Review Pre-Construction Submittals		12				12	\$ 1,920
3	Weekly Construction Meetings / Minutes		30				30	\$ 4,800
4	Site Visits and Observations		65				65	\$ 10,400
5	Shop Drawing Review and Coordination (Max-40 sheets)		25				25	\$ 4,000
6	RFI Review and Coordination (Max 20)		10				10	\$ 1,600
7	ESI Coordination (Max-5)		10				10	\$ 1,600
8	Change Order Request Review and Coordination (Max-5)		15				15	\$ 2,400
9	DBE Compliance and Coordination		5				5	\$ 800
10	QA / QC Reviews and Coordination		15				15	\$ 2,400
11	Review Contractor As-Built dwgs - Weekly w/ Inspector		12				12	\$ 1,920
12	Review Monthly Pay Applications		12				12	\$ 1,920
13	Quantity Reviews - Coordinate with Inspector		12				12	\$ 1,920
14	Substantial completion Walk / Punch List		12				12	\$ 1,920
15	Final Completion Walk		8				8	\$ 1,280
16	Final Construction Report and Coordination		20				20	\$ 3,200
TOTAL			271				271	\$ 43,360.00

Subconsultants

	Unit	Cost/Unit	No.of Units	Total
ETC - QA Material Testing	Allowance	\$ 19,700	1	\$ 19,700
Subtotal, Subconsultants				\$ 19,700

Allowances

	Unit	Cost/Unit	No.of Units	Total
Mileage	Mile	\$ 0.445	3300	\$ 1,468.50
Lodging	Day	\$ 81.00	12	\$ 972.00
Meals	Day	\$ 39.00	15	\$ 585.00
Subtotal, Allowances				\$ 3,025.50

Fee Summary

	Fee
Dibble CM Labor	\$ 43,360.00
Subconsultants	\$ 19,700.00
Allowances	\$ 3,025.50
TOTAL FEE	\$ 66,085.50

- Proposal is based on project construction duration of 13 weeks and close-out duration of four (4) weeks.
- Proposal is based on the Project Manager being on site one (1) full day per week plus contact from the Phoenix office another four (4) hours per week.
- The fee for Items 5, 6, 7 and 8 above are based on the maximum quantities shown.
- Extension of the construction schedule will necessitate an adjustment in fee.



Engineering & Testing Consultants, Inc

Quality Control Cost Estimate

Date - March 12, 2015

PRC USFS Apron Reconstruction

Prescott, AZ

PROPOSED SERVICES:

P-152 Excavation & Embankment

Quality Control Testing, Earthwork

Quality Control Technician, P152

20

Hrs.

\$70

Per hr.

\$1,400

Laboratory Testing

ASTM D - 1557 Proctor, P152

3

Each

\$150

Per test

\$450

Plasticity Index (dry prep) P152

4

Each

\$65

Per test

\$260

Particle Size Analysis/Gradation P152

4

Each

\$75

Per test

\$300

ESTIMATED COST: BASE BID FOR QA Testing

\$2,410

NOTES:

Night work will be billed at an 8hr minimum shift.

This proposal does not include A/C or Concrete plant control.

Rates are portal to portal from our Prescott office with no mileage charges or minimum hourly trip charges.

This estimate is based on our review of the project documents.

We do not intend to say that the project can be constructed within the time frame we listed.

For estimating purposes you should use our unit rates.

ETC will only invoice for actual time and costs for the project.

This estimate is based on an on-call basis only and it is the responsibility of the client for scheduling.

GEOTECHNICAL ENGINEERING · SOILS & MATERIALS TESTING · SPECIAL INSPECTION
417 NORTH ARIZONA STREET · PRESCOTT, ARIZONA 86301 · 928-778-9001 · FAX 928-778-4866



Engineering & Testing Consultants, Inc

Quality Control Cost Estimate

Date - March 12, 2015

PRC USFS Apron Reconstruction

Prescott, AZ

PROPOSED SERVICES:

P-201 Crused Aggregate Base Course

Quality Control Testing, Earthwork

Quality Control Technician, P201

16

Hrs.

\$70

Per hr.

\$1,120

Laboratory Testing

ASTM D - 1557 Proctor P201

Plasticity Index (wet prep) P 201

Particle Size Anaylsis/Gradation P201

Hydrometer P201

Fractured Face P201

Abrasion P201

1

Each

\$150

Per test

\$150

3

Each

\$100

Per test

\$300

3

Each

\$75

Per test

\$225

1

Each

\$200

Per test

\$200

1

Each

\$85

Per test

\$85

1

Each

\$200

Per test

\$200

ESTIMATED COST: BASE BID FOR QA Testing

\$2,280

NOTES:

Night work will be billed at an 8hr minimum shift.

This proposal does not include A/C or Concrete plant control.

Rates are portal to portal from our Prescott office with no mileage charges or minimum hourly trip charges.

This estimate is based on our review of the project documents.

We do not intend to say that the project can be constructed within the time frame we listed.

For estimating purposes you should use our unit rates.

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Engineering & Testing Consultants, Inc

Quality Control Cost Estimate

Date - March 12, 2015

PRC USFS Apron Reconstruction

Prescott, AZ

PROPOSED SERVICES:

P304 Cement Treated Base CTB

Quality Control Testing, Earthwork

Quality Control Technician P304

Senior Level Technician P304

Senior Project Engineer P304

24	Hrs.	\$70	Per hr.	\$1,680
4	Hrs.	\$75	Per hr.	\$300
4	Hrs.	\$145	Per hr.	\$580

Laboratory Testing

ASTM D - 1557 Proctor P304

Plasticity Index P304

Particle Size Analysis/Gradation P304

Soundness P304

Molded CTB Compression Tests P304

12	Each	\$150	Per test	\$1,800
2	Each	\$65	Per test	\$130
2	Each	\$75	Per test	\$150
1	Each	\$420	Per test	\$420
12	Each	\$35	Per test	\$420

ESTIMATED COST: BASE BID FOR QA Testing

\$5,480

NOTES:

Night work will be billed at an 8hr minimum shift.

This proposal does not include A/C or Concrete plant control.

Rates are portal to portal from our Prescott office with no mileage charges or minimum hourly trip charges.

This estimate is based on our review of the project documents.

We do not intend to say that the project can be constructed within the time frame we listed.

For estimating purposes you should use our unit rates.

ETC will only invoice for actual time and costs for the project.

This estimate is based on an on-call basis only and it is the responsibility of the client for scheduling.

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Engineering & Testing Consultants, Inc

Quality Control Cost Estimate

Date - March 12, 2015

PRC USFS Apron Reconstruction

Prescott, AZ

PROPOSED SERVICES:

P405 Asphalt Concrete Pavement

Quality Control Testing

Senior Level Technician P405

4

Hrs.

\$75

Per hr.

\$300

Senior Project Engineer P405

4

Hrs.

\$145

Per hr.

\$580

Quality Control Technician, Asphalt

Quality Control Technician, P405

15

Hrs.

\$70

Per hr.

\$1,050

Laboratory Testing

Marshall Density, P405

6

Each

\$100

Per test

\$600

AC Content/Gradation by Ignition Oven, P405

6

Each

\$150

Per test

\$900

Stability/Flow, P405

6

Each

\$70

Per test

\$420

Maximum Theoretic Density, P405

6

Each

\$120

Per test

\$720

Furnace Oven Calibration Factor P405

1

Each

\$400

Per test

\$400

Asphalt Core Thickness & Density P405

24

Each

\$35

Per test

\$840

ESTIMATED COST: BASE BID FOR QA Testing

\$5,810

NOTES:

Night work will be billed at an 8hr minimum shift.

This proposal does not include A/C or Concrete plant control.

Rates are portal to portal from our Prescott office with no mileage charges or minimum hourly trip charges.

This estimate is based on our review of the project documents.

We do not intend to say that the project can be constructed within the time frame we listed.

For estimating purposes you should use our unit rates.

ETC will only invoice for actual time and costs for the project.

This estimate is based on an on-call basis only and it is the responsibility of the client for scheduling.



Engineering & Testing Consultants, Inc

Quality Control Cost Estimate

Date - March 12, 2015

PRC USFS Apron Reconstruction

Prescott, AZ

PROPOSED SERVICES:

P501 Portland Cement Concrete Pavement

Quality Control Testing

Senior Level Technician P501

Senior Project Engineer P501

4	Hrs.	\$75	Per hr.	\$300
4	Hrs.	\$145	Per hr.	\$580

Quality Control Technician, Concrete

Quality Control Technician, P501

12	Hrs.	\$70	Per hr.	\$840
----	------	------	---------	-------

Laboratory Testing

Drilled PCCP Core Compression Tests P501

Concrete Compression Tests P501

8	Each	\$100	Per test	\$800
8	Each	\$150	Per test	\$1,200

ESTIMATED COST: BASE BID FOR QA Testing

\$3,720

NOTES:

Night work will be billed at an 8hr minimum shift.

This proposal does not include A/C or Concrete plant control.

Rates are portal to portal from our Prescott office with no mileage charges or minimum hourly trip charges.

This estimate is based on our review of the project documents.

We do not intend to say that the project can be constructed within the time frame we listed.

For estimating purposes you should use our unit rates.

ETC will only invoice for actual time and costs for the project.

This estimate is based on an on-call basis only and it is the responsibility of the client for scheduling.

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CIVIL, TRANSPORTATION, MUNICIPAL, WATER AND WASTEWATER ENGINEERING,
PLANNING, CONSTRUCTION MANAGEMENT, AND LAND SURVEYING
PEORIA • PRESCOTT • MONROVIA

March 20, 2015

Jared Bass, P.E., Project Engineer
Dibble Engineering
7600 North Dreamy Draw Drive, Ste. 200
Phoenix, AZ 85050-4669
Email: jared.bass@dibblecorp.com

Subject: Scope of Services and Fee for Professional Services – PRC Apron Reconstruction
CA Services at the Prescott Airport

Dear Mr. Bass,

Civiltec Engineering, Inc. is pleased to provide you with the following proposal to provide professional surveying services for the aforementioned project. Civiltec proposes to perform the following scope of services for the project:

- **Construction Inspection**

The estimated fee for Construction Inspection is \$42,908.40

Construction Inspection

Civiltec will provide one full time construction inspector during construction (8 hours per working day). It is assumed that the construction duration of the project will be 90 calendar days (66 working days).

Task 1 – Construction Inspection

Civiltec will provide construction inspection services including...

- ✓ Assist Resident Engineer in keeping the Contractor aware of the inspection and testing requirements and the effect of these on the project schedule to help avoid delays and misunderstandings.
- ✓ Notify the Resident Engineer, when if it is observed that construction work is unsatisfactory, faulty or defective, or does not conform to the construction contract documents, or does not meet the requirements of inspections, or approvals required to be made, or has been damaged prior to final payment.

- ✓ Advise Resident Engineer when it is believed that work should be corrected or rejected, or should be uncovered for special testing, inspection, or approval.
- ✓ Provide daily reports and photographs of all relevant construction inspections for days when on site.
- ✓ Provide measurements for project quantities.

Task 2 – Weekly Construction Meetings

Civiltec will attend weekly scheduled construction progress meetings and assist with the Contractor's understanding of each aspect of the work and discuss project progress and issues.

Task 3 – Monthly Quantities Reviews

Civiltec will assist the Resident Engineer with monthly quantities reviews based on the degree of completion of the work.

Task 4 – Punch List

Civiltec will perform one on-site walk through with the Resident Engineer and Contractor personnel and assist in developing the "punch list" of deficiencies and incomplete work that needs to be corrected and finished for final acceptance and release of retention.

Task 5 – Final Acceptance

Upon the Contractor's completion of all "punch list" items, perform one on-site walk through with Resident Engineer and Contractor personnel to conduct a final inspection to assist in ensuring and verifying that all punch list items are complete.

If other services are needed which are above and beyond the scope of services outlined herein, a contract addendum will be issued. Invoices will provide on a monthly basis for services rendered. Invoice payments are net 30.

Thank you for this opportunity.

Sincerely,
CIVILTEC ENGINEERING, INC.



Chris Dusza, PE, CFM, Vice President

PRC Apron Reconstruction at the Prescott Airport									
Dibble Engineering									
Time and Fee Estimate									
Date:	20-Mar-15								
	HOURS BY	HOURS BY	HOURS BY	HOURS BY	HOURS BY	HOURS BY	HOURS BY	HOURS BY	TOTAL
	PIC	PM	PE	SE	DD	CO	SM	S CREW	COST
RATE (2612)	\$ 241.48	\$ 158.92	\$ 128.79	\$ 102.38	\$ 93.29	\$ 78.30	\$ 124.17	\$ 157.87	
Construction Compliance Oversight									
Task 1 - Construction Observations						480			\$ 37,584.00
Task 2 - Weekly Construction Meetings						24			\$ 1,879.20
Task 3 - Monthly Quantities Reviews						24			\$ 1,879.20
Task 4 - Punch List						12			\$ 939.60
Task 5 - Final Acceptance						8			\$ 626.40
HOURS	0	0	0	0	0	548	0	0	548
BUDGET	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,908.40	\$ -	\$ -	\$ 42,908.40

Civiltec Authorization

Chris Dusza 



March 16, 2015

Dibble Engineering
7500 North Dreamy Draw Drive, Suite 200
Phoenix, Arizona 85020-4669

Attn.: Mr. Jared Bass, P.E.

Re: Project Name: PRC USFS Apron Reconstruction (PRC Contract No.: 2014-029PR04)
Dibble Project No.: 101350.04
Revised Proposal for Electrical Construction Services
CRE Proposal No.: 14055SDC

We are pleased to present our revised proposal for electrical engineering services as follows in the listed attachments below.

Scope of Work: See attached Exhibit A.

Fee Proposal: See attached Exhibit B.

This proposal will be valid for the next ninety (90) days, and we reserve the right to renegotiate it if it has not been accepted within that period. Should conditions of the work change so as to materially affect the level of effort or the time required, then equitable adjustments to fee and schedule will be made. Consultant will notify Client when a changed condition becomes apparent. Failure of Client to provide a timely and equitable adjustment is cause for termination by Consultant. The attached Terms & Conditions are a part of this proposal. Please feel free to call if you need to discuss them.

We will bill you for services rendered to date. Payment will be due within thirty (30) days of billing date.

Please do not hesitate to call if you have any questions.

Sincerely yours,

CR ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'Catherine Alcorn', written over a horizontal line.

Catherine Alcorn, P.E.
President

Q:\Proposals\14000\14055 PRC USFS Apron Reconstruction\14055SDC PRC USFS Apron Reconstruction ProposalRev1.docx

SCOPE OF WORK

PRC USFS APRON RECONSTRUCTION PROJECT NO. 2014-029PR04 ELECTRICAL SERVICES DURING CONSTRUCTION

Prepared by CR Engineers, Inc.
MARCH 16, 2015

CR Engineers (CRE) shall provide construction phase services for the PRC USFS Apron Reconstruction. The following will be provided.

Engineering Support Services

- Attend Preconstruction Meeting.
- Review of shop drawings/submittals (estimated at 6).
- Provide Engineer's Supplemental Information (ESI) drawings and/or sketches (estimated at 2) for Contractor clarifications.
- Respond to Contractor's Requests for Information (RFI's) (estimated at 3).
- Prepare Final Record Drawings based on Contractor as-builts and field changes.

Construction Observation and Field Services

- Provide construction observation and inspections services and observation reports estimated at 5 visits.
- Attend the substantial completion walk through and prepare punch list items to be completed by Contractor.

Exclusions

Quantity verifications are excluded.

CR Engineers, Inc.
Fee Proposal Summary

Project Name: PRC USFS Apron Reconstruction
Date: 03/16/15
PRC No.: 2014 029PR04
CRE Proposal No.: 14055SDC

FEES

Overhead Rate: 150 %
Profit Margin: 10 %

1.0 Construction Services Fees \$10,057

Total Fees \$10,057

ESTIMATED EXPENSES AND ALLOWANCES

Auto mileage (\$0.445/mile) \$685
(220miles roundtrip: 7 trips)

Total estimated expenses \$685

GRAND TOTAL **\$10,743**

CR Engineers, Inc.
1.0 Construction Services Fee Proposal Worksheet

Project Name: PRC USFS Apron Reconstruction
Date: 03/16/15
PRC No.: 2014 029PR04
CRE Proposal No.: 14055SDC

	Task Description	Quantity	Project Manager /Engineer	Senior Engineer	Senior Designer	Senior Field Inspector	CADD Manager	Project Assistant	Total Hours
3.1	Phase I - Preconstruction								
3.1.1	Preconstruction Conference					6.0			6.0
3.2	Phase II - Construction								
3.2.1	Submittal/Shop Dwg Review	6	3.0			8.0		4.0	15.0
3.2.2	RFI Responses	3	2.0			6.0		2.0	10.0
3.2.3	ESI Preparation	2	2.0			4.0	4.0	1.0	
3.2.4	Inspection(s)/Observation(s)	5				45.0		2.0	47.0
3.3	Phase III - Postconstruction								
3.3.1	Final Inspection(s)/Walk Through					8.0			8.0
3.3.2	Initiate Final Punch List		1.0			4.0		1.0	6.0
3.3.3	Final Review of As-Built / Record Drawings / Final Construction Report		2.0			4.0	4.0	2.0	12.0
3.0	Totals		10.0	0.0	0.0	85.0	8.0	12.0	104.0
	Overhead Rate	150 %							
	Profit Margin	10 %							
	Labor Rates Per Hour:		\$53.44	\$48.69	\$32.21	\$31.84	\$26.21	\$17.23	
	Direct Labor:		\$534	\$0	\$0	\$2,706	\$210	\$207	
	Overhead:		\$802	\$0	\$0	\$4,060	\$315	\$310	
	Overhead + Direct Lab:		\$1,336	\$0	\$0	\$6,766	\$524	\$517	
	(OH + Direct) x Profit:		\$134	\$0	\$0	\$677	\$52	\$52	
3.0	Total Fees		\$1,470	\$0	\$0	\$7,443	\$577	\$569	\$10,057

MEETING DATE/TYPES: VOTING SESSION

5-12-15

DEPARTMENT: Airport

AGENDA ITEM: Approval of purchase of one (1) ea. Bobcat 3650 Utility Vehicle with mower attachment from Bingham Equipment Company utilizing State of Arizona Contract ADSP013-00002042 pricing in the total amount of \$26,457.96 (Airport Fund)

Approved By:

Date:

Airport Manager:	Cox, John	04/29/2015
City Manager:	McConnell, Craig	05/07/2015

Item Summary

The Airport property includes approximately 680 acres requiring mowing for compliance with federal rules and regulations. The new unit will replace an existing mower that was taken out of service recently, and determined to be beyond repair.

Background

This request is to purchase a multi-season, multi-function utility vehicle with a mower attachment. The vehicle will initially replace the riding residential turf mower that failed recently. The Bobcat 3650 is an all-terrain vehicle appropriate for Airport use, and future purchase of additional attachments will allow the flexibility to be utilized for other functions. Current operational mowing and landscaping equipment consists of one 2004 John Deere tractor with flail mower attachments, and several hand-held weed-eaters for the 680 acre site.

The FY15 budget contains funding for replacement of a bucket truck; however, the prioritized needs of the airport have changed since the capital replacement budget was approved in 2014. Replacement of the bucket truck is presently less critical to Airport operations than the equipment used to maintain the visibility of the runway and taxiway lighting and signage system. After researching the alternatives, it has been determined that a multi-season multi-function utility vehicle with mower attachment is the highest priority for procurement in the current fiscal year. There is not an authorized dealer in Prescott for this equipment.

Agenda Item: Approval of purchase of one (1) ea. Bobcat 3650 Utility Vehicle with mower attachment from Bingham Equipment Company utilizing State of Arizona Contract ADSP013-00002042 pricing in the total amount of \$26,457.96 (Airport Fund)

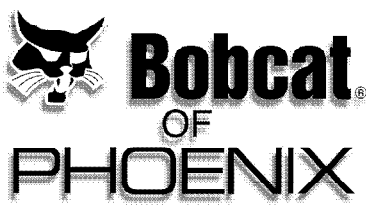
Financial Impact

Funding of \$25,000.00 was budgeted in FY15 for vehicle replacement. The additional amount, \$1,457.96, will be provided from other unencumbered funds within the Airport Fund.

Attachments

1. Bingham Equipment Company Quote dated April 10, 2015

Recommended Action: MOVE to approve the purchase of one (1) ea. Bobcat 3650 Utility Vehicle with mower from Bingham Equipment Company using State of Arizona Contract ADSP013-00002042 pricing in the total amount of \$26,457.96.



21828 N. 7th St.
Phoenix, Arizona 85024-5620
Phone (623) 850-6000
Fax (623) 850-6005
www.binghamequipment.com
Remit to: 1651 South Country Club Dr., Mesa, AZ 85210

Ship to:

SAME AS BELOW

Invoice to:

Prescott Municipal Airport
6500 MacCurdy Ln.
Prescott AZ 86301

Branch 08 - Deer Valley		
Date 04/10/2015	Time 8:52:30 (O)	Page 1
Account No. PRES001	Phone No. 9287771114	Quote No. 005339
Ship Via	Purchase Order BC 3650	
Salesperson Stephen Eaton		4S3

Sales Quote

Description ** Q U O T E ** EXPIRY DATE: 11/13/2015 Amount

Stock #: 039945 Serial #: AVW411343 21853.90

New BC 3650DPKG1
New BOBCAT 3650DPKG1 7184381-MY13PKG1 Utility Vehicle
3650 (MY13) Deluxe Package Factory Cab with Heat and AC
Liquid Cooled, Three Cylinder Diesel Engine
Hydrostatic Drive System
Four Wheel Drive - Lockable Rear Differential
Forward Travel, Two range (H/L)
Brakes - 4-Wheel, Hydraulic Disc with Dual-Bore Front
Calipers
Suspension & Steering Front - Independent, Dual A-Arm
Rear- De Dion
Hydraulic Rack & Pinion Power Steering
Tilt Steering
Wheels/Tires
Front, 25x10-12 tires - 12x6 orange steel rim
Rear, 25x11-12 tires - 12x8 orange steel rim
Digital Instrumentation Panel
Cargo Box with Power Lift
M.A.X. (Multi-Attachment eXchange) System/PTO
Joystick Operation- Tilt, Raise/Lower, Float and
Tilt Lockout Feature
RPM Regulator Lever
PTO Engage Button
Warranty, 12 months/1,000 hours
****INCLUDING THE FOLLOWING OPTIONS****
Comfort, Rear View Mirror 6817260
Comfort, Side Mirrors 7204856

Stock #: 041749 Serial #: AW4400184 2576.35

New BC UVMW66
UTV MOWER, 66
7211700 UTV Mower, 66"

SIGNED X _____

SIGNED X _____

The buyer represents that he owns the above Trade-in equipment free and clear
of any encumbrance except that indicated payable to: _____,

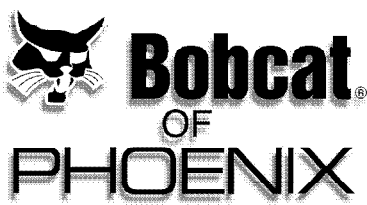
in the amount of: _____

SIGNED X _____

If other than the purchaser, signer represents he is an agent of and authorized to sign for purchaser.

STATEMENT CONCERNING WARRANTIES

Except for expressed warranties made by the manufacturer of goods, THERE ARE NO
WARRANTIES, EXPRESSED STATUTORY OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF
MECHANABILITY, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE THEREOF. No
warranty whatsoever is made on any used, second-hand, altered or rebuilt goods. Such goods are
sold "AS IS".



21828 N. 7th St.
Phoenix, Arizona 85024-5620
Phone (623) 850-6000
Fax (623) 850-6005
www.binghamequipment.com

Remit to: 1651 South Country Club Dr., Mesa, AZ 85210

Ship to:

SAME AS BELOW

Invoice to:

Prescott Municipal Airport
6500 MacCurdy Ln.
Prescott AZ 86301

Branch 08 - Deer Valley		
Date 04/10/2015	Time 8:52:30 (O)	Page 2
Account No. PRES001	Phone No. 9287771114	Quote No. 005339
Ship Via	Purchase Order BC 3650	
Salesperson Stephen Eaton		4S3

Sales Quote

Description ** Q U O T E ** EXPIRY DATE: 11/13/2015 Amount

Sale Total: 24430.25
Subtotal: 24430.25
MARICOPA CO/PHX CITY: 2027.71
Quote Total: 26457.96

Authorization: _____
Pricing in accordance with Arizona State Contract #
ADSP015-00002042
Expires: 11-13-2015
*Terms Net 30 Days. Credit cards accepted.
*FOB Destination within the State of Arizona
*Delivery: 90 to 120 days or less from ARO.
*State Sales Taxes apply.
*TID# 38-0425350

THANK YOU

SIGNED X _____

SIGNED X _____

The buyer represents that he owns the above Trade-in equipment free and clear of any encumbrance except that indicated payable to: _____,

in the amount of: _____

SIGNED X _____
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STATEMENT CONCERNING WARRANTIES

Except for expressed warranties made by the manufacturer of goods, THERE ARE NO WARRANTIES, EXPRESSED STATUTORY OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE THEREOF. No warranty whatsoever is made on any used, second-hand, altered or rebuilt goods. Such goods are sold "AS IS".

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Airport

AGENDA ITEM: Award of City Contract No. 2015-181 to B & W Fire Security Systems for Airport 'F' Hangar Fire Suppression System Replacement, in an amount not to exceed \$86,024.99

Approved By:

Date:

Airport Manager:	Cox, John	04/29/2015
City Manager:	McConnell, Craig	05/01/2015

Item Summary

This item is to approve a contract with B & W Fire Security Systems, for demolition of the existing fire suppression system, design, and reinstallation of a new system within Hangar 'F' at the Airport.

Background

Constructed in 1993, the Hangar 'F' fire suppression system has deteriorated significantly over the past ten (10) years, requiring replacement of more than 30 sections of pipe. The repairs have averaged \$500.00 in cost for each occurrence, and the work requires a certified company. Even with these repairs, water continues to stand in sections of pipe causing rust and continual corrosion of the piping.

In addition, because the system is pressurized, the air compressor is stressed beyond normal design capacity having to provide additional volume to compensate for the small leaks caused by corrosion and rust. The compressor, supporting pump, and flapper control system have been replaced twice over the past seven (7) years due to system malfunction.

Currently, if the system were to activate in case of a fire, the rust in the sprinkler nozzles may clog resulting in sprinkler activation well below designed coverage. The system is also continually sending false notifications to the fire alarm monitoring company, resulting in personnel being called to the airport at all hours.

Because of the age of the building, and current fire and building codes, the entire system requires replacement.

Bid Results

Bidding of the Project was publicly noticed on March 8th and 15th, 2015. A mandatory pre-bid meeting was conducted on March 17, 2015, at the Airport Administration Building, with three contractors in attendance. On April 16, 2015, two bids were received:

<u>Company</u>	<u>Location</u>	<u>Bid Amount</u>
B & W Fire Security Systems	Prescott, AZ	\$ 86,024.99
Cintas Fire Protection	Phoenix, AZ	\$152,115.00

Written confirmation of their bid has been received from the apparent low bidder, B & W Fire Security System, and a pre-award meeting has been held with the company to review the bid results and contract requirements. The company's license, bonding, references, and performance of past similar projects have been verified and determined satisfactory.

Project Schedule

The contract allows one hundred and twenty (120) calendar days for completion of the work, with project milestones listed below:

Award of Contract	May 12, 2015
Pre-Construction Meeting	Week of May 18, 2015
Notice to Proceed (NTP)	Week of May 18, 2015
Substantial Project Completion	August 2015

Financial Impact

FY15 funding to award this contract is available in the Airport Fund.

Attachments

1. B & W Fire Security Bid

Recommended Action: MOVE to award City Contract No. 2015-181 to B & W Fire Security Systems for Airport 'F' Hangar Fire Suppression System Replacement, in an amount not to exceed \$86,024.99.



Form A – Solicitation Response Cover Sheet

City of Prescott
Solicitation Response

Description.....Airport 'F' Hangar Fire Suppression Replacement

Please note all that apply:

- ☒ Total price for all Installation and Replacement related costs
(Total from Form B Line 2)\$ 86,824.99
- ☒ Addenda Number(s) Received (if any) Land 3
- ☒ Original Forms A through H plus two (2) photocopies

Business Name: B&W Fire Security Systems

Business Address: 8544 E. Eastridge Dr
Prescott Valley Az, 86314

Business Phone: (928) 772-8008

Business Fax: (928) 772-1104

Business Contact: Mike Cupp or E.W. Bratcher

Contractor Comments: _____

Dated this 15 day of April 2015.


Signature

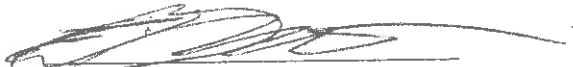

Title

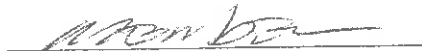
Form B - Price Sheet

Items	Cost
1. Demolition of Existing Fire Suppression System	\$ 8,150. ⁰⁰
2. Installation of New Fire Suppression System	\$ 77,874.99
3. Total (includes supplies & labor)	\$ 86,024.99

Payment Terms: net 30

Dated this 15 day of April 2015.


Signature


Title

MEETING DATE/TYPES: VOTING SESSION 5-12-15

DEPARTMENT: Community Development

AGENDA ITEM: Request for Special Use Permit SUP14-001 for the installation of a cell tower at 1976 Commerce Center Circle [Site Zoning: Industrial Transition (IT); Property Owner: Western Newspapers, Inc; APN 105-18-344]

Approved By:		Date:
Director:	Guice, Tom	05/07/2015
City Manager:	McConnell, Craig	05/07/2015

Item Summary

This Special Use Permit (SUP) application is for the installation of a cell tower at 1976 Commerce Center Circle. Section 2.4.49 of the Land Development Code (LDC) establishes the SUP process for all cellular communications towers, except those owned and operated by a governmental entity. The location, a vacant parcel within a business park, is zoned IT, which allows telecommunications facilities with an approved SUP.

Background

Verizon Wireless is seeking to install a cell tower to improve their service coverage in the northeast area of Prescott Lakes. The proposed location is in a business park with a residential area to the west and a school to the south (see attached location map and aerial photo). The site is in the southeast corner of the parcel. The parcel is currently vacant, but could be developed with commercial retail or office buildings in a manner similar to the adjoining sites to the north and east.

Site Design

The site is graded and has functional access from Commerce Center Circle. The application requests either a 65-foot standard monopole or a 75-foot stealth monopole disguised as a pine tree, a 29-foot by 38-foot walled enclosure containing a prefabricated equipment building, and a 12-foot wide access easement from the paved road. The difference in height is to conceal the antenna array within the mass of the artificial tree, so the tree must extend above the height of the monopole. The pole would be 22 feet from the south property line and 21 feet from the east property line.

Land Development Code Criteria

The purpose of the city's regulation of telecommunications facilities is listed in **Section 2.4.49.A**.

A. Purpose

These regulations are intended to provide for the development of wireless communication services to the community while:

1. Protecting residential areas and land uses from potential adverse impacts of towers and antennas;
2. Encouraging the location of wireless facilities in nonresidential areas;
3. Minimizing the total number of wireless communication sites throughout the community;
4. Encouraging the joint use of new and existing tower sites as a primary option rather than the construction of single-use towers;
5. Encouraging the users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact upon the community is minimal;
6. Encouraging users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design and siting, landscape screening, and innovative camouflaging techniques;
7. Enhancing the ability of the service providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;
8. Considering the public health and safety associated with wireless communication facilities; and
9. Minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of tower structures. In the furtherance of these goals the City shall give due consideration to the General Plan, the Zoning Code, and the Wireless Communication Plan for Central Yavapai County.

Section 2.4.49.J provides weighted review criteria to be considered by Council in the review of a request for a SUP. Staff comments on the merits of the application as applicable to each of the following criterion are indicated by underlined italics.

J. Performance Criteria

The following characteristics are deemed consistent with the purposes of this section and will be afforded favorable weight in considering the application:

1. Existing structures will be preferred over new structures; Verizon Wireless provided a search area explanation identifying existing nearby facilities and other sites that could provide coverage of the targeted area, concluding that there are no existing facilities in the vicinity capable of supporting collocated antennas: either at the AT&T site nearby at Twin Lakes Market located atop an APS pole in the parking lot, or at Verizon's two other nearby existing facilities shielded by topography from covering the targeted area. The lack of coverage by those facilities was the impetus for this application.

Agenda Item: Request for Special Use Permit SUP14-001 for the installation of a cell tower at 1976 Commerce Center Circle [Site Zoning: Industrial Transition (IT); Property Owner: Western Newspapers, Inc; APN 105-18-344]

2. New structures which appear to be structures commonly found within that zone are preferred over apparent wireless structures; *There are no structures of comparable height in the immediate vicinity that can be emulated for stealth installations. Verizon Wireless has offered the option for this installation to be disguised as a pine tree. It should be noted that there are no large pine trees in the vicinity.*
3. Wireless communication facilities, which cannot be readily observed from adjacent streets, are preferred; *The site is fully exposed to Prescott Lakes Parkway and the nearby residential areas. The site is on a currently vacant commercial lot that will likely be developed in a manner similar to other nearby buildings within the Prescott Lakes Commerce Center. Construction of a building on the site could shield the lower portion of the monopole, depending upon the placement of the building on the site, however, the proposed antenna will be readily observable.*
4. Heights that do not exceed height limitations for the underlying zoning district. Heights in excess of permitted heights in the zone may be approved by Special Use Permit pursuant to Sec. 9.9; *To achieve the service coverage desired, the applicant is representing that a structure in excess of the 40 foot maximum building height of the Industrial Transition is necessary. Council has discretion to approve heights in excess of the district maximum per LDC Section 2.4.49L.3 and 2.7.3.E.3.d.*
5. Collocation of multiple uses on a single wireless communication facility will have significant favorable weight in evaluating the application; *The applicant has agreed to future collocation of other providers' antennas, however, the Planning and Zoning Commission recommended no collocation if the structure is approved as a standard (not stealth) monopole.*
6. Network development plans which achieve the fewest number of wireless communication facilities of all users reasonably necessary for commercial coverage; *The applicant has provided information to support the need for Verizon Wireless coverage within the specific target area. The demonstrated need is specific to Verizon Wireless and does not imply that other Cell service providers have the same need or interest in filling a gap in coverage.*
7. Location in the least restrictive zone; *The Industrial Transition zoning district is the least restrictive zoning district within the subject geographic area.*
8. Suitability of the location for collocation of governmental public service wireless communication facilities. *No present or future need for collocated governmental communications facilities has been identified in the vicinity of this site.*

Special Use Permit Required

In addition to the specific criteria for Telecommunications facilities, the use requires approval by the City Council through a Special Use Permit. LDC Section 9.9 sets out the application and review procedures for a SUP. Section 9.9.5 provides a list of criteria for Council to consider in review of a SUP.

9.9.5 / Special Use Review Criteria

The City Council may approve an application for a special use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the public. The City Council shall consider the following criteria in its review:

A. Effect on Environment

The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

B. Compatible with Surrounding Area

The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to scale, height, landscaping and screening, lot coverage, and density.

C. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

D. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

E. Consistent with General Plan and Code

The proposed use will be consistent with the purposes of this LDC, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located.

F. Parcel Size

The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as

Agenda Item: Request for Special Use Permit SUP14-001 for the installation of a cell tower at 1976 Commerce Center Circle [Site Zoning: Industrial Transition (IT); Property Owner: Western Newspapers, Inc; APN 105-18-344]

necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

G. Site Plan

The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.

Planning and Zoning Commission Action

At their meeting of September 25, 2014, the Planning and Zoning Commission voted to approve the request 4-1, with conditions. The Planning Commission recommended two design options for Council consideration: one for a standard monopole 65 feet tall, and the other a stealth pine 75 feet tall. The Planning and Zoning Commission motion specified that the standard monopole should have no collocated antennas (no additional arrays attached to the pole below the main array), while the stealth monopole option could allow co-location of additional antennas by other cell service providers. Chairman Menser voted against the motion, stating that he believed the applicant had not fully explored other possible sites having fewer impacts on residential areas.

Modification of Standard Requirements

The SUP process and the provisions of the LDC allow discretionary Council approval of tower heights in excess of the district limitation. In this instance, the IT district has a height limit of 40 feet. The requested 65-foot or 75-foot monopole would require specific Council approval of the height as a part of the overall SUP approval. This proposal also does not meet the typical setback for a tower, which is equal to its height. LDC Section 2.4.49.L.2 authorizes the Council to reduce the setback requirement if the intent of the Section would be better served by doing so.

Federal Telecommunications Act - Limitations on Local Government Control

Although Section 704 of the Federal Telecommunications Act of 1996 47 USC 332(c)(7) does not completely preempt the authority of local governments to make land use decisions regarding the placement of wireless communications facilities, the Act does provide substantial protections for a telecommunications facility applicant. The LDC was written with an understanding of these limitations.

There are five separate limitations on local government's decision-making in the placement of a telecommunications facility (i.e. a cell tower).

1. The City may not discriminate among providers of functionally equivalent services.
2. The City decision cannot prohibit or have the effect of prohibiting the providing of personal wireless services. The City's decision must be based on objective criteria set out in Prescott Land Development Code Section 2.4.49.

Agenda Item: Request for Special Use Permit SUP14-001 for the installation of a cell tower at 1976 Commerce Center Circle [Site Zoning: Industrial Transition (IT); Property Owner: Western Newspapers, Inc; APN 105-18-344]

3. The City must act on a cell tower application within a reasonable period of time after the request is filed. The "reasonable period of time" requirement is satisfied if the period for review of the application is the usual period under the applicable ordinance or statutory scheme.
4. The City may not regulate the placement, construction, or modification of telecom facilities on the basis of environmental effects of radio frequency emissions to the extent that such emissions comply with FCC regulations. The purpose of the requirement is to prevent telecommunications siting decisions from being based upon unscientific or irrational fears that emissions from telecommunications sites may cause undesirable health effects.
5. A City decision to deny a cell tower application must be in writing and supported by substantial evidence contained in a written record (i.e. relevant evidence as a reasonable mind might accept as adequate to support a conclusion). A court will overturn the denial of an application under the substantial evidence test if it cannot conscientiously find that the evidence supporting that decision is substantial, when viewed in the light that the record in its entirety furnishes, including the body of evidence opposed to the denial. *If Council concludes that the application should be denied; the reasons for such conclusion should be clearly articulated in Council's discussion and expressed in the motion to create the written record required.*

Neighborhood Opposition

Significant neighborhood opposition has been expressed, both in writing and by attendance at the two Planning and Zoning Commission meetings. Expressed concerns include the aesthetics of the monopole, the proximity to the school and nearby businesses, the potential loss of views, the danger of fires on the pole, and the danger of the pole falling. Correspondence received in opposition is attached.

Evaluation of Alternate Sites

Verizon's consultant, Reliant Land Services, was asked to evaluate alternate sites for this antenna. Attached is the report submitted by Reliant Land Services with a discussion of the evaluation process and results. Reliant Land Services, on behalf of Verizon Wireless, has concluded that none of the available alternate sites meet their needs. They have requested that SUP14-001 be brought before Council for action.

Financial Impact

The City derives no direct revenue from cellular communications facilities located on privately owned land.

Agenda Item: Request for Special Use Permit SUP14-001 for the installation of a cell tower at 1976 Commerce Center Circle [Site Zoning: Industrial Transition (IT); Property Owner: Western Newspapers, Inc; APN 105-18-344]

Attachments

1. Vicinity and Zoning Map
2. Aerial Vicinity Map
3. Site plan and Standard Elevation Rendering
4. Verizon Site Submittal
5. Verizon Alternative Site Evaluation
6. Proposed View Rendering
7. Letters/Emails in Opposition
8. Previous Correspondence

Recommended Action: Council's pleasure:

MOVE to approve SUP14-001 for a cellular antenna at 1976 Commerce Center Circle subject to full compliance with the Land Development Code of the City of Prescott, including a maximum height of forty (40) feet as specified by the IT zoning district, and setback from all property lines of not less than the tower height.

OR

MOVE to approve SUP14-001 for a cellular antenna at 1976 Commerce Center Circle with the following conditions:

1. The setback from all property lines shall be not less than the tower height
2. The antenna arrays shall not exceed six feet in width
3. The compound shall be landscaped around the exterior of the wall in compliance with LDC screening requirements
4. Four trees each a minimum 10 feet in height shall be planted along the property line adjoining Prescott Lakes Parkway

AND EITHER:

5. The monopole shall be a standard monopole not to exceed 65 feet in height, painted flat gray and with no additional collocated antennas

OR

6. The monopole shall be a stealth pine tree installation not to exceed 75 feet in height to the top of the false tree, to enable collocation of additional antennas for other cell providers.

IT(PAD)
COMMERCIAL CENTER CR

Subject Site

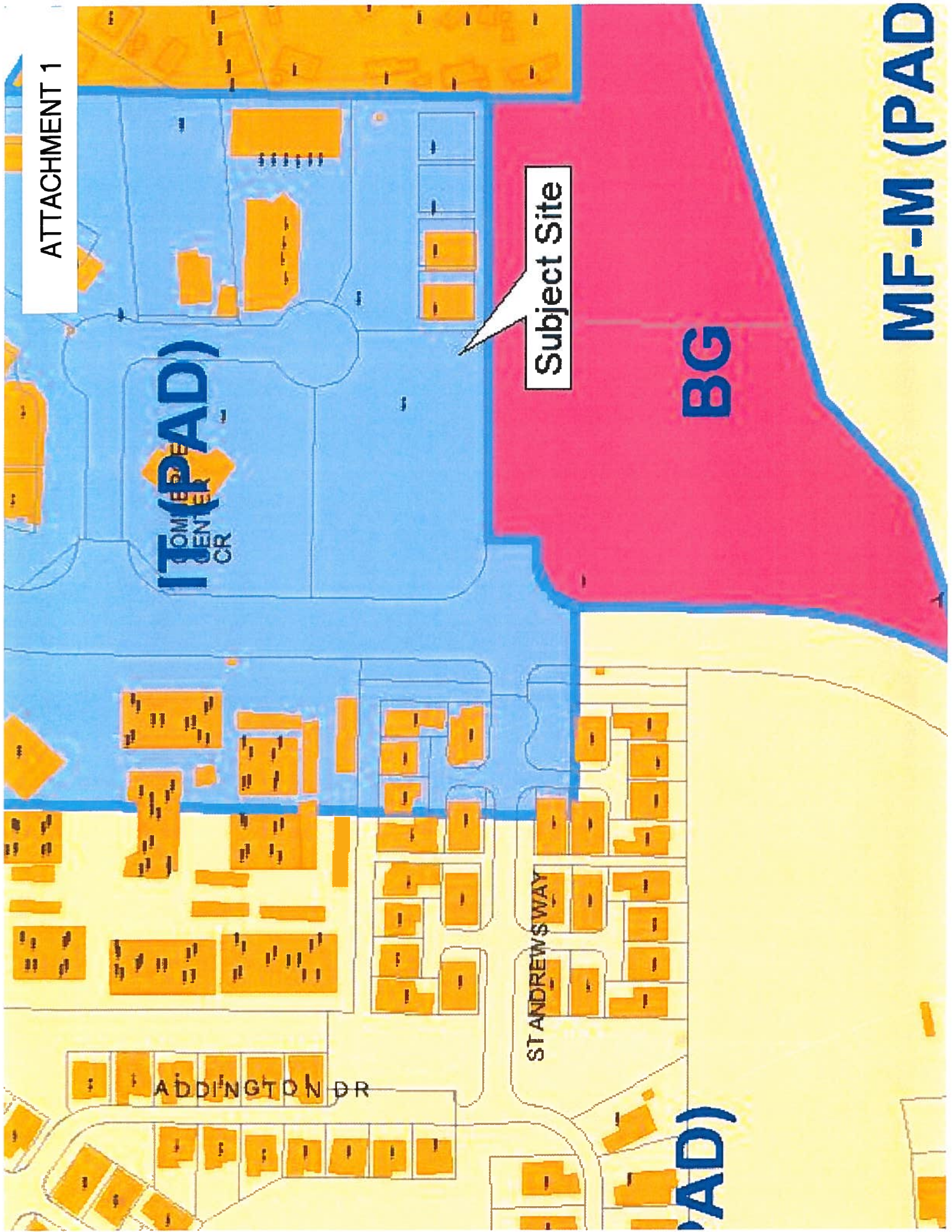
BG

MF-M (PAD)

ST ANDREWS WAY

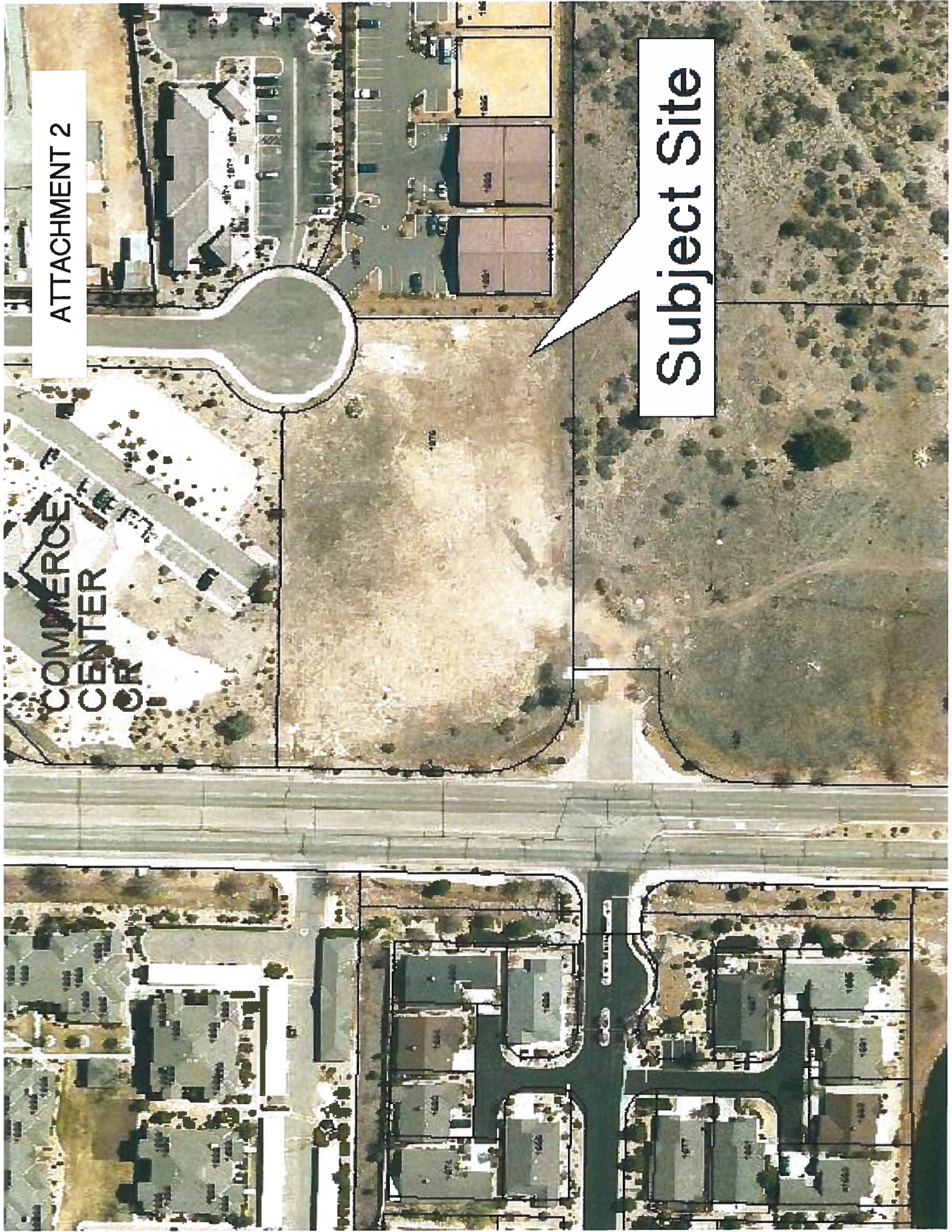
ADDINGTON DR

(PAD)

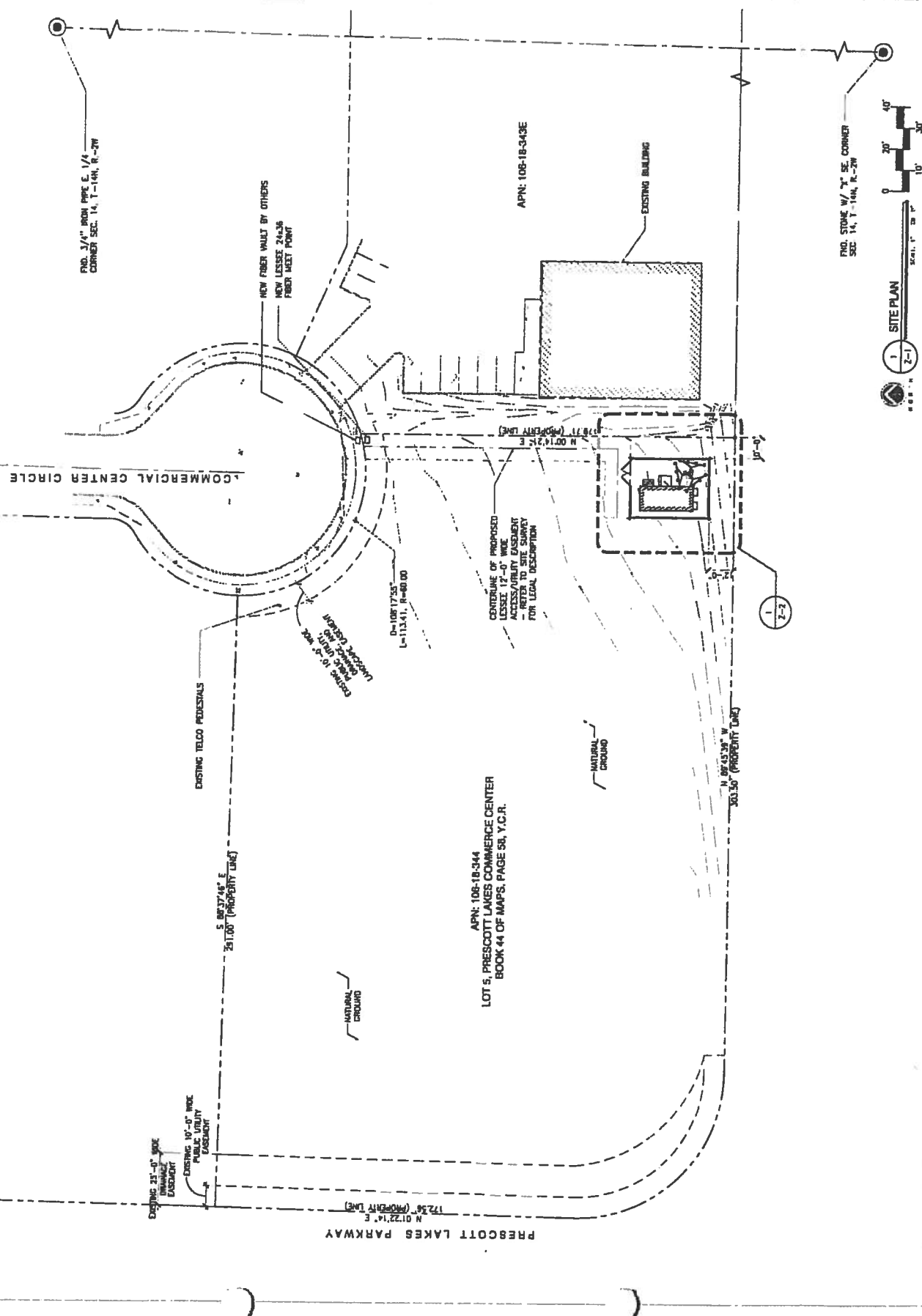


ATTACHMENT 2

Subject Site



ATTACHMENT 3



verizon wireless

1201 W. GARDEN ST., TULSA, AZ 85001

INTERNAL SURVEY

CONTRACTOR SIGNATURE	DATE
BY SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
VERIFICATION SIGNATURE	DATE



ALL E. MONROE ST. FROM AREA A.C. BEING
 PRESENTLY OWNED BY THE STATE OF ARIZONA
 AND THE COUNTY OF MARICOPA
 AND THE CITY OF TULSA, ARIZONA
 AND THE COUNTY OF MARICOPA
 AND THE CITY OF TULSA, ARIZONA
 AND THE COUNTY OF MARICOPA
 AND THE CITY OF TULSA, ARIZONA

PROPERTY ADDRESS	TOWN	COUNTY
1201 W. GARDEN ST.	TULSA	ARIZONA
1201 W. GARDEN ST.	TULSA	ARIZONA
1201 W. GARDEN ST.	TULSA	ARIZONA
1201 W. GARDEN ST.	TULSA	ARIZONA
1201 W. GARDEN ST.	TULSA	ARIZONA

AZ2 SMOKE TREE

DATE: 10/10/2018

1010 COMMERCIAL CENTER CIRCLE
 PRESCOTT, AZ 86301

SITE PLAN

DATE: 10/10/2018

Z-1

123 W. GARDEN DR. TEMPE, AZ 85283

INTERNAL REVIEW

DATE	BY	REASON
01/15/11	CONSTRUCTION	CONSTRUCTION
01/15/11	DESIGN	DESIGN
01/15/11	REVIEW	REVIEW



4000 E. MENDOZA ST. PHOENIX, AZ 85018
PROJECT: 1000-200-1112 / 1000-200-1112
DATE: 01/15/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE	BY	REASON
01/15/11	CONSTRUCTION	CONSTRUCTION
01/15/11	DESIGN	DESIGN
01/15/11	REVIEW	REVIEW

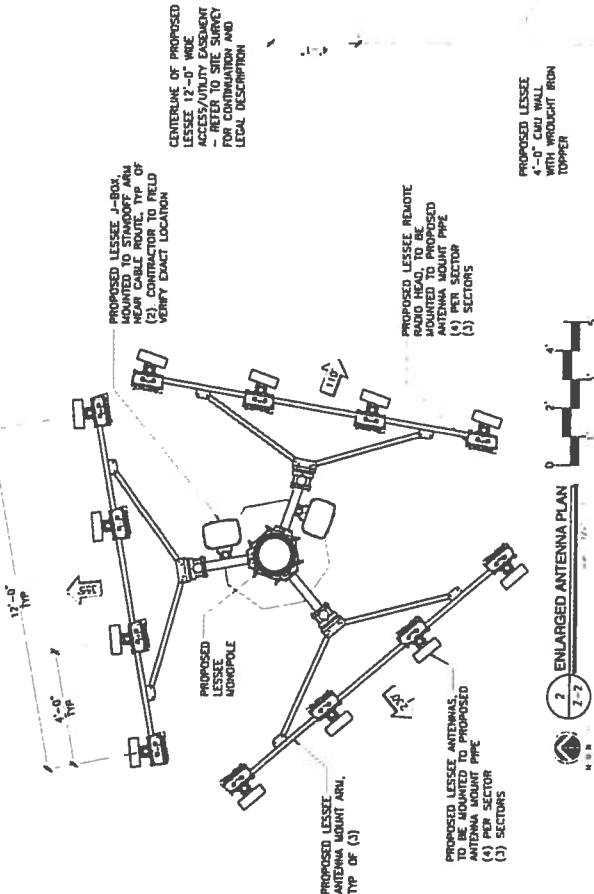
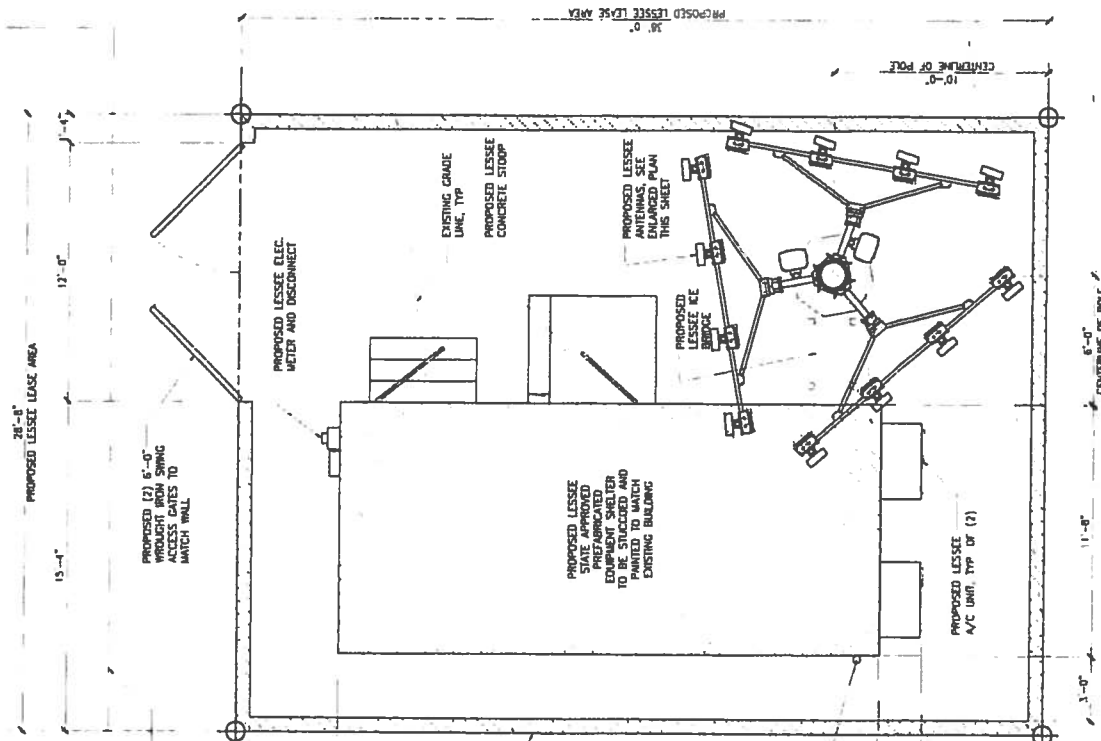
WIRE CENTER
AZZ SMOKE TREE

WIRE CENTER
1000 E. MENDOZA ST. PHOENIX, AZ 85018

SHEET TITLE
ENLARGED SITE PLAN & ANTENNA PLAN

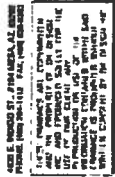
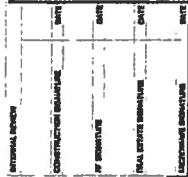
SHEET NUMBER

Z-2



EXISTING/NEW COAXIAL CABLE TABLE			
SECTOR	ADJUTANT	LENGTH	SIZE
ALPHA	110'	+/- 85'-0"	(4) 7/8"
BETA	230'	+/- 85'-0"	(4) 7/8"
GAMMA	355'	+/- 85'-0"	(4) 7/8"

NEW HYBRID COAXIAL CABLE TABLE			
SECTOR	ADJUTANT	LENGTH	NO.
ROSENBERG	+/- 100'-0"	(2)	

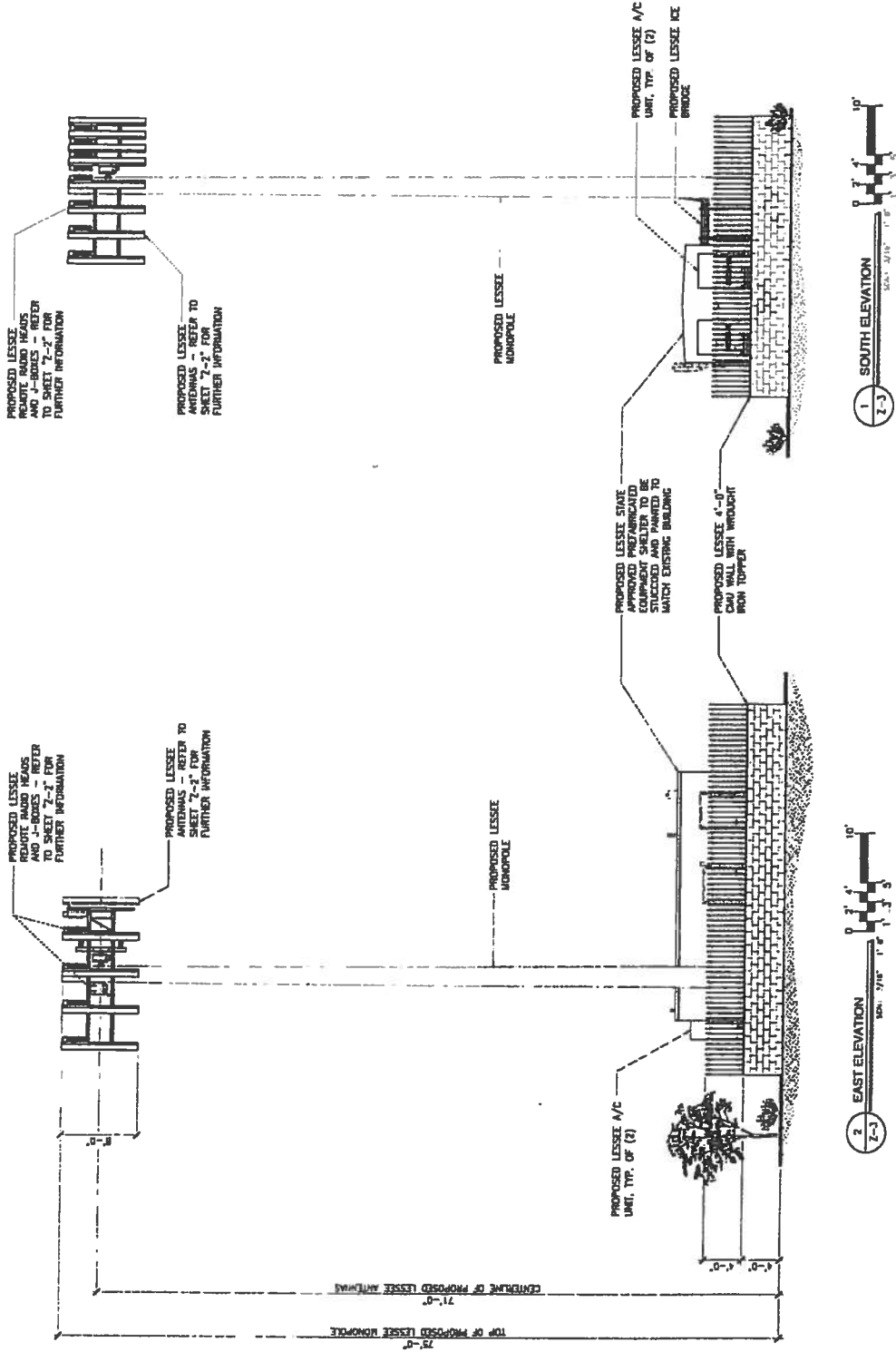


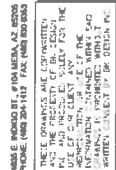
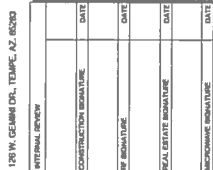
PROJECT NUMBER	DATE	BY	REVISIONS	DATE	BY
10000	01.12.13	01	10000 TO 10001		
	10.05.13	02	10001 TO 10002		
	11.12.13	03	10002 TO 10003		
	01.04.14	04	10003 TO 10004		

WFE NAME
AZ2 SMOKE
TREE

1978 AUGUST
1978 COMMENCE CENTER CIRCLE
PRESCOTT, AZ 86301
1982 MAY

PROJECT ELEVATIONS

$$N_3$$




PROJECT NUMBER	ISSUED BY	CHK'D BY
3000	NO	DK

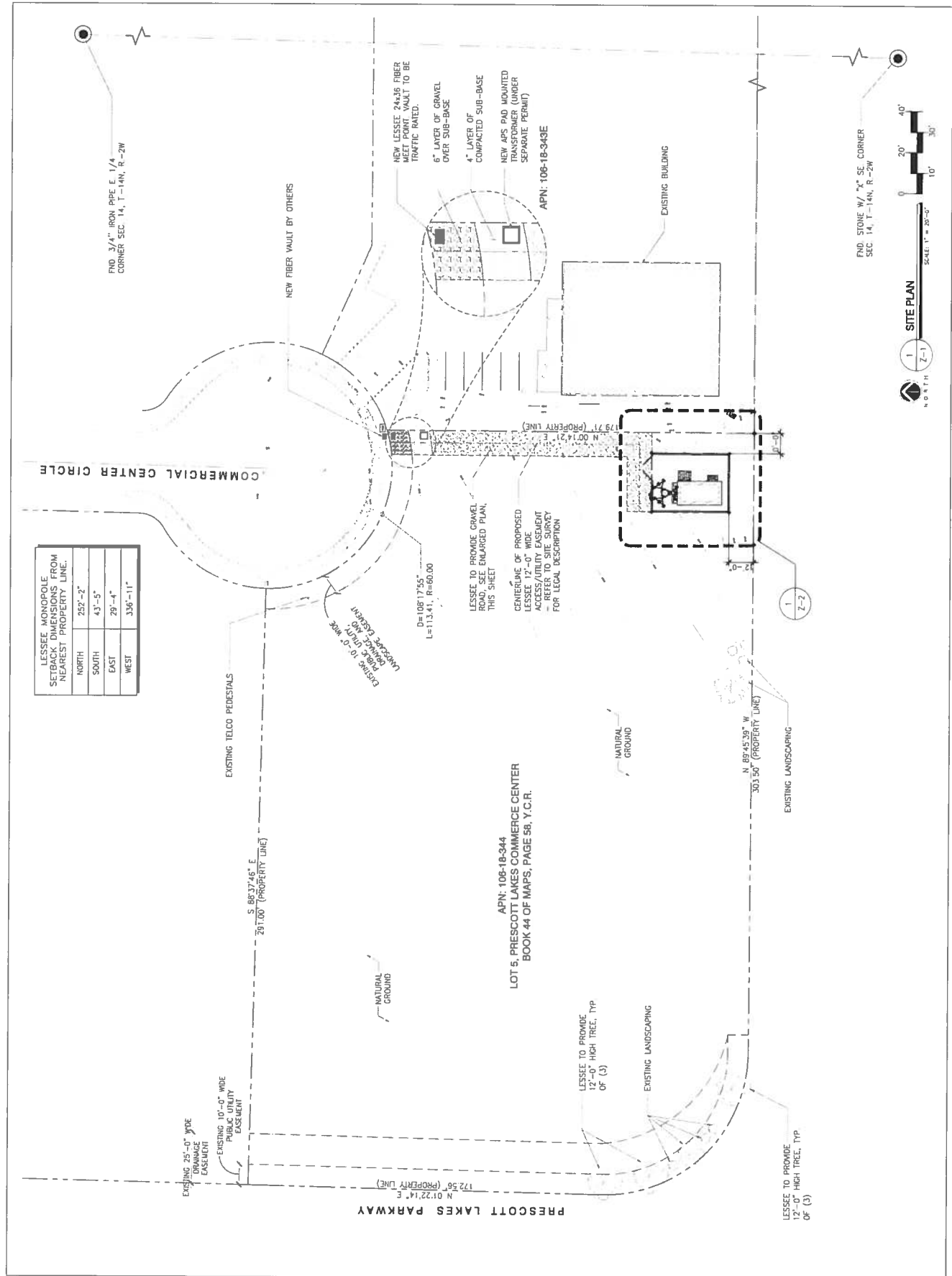
OFFER NAME

978 COMMERCE CENTER CIRCLE
PHOENIX, AZ 85001

SHEET TITLE

SECRET NUMBER

N





8556 E. RICKO RD., #104 MESA, AZ 85205
PHONE: (480) 294-1412 FAX: (480) 294-8846

PROJECT NUMBER	OWNER BY	DIST BY
00000	RCD	BK
ISSUES		
A	06.12.19	ISSUE TO CLIENT
A	19.08.19	MAILING FOR SUBMITTAL
A	11.12.19	CLIENT COMMENTS
A	05.14.19	CLIENT COMMENTS
A	08.07.19	CITY COMMENTS
A	09.09.19	DESIGN CHANGE

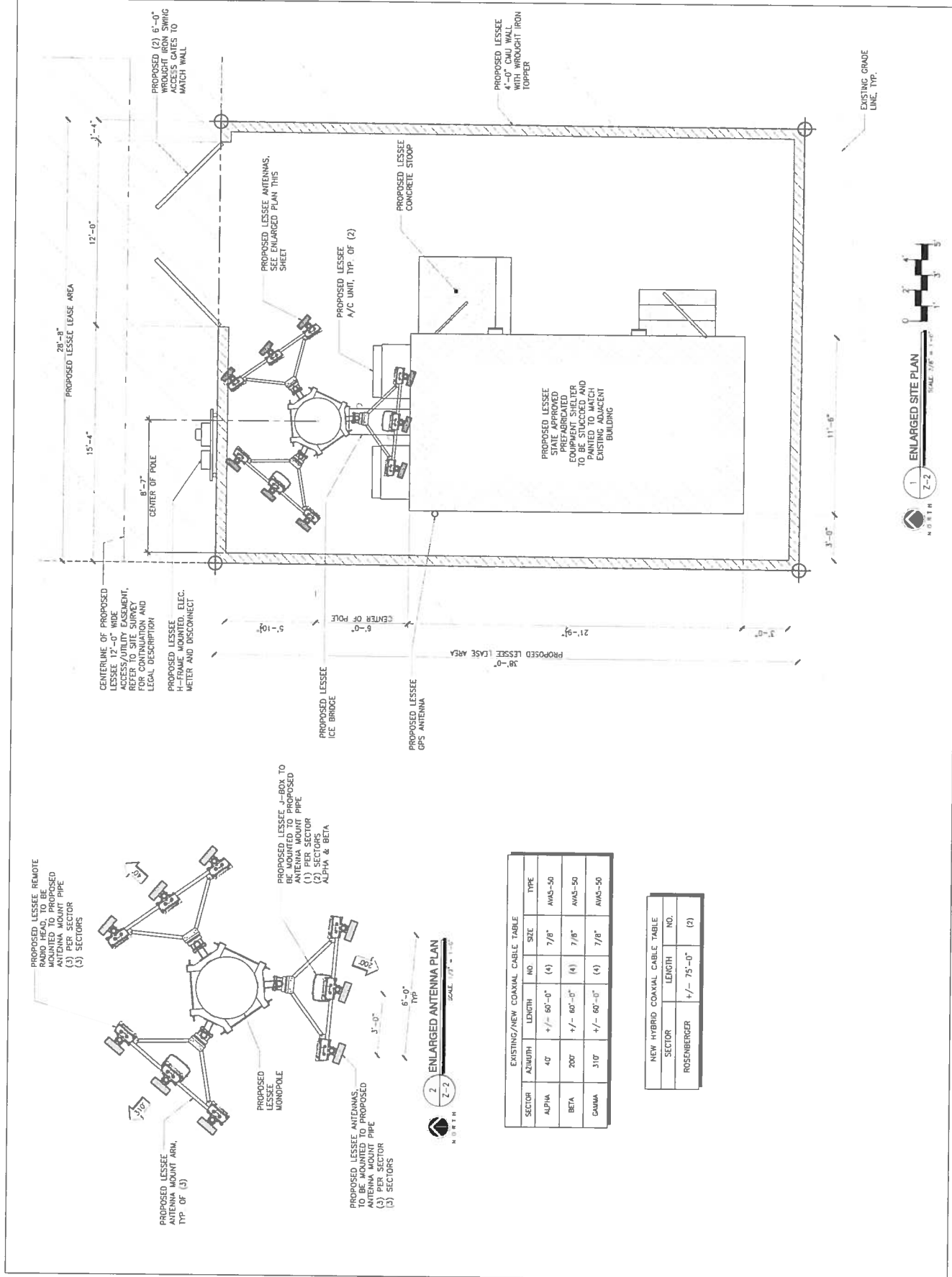
**AZ2 SMOKE
TREE**

778 COMMERCE CENTER CIRCLE
TUCSON, AZ 85701

**ENLARGED SITE
LAN & ANTENNA
LAN**

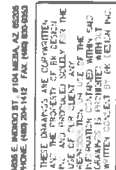
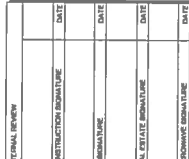
FEET NUMBER

N-2



SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
ALPHA	40°	+/- 60'-0"	(4)	7/8"	AVAS-50
BETA	200°	+/- 60'-0"	(4)	7/8"	AVAS-50
GAMMA	310°	+/- 60'-0"	(4)	7/8"	AVAS-50

NEW HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
ROSENBERGER	+/- 75'-0"	(2)



PROJECT NUMBER	ISSUED BY	CHG BY
00000	103	000

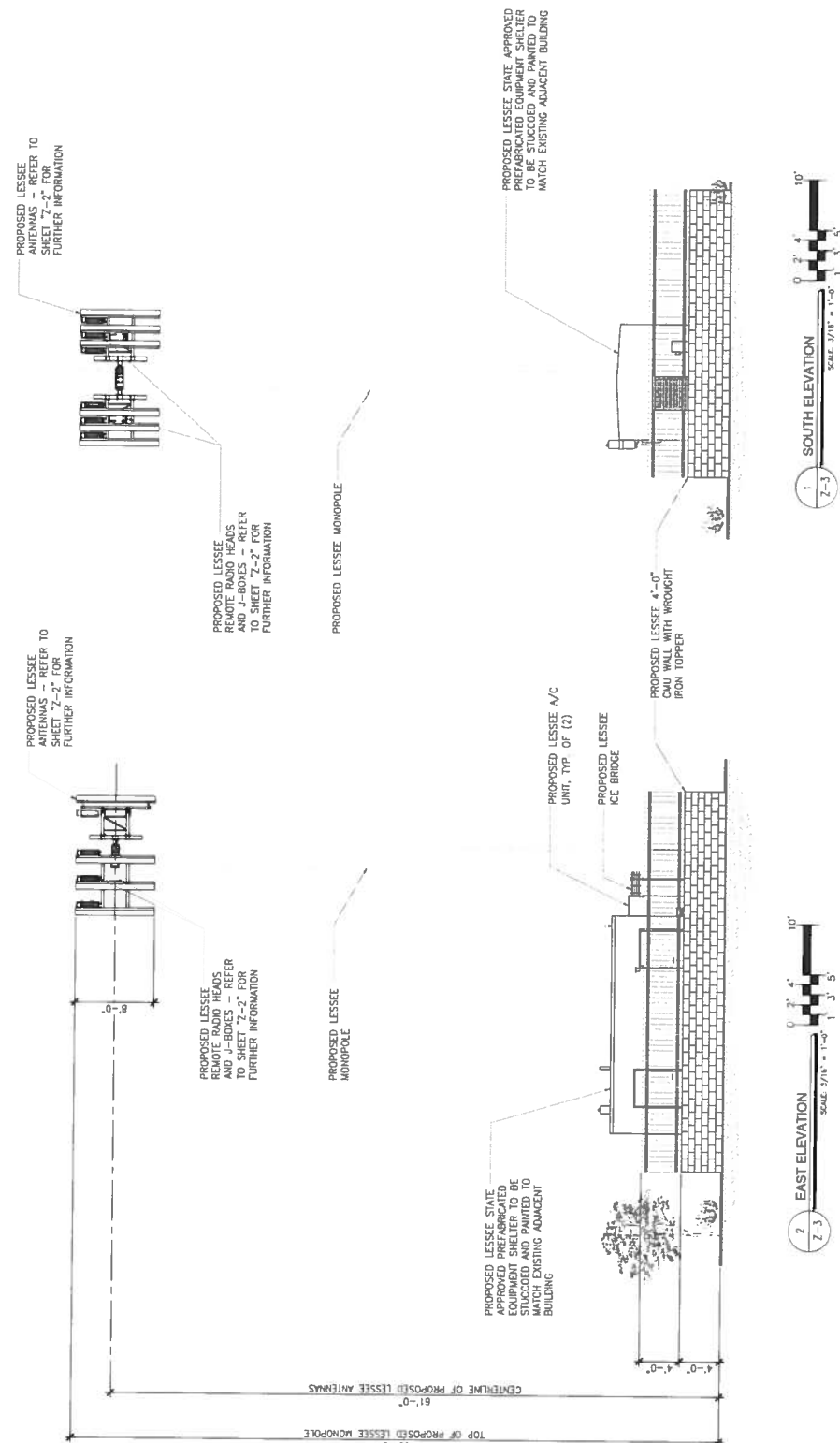
**AZ2 SMOKE
TREE**

776 COMMERCE CENTER CIRCLE
PUEBLO, CO 81001

PROJECT ELEVATIONS

47200741 1234

3-N





March 9, 2015

Project Name: AZ2 Smoke Tree

Project Address: Prescott Lakes Commerce Center—1976 Commerce Center Circle

Subject: **Request for Decision/Further Additional Candidates Pursued Info**

George,

I wanted to send you a request to bring the proposed Prescott Lakes Commerce Center wireless telecommunications site back in front of the City Council for a decision. I followed up on several new possibilities that were brought up earlier this year at our meeting with City Staff. I have detailed below the issues that existed with the additional sites that were considered. These sites are in addition to four options that were considered previously: APS @ Twin Lakes Market, Willow Lake Park, BASIS School—hillside on east end of property, Prescott Commerce Park HOA land. This brings a total of over seven alternative sites that have been considered, and for varying reasons they can't fill the gap in coverage in the Verizon network created by topography in this area.

The issues with the latest alternatives considered are as follows:

- APS poles on north side of Willow Lakes Road, west of Twin Lakes Market: There were two separate APS poles considered. The first one was in a wide portion of ROW just south of the undeveloped property that is for sale. I spoke with Don Hersh about this and he sounded interested in allowing a Verizon ROW cabinet in ROW however APS said that pole was not viable as it is built out with two circuits, under-built and has a drop down. APS did offer that we could move to a pole in the ROW to the NE which was near the Twin Lakes Market. Unfortunately that pole is in a very narrow portion of ROW and there are multiple buried utilities. There is no room even for a small ROW cabinet in that location. It is even more constrained on space than the shorter pole at the Market just north of this site.
- Commercial businesses on east side of 89 north of Willow Lakes Road: There are two commercial properties that I looked at along this corridor. The elevation and distance of these sites from the coverage area means they don't work for the engineer. The County Wireless ordinance also does not allow Wireless sites in the Granite Dells and these sites would be directly in front of the Dells and impact the view from the roadway. Past uses of the properties also create issues. It appears that these properties were used historically for service/gas stations and at least one of them has several monitoring wells. Even if they did work for RF and zoning there is a decent chance that they would not be viable due to environmental issues on the property. The parcels are also very small and would lead to smaller pole setbacks than the currently proposed site.



- **Point of Rocks Campground:** This site is NE of the options considered on 89 and has much better elevation. This was proposed as a 40' pole which the engineer said he could make work. He was proposing to use a very narrow beam antenna to provide signal back into the most problematic area of the Prescott Lakes subdivision. The problem here is that when speaking to the Landlord on site he indicated that he was not interested in leasing the space on the hill at his campground for a use like this. More importantly, the County has indicated that this location would be in direct conflict with their prohibition of Wireless sites in the Dells.

Given the fact there are no other appropriate options we are requesting to move forward with the current proposed location with several modifications to mitigate concerns raised by the community. Many of these have been brought up on the record in front of the P&Z and Council but I wanted to list them here for clarity:

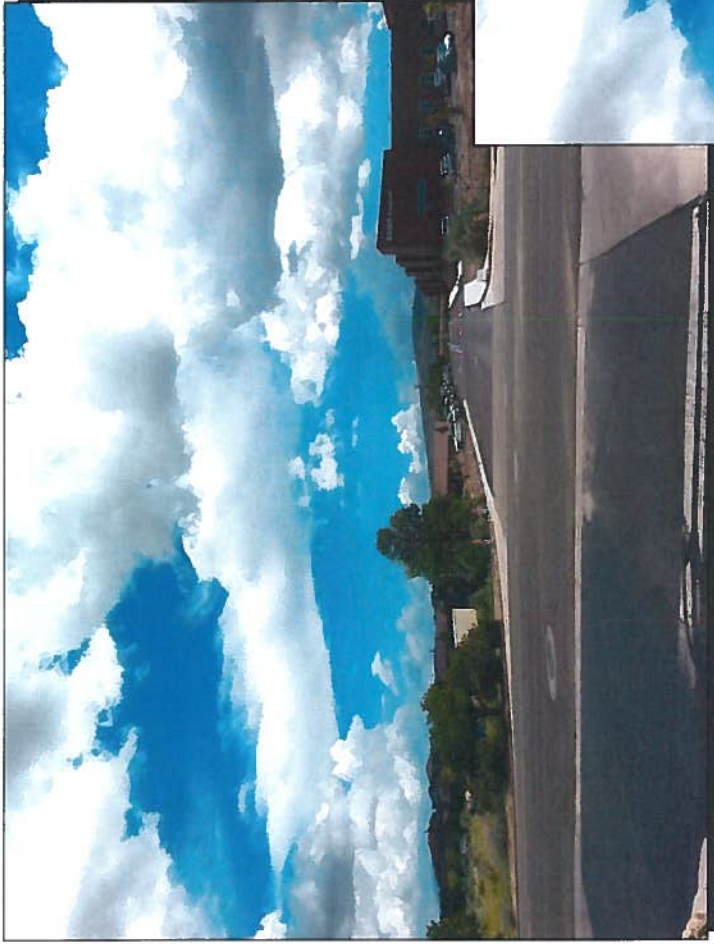
- **Reduce Monopole height from 75' initial proposal to 65':** This will reduce the overall reach of the site but it still works much better than the other options considered.
- **Reduce Array width from 12' to 6':** This will reduce the number of antennas from 12 to 9 and slightly limit the tower's throughput but greatly reduce the visual impact at the top of the pole.
- **Reconfigure layout within compound:** Currently the pole is in the SE corner of the compound and shelter is on the west side. We would move the pole to the NW corner to add setback to Granite Basin Engineering to the east and Basis Schools to the south.
- **Additional Landscaping:** Add some landscaping around the compound as well as placing (3) 12'-15' trees north of the BASIS schools driveway at Prescott Lakes Parkway. This will reduce visual impact of the ground equipment and a portion of tower from The Cottages west of Prescott Lakes Parkway.

We feel that this is the most appropriate location for this site and with mitigation it meets the intent of the Prescott Wireless Ordinance sections. We request a hearing in front of the City Council to get their decision on the matter. I have included updated drawings showing these changes and am having an updated photo-simulation prepared as well. I will send the photo-simulation once it is complete within about a week.

Sincerely,
Reg Destree

Site Development Consultant
Reliant Land Services
7201 E. Camelback Rd, Suite 310
Scottsdale, AZ 85251
602-349-6930
602-453-0002 Fax
Reg.destree@rlsusa.com

EXISTING VIEW



ATTACHMENT 6

AZ2 SMOKE TREE
1976 COMMERCE CENTER CIRCLE
PRESCOTT, AZ. 86301

PROPOSED VIEW





126 W. GEMINI DR., TEMPE, AZ. 85283



4835 E. INDIGO ST., MESA, AZ. 85205
PHONE: (480) 204-1472

- VIEW LOOKING NORTH -



Dennis Davis
[REDACTED]
[REDACTED]

11/17/2014

Bruce:

You asked if I had any input regarding the proposed cell tower to be located within Prescott Lakes. Let me first be clear that the following represents my opinions and experience and that I am totally against locating the cell tower anywhere within the Prescott Lakes boundaries because I believe it will make it harder to sell Prescott Lakes real estate and harm values.

I can state with absolute certainty that properties near major electrical towers and transmission lines are adversely impacted both as to value and desirability. This is manifested either in the time it takes to sell the property (house or lot) or in the value of the property - or both. This is also true of those properties that simply have these structures within their sightlines.

While I have no study of any sort that proves this assertion, nor have I ever seen one, what I do have is years of experience. I can state from both personal experience, and from that of agents that I've managed (I was the Sales Manager here at Prescott Lakes from 2001 until 2008 when the original Developer ceased its sales activities; I have been a traditional Realtor here since that time), that these sorts of properties had to have the price adjusted downward, or priced at a lesser value to begin with, than those farther away from towers and lines.

The strategy when the original developer was marketing most of Prescott Lakes was to price the less desirable properties competitively with more desirable lots in order to make the more favorably sited lots look better and then to simply wait for the market to catch up to the over-priced impacted properties.

Another practice in favor of my position is how the SunCor, Del Webb and Dorn developers selected which lots to receive premiums over and above their basic values. One main consideration had to do with proximity to power lines and towers; the nearer the property to these items, the lower the premium, if any at all.

I would challenge any assertion on the part of the cell companies that disputes my opinions; logic simply demands a different conclusion. You should insist on seeing those studies that the cell company says it consulted and the methodology under which the studies were conducted.

Finally, if you were to ask 100 experienced Realtors to opine on what I've stated I'm willing to bet that 95 of them would concur with everything I've said.

Dennis D. Davis



Worley, George

From: Bruce Wymore [Bwymore@hotmail.com]
Sent: Friday, April 24, 2015 1:52 PM
To: Guice, Tom; Worley, George; Crouse, Patti
Subject: Letter of Opposition to Verizon Wireless AZ2 Smoke Tree tower
Attachments: BruceLetter.doc

Dear Mayor Kuykendall and City Council Members:

Of all the considerations and points of opposition to erecting another wireless cell tower in the Prescott Lakes area, the one which ought to be recognized and accepted most readily based on simple common sense is the negative impact to property values. Do any of you live next to or in close proximity to a cell or electrical tower? How would you react to one being erected next to or across the street from your residence? Or what if you were the Principal of a school threatened with having such a tower erected next door and wondering how many of the families whose children attend the school would not be doing so thereafter?

Wireless companies have long touted older studies which suggest there is no impact on property values from near proximity of a cell tower, though these older studies are beginning to be called into question by more recent ones (in addition to common sense.) A survey just last year by the National Institute for Science, Law & Public Policy in Washington, D.C. found that 94 percent of home buyers are "less interested and would pay less" for a property located near a cell tower or antenna. Of the 1,000 people who responded to the survey, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers in their residential neighborhood. This, in contrast to the touted older studies, conforms to common sense.

Another group in nearby Maryland working to ban cell towers in near proximity to schools has written earlier last year:

Across the entire United States, both real estate appraisers and real estate brokers have rendered professional opinions that support what common sense dictates. When large cell towers are installed close to residential homes, such homes suffer material losses in value, which typically range anywhere from 5% to 20%. The stigma of a nearby cell tower decreases property value in the vicinity regardless of "proof" of harm. The U.S. Department of Housing and Urban Development (HUD) requires its appraisers to take cell towers into consideration when determining the value of a single family residential property and HUD guidelines categorize cell towers with "hazards and nuisances."

While there are no statistical studies of the Prescott Lakes area in this regard, there is a wealth of experience to be referenced within the real estate brokers community. One longstanding local realtor with whom I have visited on this subject wrote a letter which I have here attached, setting out what the local sales history has revealed. Another local realtor, who is a fellow parent at the BASIS School, noted from her experience in Prescott the difficulty in soliciting offers and the necessity of dropping ask prices to induce offers for properties located near towers.

Wireless companies will find their own realtors and appraisers who will call into question the impact upon the marketability of a residential property of any single factor such as the proximity of a cell tower and the near impossibility of measuring any such effect. And doing so, they simply dismiss it as a valid consideration in the siting of a cell tower. What remains to be seen is whether the Prescott City Council will also dismiss this consideration and so marginalize and ignore the property interests of the homeowners in this area of Prescott.

Sincerely,

Bruce Wymore

1367 Winfield Circle

Prescott, AZ 86301

4/25/15

To Prescott City Council:

You are being asked to approve a cell tower to be located in the Prescott Lakes commercial area. Please vote "no" on this request.

This request includes special use permits for height and setback. You recently voted "no" on a church's request for a 65 foot tower, so please be consistent and vote "no" on this 65 foot tower. This tower site does not follow the industry guidelines for setback. The setback is supposed to be at least the height of the tower, i.e. 65 feet, but this tower would be within about 20 feet of an office building and of a school parking lot.

I do not believe that the Verizon representative did due diligence in looking for a site. This site is in a bowl – at the lowest level of Prescott Lakes. There are other cell towers in the area that are on top of hills that should have been looked at as possibilities for co-location without having to build a new tower.

Again, please vote "no".

Jeannie Anderson

1387 St. George Circle

Prescott

Worley, George

From: Jack Furr [mailto:jfurr3@gmail.com]
Sent: Tuesday, April 28, 2015 10:33 AM
To: Worley, George
Subject: RE: Proposed Verizon cell tower in Prescott Lakes Commerce Center

Mr. Worley,

I am writing to you as one of the owners of The BioMechanics Physical Therapy and Sports Medicine that is located in the Commerce Center where the proposed Verizon cell tower is to be located.

I am in opposition to this tower for a variety of reasons but first and foremost as a property owner in the Commerce Center I feel this will harm the investment I made when I purchased my property and started my business 6 years ago. It seems this tower would also be in violation of the CC&R's as they currently read. I know that when I started my business I had to abide by the regulations set forth yet it seems they are able to get by with a few "adustments" to their current proposal. If this happens what kind of precedent does is set for current and future business owners?

Other reasons that would be of significance are the dangers associated to the businesses, school, and general public in the area should the tower fall and/or other risks associated with the structure.

I understand that Verizon has looked at other sites and feels they are not feasible since they are trying to improve coverage in this area. I can attest that in 6 years of being in business here I have NEVER dropped a call from Verizon while I was at work - and they are my cellular carrier and have been for a number of years.

It has also come to my attention that three other applications for cell towers have been approved prior to this without any opposition from the surrounding community. I would suggest to you that the opposition to this tower are for good reason otherwise how did no less than three other towers pass without so much as one complaint?

Please consider the ramifications this tower could have on this area for all parties involved as this issue comes to the City Council on May 12th.

Respectfully,

Trey Furr, PT, DPT, ATC, CSCS
The BioMechanics Physical Therapy and Sports Medicine
981 Commerce Center Circle
Prescott, AZ 86301
info@thebiomechanics.net
(928) 771-1700

Worley, George

From: Davin Benner [davin@granitebasinengineering.com]
Sent: Tuesday, April 28, 2015 12:08 PM
To: Guice, Tom
Cc: Worley, George; Crouse, Patti
Subject: SUP14-001
Attachments: prescott lakes commercial CC&RS.pdf

Hello Tom,

We just received the public hearing notice for the May 12 City Council meeting so I just wanted to follow up again to reiterate our opposition to the proposed cell tower.

We appreciate the modifications made by Verizon to lessen the impact to surrounding properties, but we are still concerned about the proximity of the proposal cell tower to our building at 1981 Commerce Center Circle.

As we've stated in previous correspondence, the proposal doesn't appear to conform to Section 2.4.51 of the City's Land Development Code, and the proposed height clearly doesn't meet the criteria for Special Use Permits.

Additionally, the proposal appears to be in conflict with the Prescott Lakes Commercial Declaration of Covenants, Conditions, and Restrictions recorded in Book 3639, Page 855 of the Yavapai County's Recorder's Office. Please refer to *Owners' Rights* in Section 3.4 of the CC&R's. In particular, *Activities Within Units* in Section 3.4 (d), which states:

"...prohibit any activities carried on within the confines of structures on Units if such activities create monetary costs for the Association or other Owners, create a danger to the health or safety of occupants or invitees of other Units, generate excessive noise or traffic, create unsightly conditions visible outside the unit, do not befit the business character of Prescott Lakes Commercial, or that create an unreasonable source of annoyance..."

We will continue to oppose the proposal at this location, regardless of any cosmetic changes proposed by Verizon, and we are confident that our legal counsel will have strong case for sustained damages if approved by City Council.

Respectfully,

Davin Benner, P.E.
Granite Basin Engineering, Inc.
[REDACTED] Commerce Center Circle, Suite 8
[REDACTED] Prescott, Arizona 86301
P +1 928.717.0171 x102
F +1 928.717.0181
C +1 928.899.5300
davin@granitebasinengineering.com

Worley, George

From: Bruce Wymore [b.wymore@hotmail.com]
Sent: Wednesday, April 29, 2015 1:49 PM
To: Guice, Tom; Worley, George; Crouse, Patti
Subject: Prescott Lakes - more bars than on Whiskey Row

Dear Mayor Kuykendall and City Council Members:

Regarding the Verizon proposal to erect a large cell tower just off of Prescott Lakes Parkway, there is no demonstrated or substantive need for another cell tower in this area. I have driven all over the Prescott Lakes area and have made cell phone calls successfully with both my Verizon network phone and my AT&T network phone and have experienced no dropped calls. Indeed, one finds more bars (of cell phone reception) in the Prescott Lakes area than there are on Whiskey Row !

I have heard that along Constable Street a few residents have complained about this receptivity in their homes being weak. As you may know, there are different ways by which cell phone signal strength can be boosted inside a residence without resorting to erecting another cell tower in an area, which would increase the persistent and prolonged radio frequency and microwave radiation exposure for everyone in this area - with all of the attendant potential harm to health, safety and property values and further blight upon the landscape - in order to benefit by its overkill only a few people.

Verizon itself offers on its website one such solution:

<http://www.verizonwireless.com/accessories/samsung-network-extender-scs-2u01/>

Given the community opposition to this Prescott Lakes Parkway cell tower proposal for all of its problems already documented in the letters sent to the Mayor and Council, would it not make more sense for the City to extend a helping hand to Prescott's residents (especially the retired and elderly who are less able and knowledgeable about technology matters) with a community outreach program in conjunction with Verizon Wireless and other wireless companies. It would save Verizon a significant amount of money and would save the City from the substantial anger which approving this cell tower proposal would produce.

Bruce Wymore

1557 Winfield Circle

Prescott, AZ 86301

Worley,George

From: Joseph Weber [REDACTED]
Sent: Thursday, April 30, 2015 5:21 PM
To: Crouse,Patti
Cc: Worley,George; Guice,Tom
Subject: Letter of Opposition to Verizon's Proposed Prescott Lakes Cell Tower

Dear Ms. Crouse,

I wanted to write to ask you to register my adamant opposition to the proposed cell tower in the Commerce Center of Prescott Lakes. The Commerce Center is as much a part of Prescott Lakes as the remainder of the development and is governed by a complete set of CC&R's as is our homeowners association. The reason for this is to ensure that the occupants of the Commerce Center comply with the building codes stated in the rules and to maintain the beauty of the area, not detract from it. All the buildings that have been built in the Commerce Center have followed these rules and are pleasing to the eye and blend well with the surrounding neighborhoods. A cell tower or other such unsightly structure was never meant to be built in the Commerce Center and should never have made it to the Planning and Zoning Commission as this one did last year. The CC&R's were written to prevent just such an atrocity from being placed anywhere in Prescott Lakes.

There have been numerous fires on monopole installations across the U.S. and the numbers are growing by the month. Also, instances of towers collapsing are many and verifiable through news sources throughout the country. The fires on the towers often are the cause of such collapses, but also they have been caused by high winds, ice accumulations, and metal fatigue associated with the towers. There have been many technicians who install and do maintenance work on these towers who have fallen to their deaths, or been trapped in their own rigging; one of which was beheaded and his body remained on the pole for 6 hours because the fire department was not equipped to do rescues on tall structures.

The fires themselves have frequently occurred when technicians were welding the original or co-locator antennae installations onto the poles, or by doing scheduled and necessary maintenance. Verizon has asked for multi-use on this pole which means up to four other communication entities can co-locate on this tower. Each collar installation contains one transmitter and 2 receiver panels on a collar-like device that holds the installation to the pole and also the triangular extensions from the collar holding the transmitters and receivers. So, our tower will quickly morph into a pole with 5 installations which means 15 receivers and 5 transmitters per pole. All these items, as well as the pole itself, require routine maintenance, plus trouble-shooting when there are problems. Verizon will collect monthly fees from each co-locator, so it is in their best interest to rent all available space per pole.

A fire on the proposed tower would demand the evacuation of all students from BASIS school, the Legacy apartments and very possibly the part of The Cottages development nearest Prescott Lakes Parkway. The danger to all of us living in the area from fires or other malfunctions, including collapses of the tower are real and Verizon cannot give fool-proof assurance to any of us that we will not have a catastrophe in our own neighborhood. Also, bearing witness to horrific injuries and/or deaths of technicians working on these poles is totally unacceptable for ourselves and the school children in the area.

I realize the need for cell towers, but I am convinced through much research, that they should NEVER be located near schools or neighborhoods. There are other unpopulated areas more suitable for these installations where fires or their collapses would not cause injury to buildings, other property, OR people living or working nearby.

Please encourage the City Council to vote no on this proposition. The greediness of big business should never outweigh the needs of public safety and the safeguarding of our property and lives. Thank you for any help you can give us in seeing this proposal denied.

Sincerely yours,

Judith Weber

459 Kwana Court (The Cottages)
Prescott, AZ

May 1, 2015

Honorable Mayor Kuykendall & City Council Members
City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

Re: Continued Opposition to Proposed Cell Tower at Prescott Lakes

The purpose of this communication is to voice my continued opposition to the proposed cell tower at Prescott Lakes. I am a homeowner and resident of The Cottages at Prescott Lakes, one of the residential neighborhoods directly across Prescott Lakes Parkway from the proposed siting of this cell tower.

This agenda item came before the Prescott P&Z Commission on two previous occasions, Aug 14 and Sept 25, at which time many members of the surrounding neighborhood spoke in opposition and members of the Commission expressed reservations concerning this project, specifically as they relate to setback parameters and the need for Verizon to explore alternate sites. Approximately a total of 45 communications in opposition from neighboring business owners and homeowners were received by George Worley, City of Prescott Planning Manager, and 4 or 5 in support. Many neighbors chose to express their opposition in writing as attendance at the meetings was not possible due to conflicts with work schedules, medical appointments and travel schedules. I do not believe that this depth of this opposition was discussed at the September 25 meeting. Anticipating a review of this agenda item by the City Council in late 2014, many neighbors again submitted letters of opposition to the Council.

I am a Verizon customer and have no issue with my service or cell towers in general. I also understand that the City's decision cannot prohibit cellular service. However, as residents of Prescott, we are entitled under the Prescott Land Development Code to "the protection of the health, safety and general welfare of existing and future Prescott residents" it mandates.

My continuing concern about this project is its inadequate siting and resulting possible threat to public safety. Importantly, the proposed cell tower site is in direct conflict with the City of Prescott Land Development Code (LDC) in numerous areas. As stated in Section 2.4.49 of said LDC, the purpose of the regulations shall protect residential areas and land uses from potential adverse impacts of towers and antennas, as well as consider the public health and safety associated with wireless communications facilities.

Specifically

1. The proposed siting places the 75' high monopole tower within 35' of an occupied office building in an almost fully developed business park, within 30' of the ingress lanes and parking lot of Basis School (with enrollment of approximately 400 students in grades 5-10), immediately adjacent to a hiking trail easement, and across the street from medium and high density zoned single family residences and apartments. It would appear that the proposed cell tower is being "shoe horned" into the corner of the vacant lot owned by Western

Newspapers which most likely provides the maximum flexibility/convenience for the property owner to exercise future development potential for the said lot. Even a 65' high monopole is still too close to the surrounding businesses and school property.

2. The proposed siting is a threat to the public safety of surrounding business, home and school neighbors and in direct conflict with the Prescott Land Development Code Section 2.4.49. The proposal seeks exceptions to setback requirements and height limits which were developed to protect residential areas and land uses from potential adverse impacts of towers and antennas. The setback requirement for a tower from any lot line is a distance equal to at least 100 percent of the height of the tower, or in this case, would represent a distance of 75'. The application is dangerously deficient with regard to this requirement, with a current setback of approximately 35' from the neighboring business offices of Granite Basin Engineering and approximately 30' from the edge of the Basis School parking lot. Cell towers do collapse and they do catch fire. An internet search on this topic yields stories of numerous fires on monopole installations across the U.S. These fires have often caused collapses of the poles and evacuations of everyone within a large area around the installation site for the duration of the fires. Many of these fires have been caused by welding when other co-locators, i.e., Sprint, AT&T, etc., add their antenna installations to the pole or during routine maintenance. Adverse weather, especially lightning, is also a factor. See the attached summary of an internet search regarding the subject of cell tower failure.

Approval of this application with no prudent enforcement of height or setback requirements necessitated by the Prescott Land Development Code sets a dangerous and worrisome precedent for future cell tower siting applications. The standards of this code are minimum requirements and should not be negotiable. Please see attached for more commentary.

I respectfully request that you deny this application. Based on the Prescott Land Development Code, it is reasonable for a municipality to demand a fall zone equal to the height of the structure and to enforce height limits. The net net is the proposed site is inadequate and a threat to the public safety of our residents. Thank you for your consideration.

Dana McCready

1891 St. Andrews Way

Prescott, AZ 86301

Attachments:

Summary of Conflicts with Prescott Land Development Code

Summary of Internet Search/Cell Tower Failure

PROPOSED PRESCOTT LAKES CELL TOWER: KEY TALKING POINTS AGAINST

1. Proposed cell tower site is in direct conflict with the City of Prescott Land Development Code (LDC), as follows:

Section 2.4.49/Telecommunications Facilities (amended March 24, 2015)

Telecommunications facilities, including commercial towers, antennas and wireless communication facilities and related facilities for one or more receivers, shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities, or private utilities, and shall require a Special Use Permit in accordance with the following standards.

A. Purpose

These regulations are intended to provide for the development of wireless communication services to the community while:

- 2.4.49.A.1: Protecting residential areas and land uses from potential adverse impacts of towers and antennas;
- 2.4.49.A.2: Encouraging the location of wireless facilities in nonresidential areas;
- 2.4.49.A.3: Minimizing the total number of wireless communication sites throughout the community;
- 2.4.49.A.4: Encouraging the joint use of new and existing tower sites as a primary option rather than the construction of single-use towers;
- 2.4.49.A.5: Encouraging users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact upon the community is minimal;
- 2.4.49.A.8: Considering the public health and safety associated with wireless communications facilities;
- 2.4.49.A.9: Minimizing potential damage to adjacent properties from tower failure through proper engineering and careful siting of tower structures. In the furtherance of these goals the City shall give due consideration to the General Plan, the Zoning Code, and the Wireless Communication Plan for Central Yavapai County.

J. Performance Criteria

- 2.4.49.J.4: Heights that do not exceed height limitations for the underlying zoning district. Heights in excess of permitted heights in the zone may be approved by Special Use Permit pursuant to Sec. 9.9.

K. Special Submission Requirements

- 2.4.49.K.22: Certification that no permitted site reasonably meets the needs of the applicant, listing all such sites within 5 miles of the proposed site and the reason each is not adequate for reasonable commercial coverage;

L. Standards

- 2.4.49.L.2 - Setbacks: The following setback requirements shall apply to all towers for which a Special Use Permit is required; provided, however, standard setback requirements may be decreased if the goals of this Section would be better served thereby:
 - a. Towers must be set back from any lot line a distance equal to at least 100 percent of the height of the tower unless a greater setback is required for the particular zone.
- 2.4.49.L.3 - Height: Unless otherwise approved by City Council, tower height shall be limited to that established by the underlying zoning district.

Section 4.10/Industrial Transition (IT)(amended March 22, 2011)

- 4.10.3.E - Maximum Building Height: 40 feet

Section 9.9/Special Use Permits (amended March 22, 2011)

- 9.9.5.A - Effect on Environment: The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.
- 9.9.5.B - Compatible with Surrounding Area: The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to scale, height, landscaping and screening, lot coverage, and density.

9.9.5.C - External Impacts Minimized: The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

Commentary: While the proposed site location is zoned IT (Industrial Transition), the surrounding neighborhood is zoned MF-M (multi-family medium density) and MF-H (multi-family high density), and the adjoining parcel zoned Business General is now owned and occupied by BASIS Prescott School. Legacy Apartments include 150 units and The Cottages at Prescott Lakes include 216 single-family lots.

2. Proposed cell tower site seeks exceptions to setback requirements:

The proposed 75' monopole will be located 22' from the south property line and 21' from the east property line. According to City of Prescott LDC 2.4.49.L.2, towers must be set back from any lot line a distance equal to at least 100 percent of the height of the tower unless a greater setback is required for the particular zone. (Sources of info: City of Prescott P&Z Commission Memo; City of Prescott Land Development Code)

Public health & safety concern: The existing business of Granite Basin Engineering, 1981 Commerce Center Circle, is located approximately 35' from the proposed site along the east side, and is well within the tower fall zone.

Public health & safety concern: BASIS Prescott School, 1901 Prescott Lakes Parkway, is located south of the proposed site, and the property ingress and a parking area appear to be located within the tower fall zone. Current enrollment is estimated at 400 students, grades 5-10. Number of vehicles arriving daily when school is in session is unknown.

3. Proposed cell tower site seeks exception to zoning district's height limit:

The existing zoning of Industrial Transition has a height limit of 40 feet. Verizon Wireless is seeking a height of 75 feet, almost twice the height within the zoning district. BASIS Prescott School is approximately 35' tall.

PROPOSED VERIZON CELL TOWER IN PRESCOTT LAKES -- THE PITCH VERSUS THE REALITY --

The proposed siting for this Special Use Permit Application is unique and differs from that of the 3 other applications reviewed by the City Council on 12/16/2014 as follows: occupied office buildings are within approx. 35', a school's 1-way entrance and parking lot are within approx. 38', the school building within approx. 110' and the surrounding area is primarily residential in character.

Unlike the other 3 applications reviewed in December 2014 by the City Council where no opposition comments or correspondence was received, this application has resulted in overwhelming opposition from surrounding business owners, homeowners and residents, a local realtor and parents of Basis students.

THE PITCH

Verizon wants to improve its coverage in this area.

The Verizon rep has stated he has no knowledge of tower failures or collapses, and has offered a certified engineer's letter as proof of business as usual.

Damn the torpedoes, as the onerous Telecommunications Act of 1996 affords Verizon protections.

THE REALITY

This application is in direct conflict with the City of Prescott Land Development Code on numerous points, but most importantly, it jeopardizes the public safety of the surrounding neighborhood, buildings and occupants.

These towers NEVER belong next to buildings or schools, or in residential neighborhoods due to the risk of fire and collapse.

Communities across the USA are successfully denying cell tower applications: an internet search supports this. Columbia County, GA, just denied Verizon's application in Oct 2014 due to concern about inadequate fall zone.

THE FACTS

Numerous reports of tower failures across the U.S. have been reported by CBS, NBC, Wall Street Journal, and local news outlets. There have been tower fires and collapses dating from 2006 but the numbers have increased substantially since then. There have been many instances of the towers falling intact as trees do and causing major damage to surrounding buildings.

Statistics compiled by Dr. David M. Stupin, retired physicist from Los Alamos National Laboratory:

Fires: 11 fires from 2006-2012 in MD, MI, CA, WI, WA, NJ and GA
 7 fires in 2013 in NJ, PA, OR and FL
 3 fires through Feb 2014 in TX and NV

Collapses: 9 collapses from 2003-2012 in IL, NY, CA, MA, OK, PA and KY
 10 collapses in 2013 in MO, TX, NJ, MS, PA, CA and AK
 5 collapses through May 2014 in WA, WV, MA, KS and MI

Dr. Stupin has reported that "large setbacks from dwellings, schools and businesses are recommended to be no less than 1500' at a minimum. One industry report found that if there's a tower, there is a 100%+ chance per year it will attract lightning. Even proper grounding does not always offset potential equipment damage/failure to accessory buildings and generators. Both contain sulphuric acid in batteries and diesel. These can be very complicated sites".

These towers present difficult challenges to fire departments.

Cell phone antennas have snapped and caused severe fires, and fires have resulted from the overheating of equipment, improper cooling, and lightning strikes.

Retrofitting and even maintenance/repair also cause fires, e.g., Feb 2013 in Las Vegas: welding on a Verizon tower caused fire, and highway on-ramps closed as tower was leaning towards power lines.

Instruments connected to the towers, stealth branches and antennas can become projectiles.

Towers have also collapsed due to construction errors, ice, wind, aircraft and anchor failure.

Cell tower workers have suffered fatal and catastrophic falls in the course of building or maintaining the structures. A Feb 2014 tower collapse in Clarksburg, WV, killed 2 workers and a volunteer fireman. An OSHA news bulletin of 2/11/2014 expressed concern "about the alarming increase in preventable injuries and fatalities at communication tower work sites" and announced it was "increasing its focus on tower safety".

A worker died in Tucson in 2008 who fell 65 feet while working on a cell tower.

Worley, George

From: Motzko [redacted]
Sent: Friday, May 01, 2015 12:40 PM
To: 'Dana McCready'; Crouse, Patti; Worley, George; Guice, Tom
Cc: Carol Kuhn; George Schrader; Al Beeson; Kim Flores, Asst. Property Mgr.; Chelsea Walton, Property Manager
Subject: RE: Opposition to Proposed Prescott Lakes Cell Tower

Dana,

Everyone seems to know about this meeting already. I must advise you, please understand, NOT ALL YOUR COTTAGE & PLCA NEIGHBORS ARE AGAINST IT.

Sincerely,
Jeanette,
[redacted]

-----Original Message-----

From: Dana McCready [mailto:[redacted]]
Sent: Friday, May 01, 2015 12:34 PM
To: Patti Crouse; George Worley; tom.guice@prescott-az.gov
Subject: Opposition to Proposed Prescott Lakes Cell Tower

Please find attached my letter of opposition to the proposed Prescott Lakes cell tower application. It is my understanding that this agenda item is to be considered at the May 12, 2015, City Council meeting.

Thank you.

Worley, George

From: Dana McCready [mailto:dmccready@cableone.net]
Sent: Friday, May 01, 2015 12:47 PM
To: Motzko
Cc: Crouse, Patti; Worley, George; Guice, Tom; Carol Kuhn; George Schrader; Al Beeson; Kim Flores, Asst. Property Mgr.; Chelsea Walton, Property Manager
Subject: Re: Opposition to Proposed Prescott Lakes Cell Tower

Hi Jeanette.

No problem, I thought you might glean some additional info about the project since you may not be aware of past discussions, and not everyone was copied. As the new VM for my neighborhood, I thought it would be helpful for you to know where the opposition group is coming from.

This is not just a Cottages issue -- the opposition group includes residents of The Legacy Apartments and business owners in the Commerce Center.

And yes, I am well aware of those who support the project.

Thank you!
Dana

On May 1, 2015, at 12:40 PM, Motzko wrote:

> Dana,
>
> Everyone seems to know about this meeting already. I must advise you,
> please understand, NOT ALL YOUR COTTAGE & PLCA NEIGHBORS ARE AGAINST
> IT.
>
> Sincerely,
> Jeanette,
> [REDACTED]
>
> -----Original Message-----
> From: Dana McCready [mailto:dmccready@cableone.net]
> Sent: Friday, May 01, 2015 12:34 PM
> To: Patti Crouse; George Worley; tom.guice@prescott-az.gov
> Subject: Opposition to Proposed Prescott Lakes Cell Tower
>
> Please find attached my letter of opposition to the proposed Prescott
> Lakes cell tower application. It is my understanding that this agenda
> item is to be considered at the May 12, 2015, City Council meeting.
>
> Thank you.
>
>

Worley, George

From: J D [REDACTED]@hotmail.com
Sent: Sunday, May 03, 2015 12:51 PM
To: Crouse, Patti; Guice, Tom; Worley, George
Subject: Proposed Cell Tower on Prescott Lakes Parkway- Opposition

May 3, 2015

Honorable Mayor Kuykendall & City Council Members
City of Prescott
201 S. Cortez Street
Prescott, AZ 86303

Please consider the City of Prescott's liability, and public safety issues of the proposed cell tower in a high density area on Prescott Lakes Parkway being discussed on May 12, 2015.

The proposed 65' cell tower would be within 35' of an office building, and within 30' of the main entrance of Basis School (with enrollment of approximately 400 students in grades 5-10, with 300 more students coming this fall in grades K-4), and across the street from high density residences and the Prescott Lakes Legacy Apartment complex housing over 150 apartment homes.

Should there be something problematic with the cell tower being 30' from the main entrance to the Basis school it would leave a single exit for evacuation onto a one-way side street forcing an evacuation path toward the cell tower location. Does the City of Prescott have an emergency evacuation plan for this area considering the high density location? What fire danger considerations have been evaluated?

Considering the high winds at this location, lightening strikes in the area and that there were over ten cell tower fires in western states in the last couple of years (Dr. David Stupin, Los Alamos National Laboratory), fire danger and emergency evacuation is something to consider mindfully.

With the Prescott Lakes proposed location in violation of the Prescott Land Development Code 2.4.49.L.2 that requires a set back at 100% of the height of the tower, please consider the other proposed location at Watson Lake for the cell tower which already houses cell towers away from high density housing, schools and apartments, and ultimately could be a revenue stream for the city of Prescott.

The risk and liability for the City of Prescott is great at the Prescott Lakes location, and we respectfully request that you deny this application. The proposed site has inadequate land around it in a high density area, is on a one-way side street, and could pose a threat to the the public safety in the City of Prescott.

Respectfully Submitted,

Frank & Joy D'Angelo

388 Natures Way

Prescott, AZ 86305

Worley, George

From: Elyse Rose [erose4u@yahoo.com]
Sent: Sunday, May 03, 2015 1:21 PM
To: Crouse, Patti; Guice, Tom; Worley, George
Subject: Letter of Opposition for a Special Use Permit for a Verizon Cell Tower in Prescott Lakes

May 3, 2015

Dear Mayor Kuykendall and City Council Members:

Verizon's proposed Cell Tower siting in the Prescott Lakes Commerce Center, across the street from Homes and Apartments and next to a an elementary school puts, all of us that live, work and attend school here in **unnecessary** jeopardy and homeowners subject to a decrease in property values.
There has been no proven real need for another tower.

The few proponents that reside on Constable who state they have poor reception , chose their lots with views of the electric towers. It is curious

heir homes are almost parallel with the Electrical hanging lines of the towers.

When I chose my lot in Prescott Lakes almost 12 years ago, I specifically chose a

location with NO views Of the Electric Towers and as far away from them as I could be. In any event , there are a number **of means to boast cell reception**

(suggestions also presented by Verizon online) without erecting another Cell Tower that may or May Not , benefit so few.

Legal Rights of Residents, Home and Business Owners

There are **also** provisions in the 1996 Telecommunications Act that allow/
and state "nothing shall affect the ability of a State to impose ... requirements necessary to ... protect the public safety and welfare, ... and safeguard the rights of consumers."

So this is a matter of interpretation and **LAWSUITS** brought by residents against

cell towers , too close to schools and homes have been successful. Other City attorney's

have recommended against specific sites placement of towers for safety concerns.

*The Commerce Center Business owners in opposition also have a number of other legal rights, including action against the Commercial Association, as this siting appears to be in violation of the CC & Rs of the Commerce Center.

Prescott Lakes is almost fully developed with good Cell Phone coverage and reception.

The new Astoria/Victorian homes will get good reception from the 89 facility.

Ask any resident in Prescott Lakes , with the exception of the few people on Constable, cell reception is very good and those who use Verizon directly or via their provider (myself included) will tell you they get good to great Reception. We have done and submitted independent studies to you from Constable ,showing reception to be more than adequate to very good for Verizon.

This was a portion of letter to George Worley from a prospective property buyer in Prescott Lakes :

"Just what is the gap in coverage for Verizon in this area? I ask, because the times I have been in the Prescott Lakes area, I have never had a problem with my Verizon cell phone and ditto for my husband who has AT&T."

Cathy Hayworth"

* There is also sufficient space with high and low elevations in the large parcel across from the Sales Center on Prescott Lakes Parkway and 89. This area was not been mentioned in Verizon's report to the City.

Verizon has flipped flopped on the reason they want this tower.

And the so called modifications Verizon has offered are laughable, and by placing the in the NW corner of their proposed compound puts the tower even closer to homes in the Cottages. Placing a few trees along Prescott Lakes Parkway does not mitigate the visual impact of a 65 foot tower. Should the residents and school children here have pay such a heavy price because Verizon wants dominance?

Safety

You have received a number of factual examples of towers catching fire and collapsing. Many factors can cause/contribute to the possibility of fire/collapse including:
Regular maintenance, welding , electrical malfunctions , birds nesting,

other co-locators (Sprint, etc.) adding their antenna installations to the pole or, and lightening (and as you know we have constant lightening strikes here, in

Monsoon Season). * **These fires are difficult to put out and have caused collapses of the poles and evacuations of everyone within a large area around the installation**

site. This would have to include BASIS school, all buildings in the Commerce Center, and very likely residents in The Cottages and the Legacy apartments and beyond.

Verizon has millions to cover themselves in such an event.

Mr. Destree, when asked what happens if the tower should fall (?) made a callous, cavalier remark to a committee of concerned business and home owners (myself included) that met with him last year, and I quote: **"We have plenty of insurance." Does the City of Prescott have 100s of millions of dollars to pay out in the event of such a catastrophe?**

Precedent for Denial

PRESCOTT CITY COUNCIL has in the past, denied the request for a Cell

Tower Next to an Elementary School (Sacred Heart) . As you know Basis

School, in the fall will be accepting 300 K4 (new) children. I ask each of you to Truthfully answer: Would you would purchase a home next to or directly across

from a cell tower, or let your children or grandchildren (especially young children)

attend a school next to one?

Property Values

You have received statements from Realty Professionals in Prescott Lakes, that home values are impacted and it is a fact they do take longer to sell. Cathy Hayworth, (mentioned above) told me she feels home prices may drop if the Tower goes in.

Corporations may have the money and influence to try to bury the little guys.

But PRINCIPAL ABOVE PROFIT, should be all businesses credo. Do you recall the movie "Mr. Smith Goes to Washington?" Did you admire the courage Jimmy Stewart

showed? Please do the ethical and right thing for the the **Voters** of Prescott Lakes,

which include the residents, homeowners, business owners, (a majority of whom are

in opposition to this special use permit) and protect innocent school children.

Please deny this application for the Special Use Permit by Verizon in Prescott Lakes.

Sincerely,

Elyse Rose

Worley, George

From: Elyse Rose [redacted]
Sent: Sunday, May 03, 2015 9:12 PM
To: Crouse, Patti; Guice, Tom; Worley, George
Subject: Further information regarding opposition to the Prescott Lakes Cell Tower

Dear Mayor and City Council Members,

Further to my earlier letter with a number points that can be considered and for those of you that were not aware of below:

The current U.S. standard for radiation exposure from cell phone towers is 580-1,000 microwatts per sq. cm. (mW/cm²), among the least protective in the world. More progressive European countries have set standards 100 to 1,000 times lower than the U.S. Compare Australia at 200 microwatts, Russia, Italy, and Toronto, Canada at 10, China at 6, and Switzerland, at 4. In Salzburg, Austria the level is .1 microwatts (pulsed), 10,000 times less than the U.S. New Zealand has proposed yet more stringent levels, at .02 microwatts, 50,000 times more protective than the U.S. Standard. [3, 4] Contrary to what the communications industry tells us, there is vast scientific, epidemiological and medical evidence that confirms that exposure to the RF and microwave radiation emitted from cell towers, even at low levels, can have profound adverse effects on biological systems. [5, 6, 7, 8].

Page 2 – Health Effects from Cell Phone Tower Radiation

There is vast scientific and medical evidence that exposure to cell tower radiation, even at low levels, can have profound adverse effects on biological systems.

Scientists and advocacy groups say that the current FCC "safe" standards are based on 1985 research, and fail to consider more recent research that found brain cancer, memory impairment, DNA breakdown, and neurological problems with RF at much lower levels. The earlier studies considered only the "thermal", or heating effects of the radiation – in other words, the level at which the radiation would heat tissue, or "cook" a person, in the same exact manner that a microwave oven works. The FCC levels may ensure our tissues are not "cooked", but they fail to address long-term chronic exposure at low levels, or what is called "non-thermal" effects. Doctors say that RF radiation is wreaking havoc with normal biological cell functions. "RF alters tissue physiology" says Dr. George Carlo, an epidemiologist who found genetic damage in a \$28 million research program, paid for by the industry. He now fights to have safety levels lowered.

[9] In 1998 the Vienna Resolution, signed by 16 of the world's leading bioelectromagnetic researchers, provided a consensus statement that there is scientific agreement that biological effects from low intensity RF exposure are established. It says existing scientific knowledge is inadequate to set reliable exposure standards. No safe exposure level can be established at this time.

The world's leading electromagnetic researchers say existing scientific knowledge is inadequate to set reliable exposure standards. – The Vienna Resolution, 1998

The Salzburg Resolution, adopted in 2000 at the International Conference on Cell Tower Siting, would prohibit any cell site from emanating more than .1 mW/cm² – 10,000 times more strict than the current U.S. standard. This limit takes into account the growing evidence for non-thermal RF bioeffects.

[10] Cell phone towers expose the public to involuntary, chronic, cumulative Radio Frequency Radiation. Low levels of RFR have been shown to be associated with changes in cell proliferation and DNA damage. Some scientific studies show adverse health effects reported in the .01 to 100 mW/cm² range at levels hundreds, indeed, thousands, of times lower than the U.S. standards.

These harmful low levels of radiation can reach as far as a mile away from the cell tower location. Reported health problems include headache, sleep disorders, memory impairment, nosebleeds, an increase in seizures, blood brain barrier leakage problems, increased heart rates, lower sperm counts, and impaired nervous systems.

[11] Long term and cumulative exposure to cell tower radiation has no precedent in history. There are no conclusive studies on the safety of such exposures, and the growing body of scientific evidence reports such bioeffects and adverse health effects are possible, if not probable.

Dr. Neil Cherry, Ph.D. biophysicist from New Zealand, reports that "There is no safe level of EMR radiation."

He said the standards are based on thermal effects, but important non-thermaleffects also take place, such as cell death and DNA breakdown. Dr. Cherry wrote a 120-page review of 188 scientific studies. "The electromagnetic radiation causes cells to change in a way that makethem cancer forming." It can increase the risk of cancer two to five times, he said. "To claim there is no adverse effect from phone towers flies in the face of a large body of evidence."

"To claim there is no adverse effect from phone towers flies in the face of a large body of evidence." – Dr. Neil Cherry, biophysicist

Public health officials caution that we err on the side of conservatism, given the massive public health risk that is possible.

Page 3 – Health Effects from Cell Phone Tower Radiation Other federal health agencies disagree that safe levels of exposure have been identified, much less built into the FCC standard. The Environmental Protection Agency (EPA) does not agree with the FCC standards, and analysts have recommended that EMR be classified as a "probable human carcinogen". [12] Deputy Director of the Department of Health and Human Services, Elizabeth Jacobsen, has stated that the safety of RF "has not been established nor has the necessary research been conducted to test it", and cites risk of brain cancer, tumors and DNA breakdown. The California Public Utility Commission has urged the cell phone industry to not locate towers near schools or hospitals. And the World Health Organization reports "many epidemiological studies have addressed possible links between exposure to RF fields and excess risk of cancer. These studies do not provide enough information to allow a proper evaluation of human cancer risk from RF exposure because the results of these studies are inconsistent."

"The safety of RF has not been established, nor has the necessary research been conducted to test it." – Elizabeth Jacobsen, Deputy Director, US Department of Health

"Our bodies are exquisitely sensitive to subtle electromagnetic harmonics, and we depend upon tiny electrical impulses to conduct complex life processes," says Dr. Robert Becker, author of The Body Electric, and Cross Currents, The Perils of Electropollution.

[13, 14] He says "at the present the greatest polluting element in the earth's environment is the proliferation of (these) electromagnetic fields." Radiation once considered safe, he says, **is now correlated with increases in birth defects, depression, Alzheimer's disease, learning disabilities, Chronic Fatigue Syndrome, and cancer. The incidence of brain cancer is up 25% since 1973, and this year 185,000 Americans will be diagnosed with brain cancer. Brain tumors are the second leading cause of cancer death for children and young adults.** Yet, the United States has a de facto policy of "post sales surveillance" with respect to RF radiation. Only after years of exposure, will there be studies to characterize the health consequences. Some adverse health effects show up immediately, but it can often take 3 to 10 years for the longer term effects of RF illness to appear, such as cancer. Many researchers, public health officials and citizens believe that consumers shouldn't be forced to act as guinea pigs in a bioeffects experiment for the next 20 years. In short, "we are the experiment", for health effects. Dr. Gerard Hyland, physicist, says existing safety guidelines for cell phone towers are completely inadequate, since they focus only on the thermal effects of exposure. [15] Hyland, twice nominated for the Nobel Prize in Medicine, says existing safety guidelines "afford no protection" against the non-thermal influences. "Quite justifiably, the public remains skeptical of attempts by governments and industry to reassure them that all is well, particularly given the unethical way in which they often operate symbiotically so as to promote their own vested interests."

"Existing safety guidelines for cell phone towers are completely inadequate." – Dr. Gerard Hyland, Physicist – two-time nominee, Nobel Prize in Medicine.

Sincerely
Elyse Rose

Prescott 86301

Worley, George

From: Larry Mabbitt [mailto:larrymabbitt@gmail.com]
Sent: Sunday, May 03, 2015 10:27 PM
To: Crouse, Patti
Cc: Guice, Tom; Worley, George
Subject: Proposed Prescott Lakes Cell Tower

To: City Council, City of Prescott

The purpose of this letter is to express my opposition to Verizon's proposed new cell tower, roughly 100 yards east of my house in Prescott Lakes Cottages.

I attended two Planning & Zoning Commission meetings last year which considered this proposal; I listened to many residents offering comments (mostly opposed) and to Verizon's local agent seeking approval; and I came away with a firm conviction that the proposal is a bad idea.

I know you have received letters from other residents about this tower application, citing violations of our Land Development Code, setback requirements, and height limitations. I won't repeat that material here, but I certainly believe those objections are legitimate issues of concern for the safety of the surrounding community.

As you may know, the Planning & Zoning Commission eventually voted 4 to 1 to forward the application to the City Council. The minority vote was the Chairman's, who stated that he did NOT believe Verizon had done an acceptable job of searching for alternate sites that would address local residents' concerns.

Finally, it is noteworthy that the City Attorney offered comments to the P & Z Commissioners, to the effect that the applicable Federal statute essentially precludes local authorities from denying a cell tower application if such a denial has the effect of reducing/limiting cell service. That opinion, however, is far from universal. Courts in several jurisdictions have upheld cell tower restrictions implemented in good faith by local governments to protect the well-being of their citizens. I think Prescott deserves such protection also.

Sincerely,

Lawrence A. Mabbitt
1696 St. Andrews Way
Prescott, AZ

Worley, George

From: Elyse Rose [rose4u@yahoo.com]
Sent: Sunday, May 03, 2015 10:30 PM
To: Crouse, Patti; Guice, Tom; Worley, George
Subject: Opposition for A Special Use Permit for Verizon Cell Tower In Prescott Lakes Commerce Center

May 3, 2015

Dear Mayor Kuykendall and City Council Members:

Verizon's proposed Cell Tower siting in the Prescott Lakes Commerce Center, across the street from Homes and Apartments and next to an elementary school puts, all of us that live, work and attend school here in **unnecessary**

jeopardy and homeowners subject to a decrease in property values.

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cell reception is very good and those who use Verizon directly or via their provider

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other co-locators (Sprint, etc.) adding their antenna installations to the pole or, and lightening (and as you know we have constant lightening strikes here, in

Monsoon Season). *** These fires are difficult to put out and have caused collapses of the poles and evacuations of everyone within a large area around the installation site. This would have to include BASIS school, all buildings in the Commerce Center, residents in The Cottages and the Legacy apartments and beyond.**

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Sincerely,

Elyse Rose

1990 St. Andrews Way
Prescott, AZ 86301

Worley, George

From: Josh Holmes [redacted]
Sent: Wednesday, August 06, 2014 4:02 PM
To: Worley, George
CC: Marcus Kurschat
Subject: Administrative Adjustment at 1976 Commerce Center Circle

George,

We would like to express genuine concern of the request to place a new 75' Monopole wireless communications facility; Per the document dated 7/21/2014, that we received in the mail, on the details of the request from Western Newspapers, Inc. for project no. SUP14-001.

We feel the height and location would detract from the aesthetic views provided to our residents at the Multi Family property we own called The Legacy at Prescott Lakes.

With Regards,

Josh Holmes
Capital Inc™

[redacted]
[redacted]
[redacted]
josh@clearskycapitalinc.com www.clearskycapitalinc.com

Worley, George

From: James Poindexter [mailto:jimp@cablone.net]
Sent: Wednesday, August 06, 2014 4:47 PM
To: 'Dawn Stoner'; Worley, George
Cc: 'Shelly Holland'; 'Donald Grier'; 'Ken Coleman'
Subject: RE: Administrative Adjustment at 1976 Commerce Center Cir - Project #SUP14-001

Yes, agree
jim

James M. Poindexter, CFP
1965 Commerce Center Cir Ste D
Prescott, AZ 86301
P 1 (928) 443-5542
F 1 (928) 443-5543

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From: Dawn Stoner [mailto:Dawn.Stoner@HOAMCO.com]
Sent: Wednesday, August 06, 2014 3:12 PM
To: george.worley@prescott-az.gov
Cc: Shelly Holland; Donald Grier [mailto:dgrier@msn.com]; James Poindexter [mailto:jimp@cablone.net]; Ken Coleman
Subject: Administrative Adjustment at 1976 Commerce Center Cir - Project #SUP14-001
Importance: High

Dear Mr. Worley,

This email is written on behalf of the Prescott Lakes Commercial Association Board of Directors and Architectural Committee. The Prescott Lakes Commerce Center is located within the Commercial Association and is subject to the Declaration and ARC Guidelines. The Board and ARC Committee respectfully request that the following landscape screening and irrigation requirements be included as part of the Special Use Permit for project #SUP14-001:

- 1) Add landscaping to screen the block wall and wrought iron enclosure;
- 2) Install a stand-alone irrigation meter off of Pad 4 (adjacent to the SE corner of the undeveloped pad) for the purpose of supplying irrigation to the landscaping around the wall. Western Newspaper will be responsible for the water usage and maintenance of all irrigation components.
- 3) Shrubs will need to be maintained on the regular basis.

We appreciate your consideration. Don't hesitate to contact me with any questions or concerns.

Sincerely,

Dawn Stoner,

on behalf of the Prescott Lakes Commercial Association Board of Directors and ARC Committee

DAWN STONER | Community Association Manager

HOAMCO

T 928.776.4479, ext. 29 | F 928.776.0050

3205 Lakeside Village | Prescott, AZ 86301

PO Box 10000 | Prescott, AZ 86304

dstoner@hoamco.com | HOAMCO.com

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Worley, George

From: Dawn Stoner ([redacted]@stoner@HOAMCO.com)
Sent: Wednesday, August 06, 2014 3:12 PM
To: Worley, George
Cc: Shelly Holland; Donald Grier ([redacted]@msn.com); James Pointdexter ([redacted]@cableone.net); Ken Coleman
Subject: Administrative Adjustment at 1976 Commerce Center Cir - Project #SUP14-001
Importance: High

Dear Mr. Worley,

This email is written on behalf of the Prescott Lakes Commercial Association Board of Directors and Architectural Committee. The Prescott Lakes Commerce Center is located within the Commercial Association and is subject to the Declaration and ARC Guidelines. The Board and ARC Committee respectfully request that the following landscape screening and irrigation requirements be included as part of the Special Use Permit for project #SUP14-001:

- 1) Add landscaping to screen the block wall and wrought iron enclosure;
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We appreciate your consideration. Don't hesitate to contact me with any questions or concerns.

Sincerely,

Dawn Stoner,

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August 6, 2014

George Worley, Planning Manager
City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

Re: Special Use Permit (SUP14-001)
Administrative Adjustment at 1976 Commerce Center Circle

Dear George,

We are writing in response to your notification dated 7/21/2014 regarding the proposed construction of a 75-ft monopole wireless communication facility at 1976 Commerce Center Circle on Yavapai County assessor parcel 106-18-344 in the City of Prescott, Arizona. We appreciate your cooperation on this matter and we would like to thank you for providing us with the Project Narrative and supporting documentation prepared by Reliant Land Services on behalf of Verizon Wireless.

As you know, we own the adjacent property at 1981 Commerce Center Circle being Lot A of the Prescott Lakes Commerce Center, Lot 4 on assessor parcel 106-18-343A, which is encompassed by assessor parcel 106-18-343E owned by the Prescott Lakes Commercial Association cited in the Project Narrative. It is disconcerting that there is no mention of our property in the project narrative as our building lies only 20-ft from the subject property boundary, or 35-ft from the proposed construction.

We are very concerned with the placement of a 75-ft monopole next to our building. We are surprised by the lack of public outcry with this potential to blight the landscape of the Prescott Lakes Community. This project, if constructed, will negatively impact the aesthetics and public safety in our area. It is not a surprise that our building was omitted from the south elevation of the improvement plans. As proposed, our *existing* building would be well within the fall zone of the proposed 75-ft monopole. The proposal will have numerous damaging impacts to our property and the surrounding properties. Studies have shown that a diminution of value in excess of 5% have taken place and that will have a negative impact on the property tax base, along with increased insurance premiums. The noise and/or air pollution from the diesel generator, continuously running AC unit and potential health risks from electromagnetic radiation will not only affect visitors to our property but will also expose the children at the newly constructed school on parcel 106-18-352E to this invisible health risk.

Should this proposal be approved by the City of Prescott, we intend to pursue whatever means necessary to seek claims for damages to our property including diminution of property value and increased insurance premiums. We will be consulting with our attorneys to explore our legal options as this proposal continues through the review and approval process. We strongly urge you to deny this request as it will provide little benefit to a small group of people, at our expense.

Sincerely,

Davin Benner & Ben Huza
GBE Investments, LLC

Worley, George

From: Elyse Rose [rose.11@yahoo.com]
Sent: Wednesday, August 06, 2014 10:34 AM
To: Worley, George
Subject: Cell Tower in Prescott Lakes

Dear Mr. Worley,

I am voicing my objection to allowing a Special Use Permit for a Cell Tower in Prescott Lakes. It would have been very helpful to send a letter advising other residents of this request and not just me.

This is a residential area, and yes the Commerce Center is across, But it is not zoned

for this and the type of businesses allowed attracts higher quality. I have lived here for 10 and 1/2 years and not only will this deteriorate property values (just coming back

up), impede and sully the view , but there is alot of debate about Towers increasing cancer rates

in residents near by (no matter what the telecommunications companies try to state to the contrary).

Every household on my hammerhead including me (with the exception of the 24 year old) has come down with some form of CANCER. Coincidence or related to Electric Towers near by?

I urge you to please, not approve this. There are 3 other locations that this company has requested , at least 2 of which are more suitable than Prescott Lakes.

Thank you for your consideration.

Kind Regards,

Elyse Rose

Worley, George

From: Pam DeFere [grapeheads1959@yahoo.com]
Sent: Thursday, August 07, 2014 4:32 PM
To: Worley, George
Subject: Cel tower

I live right across the street from the current proposed cel tower placement. A number of people in the close by neighborhoods already have cancer; 4 on one hammer head alone. Current developing cancer research is including cel towers.

Please put it some place else other than in this business center.

The issues in this small retirement community are growing way to fast and without neighborhood advanced notice. With the addition of the "new" school the traffic has increased to much. We do not need more issues.

Pam DeFere

1584 St Andrews Way

Prescott, Az

928-277-1243

Sent from my iPad

Worley, George

From: Gail Mangham, gailmangham@cableone.net
Sent: Saturday, August 09, 2014 8:31 AM
To: Worley, George
Subject: Cell Tower

Not sure my first email reached you. Would just like to say that as a resident of The Cottages in Prescott Lakes that we accepted with grace the location of the Basis School in our community. Please consider placing the cell tower somewhere along the norther edge of Willow Lakes Rd

--
Gail Mangham, Artistic Director, [The Artist's Path, Inc](#) [Red Hot Patriot, NAU](#),
[Flagstaff](#), Sept. 26 & 27 2014 [Path' Blog](#) [Like Us on Facebook](#) [Coffee with Gail Blog](#)

Worley, George

From: Marla Festenese [mailto:marlatez001@gmail.com]
Sent: Saturday, August 09, 2014 12:11 PM
To: Worley, George
Subject: Cell tower

Dear George,

I own a home in Prescott Lakes and I rec'd an email concerning a cell tower that is going in near me. I have to say other than the education for the children from basis school I was against the school and the way it was snuk into the neighborhood. So I am definitely NOT for any cell tower going into the neighborhood, unless od course the city wishes to pay for the devaluation of my property.

Sincerely,
Marla Festenese

Worley, George

From: Mindy Hecht [mailto:mmhecht@cableone.net]
Sent: Saturday, August 09, 2014 12:38 PM
To: Worley, George
Subject: cell tower at Prescott Lakes Commerce Center

Sir,

I wish to express my strong objection to the proposed cell tower on the property of Western Newspapers at the Prescott Lakes Commerce Center. Firstly, I find it objectionable that the letter I recently received through a neighborhood e-mail group was never sent to all of the neighbors in this area. It appears that only one person received it. Is this in an effort to get this project approved with minimal objection? There are plenty of open spaces around for a cell tower. This particular space proposed will significantly impact the views from the Cottages neighborhood and in fact will blatantly obstruct the view from my front door. I suspect there will be a resulting impact my property values as well. I cannot accept that. I wish to have this objection on record for the city planning meeting August 14th; I cannot attend the meeting due to work. I see that comments were to be submitted by August 5th, but you cannot expect comments if you do not send letters out to all involved.

Mindy Krangel
Property Owner
1604 Addington Drive
Prescott, AZ 86301

Worley, George

From: Peter [REDACTED]@live.com
Sent: Saturday, August 09, 2014 2:15 PM
To: Worley, George
Cc: Bhalchandra & Hemlata Patel; Carol Tomaino; Deborah & Martin Georgianni; Dick Carr; Edward & Marlene Kij; Foursite Holdings; Ian & Linda Davis; Kenneth & Joye Petrine; Michael & Sheila Manion; Patty Begich; Richard & Jayne Hyde; Robert & Minerva Grado; Rodney & Sandra Hurlbert; Sandra Moll; Sherri Carlsberg; Dave Riley; Dave Weise; David & Pamela Weise; Don Chalmers; Gordon & Margaret Roberts; Jack Marr; Jackie Badger; James Martinec; Janet Marr; Janice Riley; Jeannie Anderson; Jim Wise; John Hinds; K Jill Holley; Ken Mabarek; Kurt and Janalee Tennyson; Lorna Wise; Marti Harbour; Mitzy & Randy Watson; Paul and Barbara Schaefer; Penny Chalmers; Sandy Brunso; Susan Shields; Vernon and Rosemary Johnson; William & Nancy Topping; [REDACTED]
Subject: Proposed Cell Tower

Dear Mr. Worley,

August 9, 2014

I am writing to you regarding the proposed cell tower the Courier plans to put up if permission is given to do so by the city of Prescott. I understand that permission can only be given if there are no objections from surrounding, affected land owners. I am aware of the upcoming planning meeting scheduled on 8/16 for discussion of the cell tower, however, I will not be able to attend, so you may consider this Email my views on the issue.

I am vigorously opposed to the construction of the proposed cell tower for the following reasons:

1. Most new construction I've seen go up in Prescott for commercial buildings have restrictions on the height of their signs that must be approved by the city to not exceed a certain height. This was true for the new shopping center being built at Willow Lake and Willow Creek roads. The reason is that it is felt that too much and too high signage is ugly. The same principle should be applied to a cell tower.
2. Which brings me to my second objection reason: I purchased my home here in the Cottages in large part for its unrestricted view of the Granite Dells and beyond to the east. I do not intend to sit idly by while someone builds a jarringly ugly, 75-foot high hunk of machinery and ruins what is now an uncluttered, beautiful view of the Dells. I've known people who have sued successfully for just such an affront.

(click on the address below for all the cell tower possibilities)

http://images.search.yahoo.com/yhs/search;_ylt=AwrTccngb.ZTK1AAIKUPxQt.;_ylu=X3oDMTBsOXB2YTRjBHNIYwNzYwRjb2xvA2dxMQR2dGlkAw--?_adv_prop=image&fr=yhs-ironsource-fullyhosted_003&va=cell+towers&hspart=ironsource&hsimp=yhs-fullyhosted_003

3. It is proposed that the tower be built about 100 feet to the north of the Basis School going up. There has been evidence for years that electromagnetic radiation just from the extensive use of cell phones can cause a susceptibility to brain tumors with the probability increasing at lower ages. The cell phone companies, of course, sponsored all kinds of "studies" to show it wasn't true and, of course, their "results" were always negative. Now imagine what kind of electromagnetic radiation is emitted from a tower relaying hundreds or thousands of calls only 100 feet away... and remember, such waves go through walls...just like your cell phone. There is enough evidence, that excessive EMR may adversely affect

cell growth, to make me want to err on the side of caution when it comes to the health of our children only 100 feet away.

(click on the address below for information about electromagnetic radiation)

<http://www7.buyerpricer.com/Video.aspx?videoid=a6wLFeIrCtU&slk=cell+towers&cid=3990049191&kwid=20539150408&uq=cell+towers&nid=2&iscid=200000000&term=cell+towers&vx=0>

4. Most repeater towers are built on remote hill or mountaintops...not in the middle of a residential neighborhood...why does it have to built here in the first place? It can't be because of poor cell reception because I, myself, get 100-percent dependable cell service 24/7 with Verizon.
5. Lastly, building a "sore thumb" cell tower 75 feet high in the middle of a residential area and golf course that is set off by the beauty of the Granite Dells is not only unthinking... it's unnecessary and shouldn't be allowed. Almost every time my wife and I return home down Prescott Lakes Parkway, when we look out from the top of the hill to see the Dells, The Cottages and the lakes, my wife invariably sighs and says: "Isn't that beautiful?". Now add a CELL TOWER???!!!

Sincerely,
Peter and Patricia Begich
The Cottages

Worley, George

From: szq [redacted] (szq282@yahoo.com)
Sent: Saturday, August 09, 2014 6:41 PM
To: Worley, George
Subject: Objection to cell tower

Please note my objection

Susan Chomuk
[redacted]
[redacted]
[redacted] Prescott Lakes Lakeside

[redacted]
Sent from Samsung tablet

Worley, George

From: J CANNATA [redacted]
Sent: Sunday, August 10, 2014 3:53 PM
To: Worley, George
Cc: Al Beeson
Subject: Objection to Cell Tower at PL Commerce Center

Dear Sir;

EYESORE, this is the first thing that comes to our minds. This isn't a case of "not in my backyard"- this shouldn't be in anyone's backyard. We understand the 75ft high cell tower will be about 100ft from the new BASIS school building. Have the parents of the hundreds of new students been made aware of this cell tower? We urge you to REJECT the cell tower application because it threatens the public health; our property values and will be a nuisance affecting all citizens and the community.

Finally, has there been an environmental impact study done?
sincerely;

Joe & Jayne Cannata

[redacted]
1648 Addington Drive

Prescott, AZ 86301

928-776-1925

Worley, George

From: Barbara Campbell [b.campbell125@cox.net]
Sent: Monday, August 11, 2014 7:02 PM
To: Worley, George
Subject: proposed cell tower installation

Dear George,

We are full time employed resident of Prescott Lakes and support the installation of the new cell tower.

Currently the cell service is poor if not horrible.

Please note our approval for the cell tower installation

Michael & Barbara Campbell

1654 Constable Street, Prescott AZ 86301



This email is free from viruses and malware because avast! Antivirus protection is active.

Worley,George

From: Betty Jo [redacted]
Sent: Monday, August 11, 2014 4:35 PM
To: Worley,George
Subject: Re: Cell Tower

Dear Sir:

My husband and I are residents of Prescott Lakes, on St. Andrews Way, adjacent to Prescott Lakes Parkway. I am not in favor of the site behind the Courier's building and next to BASIS SCHOOL being used for another cell tower in our area. Here in Prescott we have a great deal of open land, away from private homes and residential area, in which such towers could be erected without exposing its neighbors to their unsightly presence and generated noise. We hope that our representatives here in Prescott are listening to us and to our concerns.

Sincerely yours, Betty Jo Hamilton Schmaedick

(928) [redacted] 237 - 5445

Worley, George

From: Brad and Linda Davis [b.davis4@cableone.net]
Sent: Monday, August 11, 2014 3:51 PM
To: Worley, George
Subject: Oposition to the Cell Tower

We will not be able to attend the meeting.

We are absolutely opposed to the cell tower on the Daily Courier Prescott Lakes Property for the following reasons:

1. The health issues that this tower may cause.
2. Being so close to neighborhoods and a School full of children. A tower should only go into a secluded area.
3. We are Disappointed in the Daily Courier for offering their property in our neighborhood for this cell tower, with no feeling for the people who live and go to school so close by, just to make some money to have it on their property.

Ian B. Davis

1503 Addington Drive
Prescott, AZ
928-771-0670

Worley, George

From: Betsy Lee [blyee@rediffmail.com]
Sent: Monday, August 11, 2014 12:59 PM
To: Worley, George
Subject: Proposed Cell Tower at Prescott Lakes Commerce Center

Hello, we are homeowners in Prescott Lakes and are writing to express our concerns about the proposed installation of a 75' monopole wireless communication facility at 1976 Commerce Center Drive (the Prescott Lakes Commercial Center). Such a structure certainly does not fit with the esthetics of our beautiful community and we are very much opposed to the City approving it.

Thank you.

-- Betsy Lee and Bill Wolfe

1402 Claiborne Circle
Prescott, AZ 86301

Worley, George

From: D. Carter La Barge [mailto:dcarterlabarge@hotmail.com]
Sent: Monday, August 11, 2014 6:24 AM
To: Worley, George; labarge@cableone.net; Tom Collins
Subject: Cell Tower at Prescott Lakes Commerce Center

Dear Mr. Worley,

My name is D. Carter La Barge. My wife Linda and I reside at 1675 Constable St, Prescott Lakes, 86301.

We are in favor of community advancements that are well thought out and also meet the needs of the growing population in Prescott and Prescott Lakes. In the specific case of the special use permit which is scheduled to come before the City Planning Board for a 75 ft cell tower to be located at Prescott Lakes Commerce Center, my wife Linda and I advise that we are firmly against such an installation. The area in question is not appropriate for a 75 foot tower regardless of how much of a minimal visual impact has been made in the design.

We already have high tension wires and towers that cross the middle of Prescott Lakes. Adding additional vertical objects will further reduce the views for all of the residents in the area. A location further north and west towards the commercial part of town would be more appropriate and would not interfere with the residential views. We purchased our homes partly based upon the views that are present. Degrading our views with additional towers will have a negative impact on our neighborhood.

If you would like to speak with me, I can be reached on my cell, 513 827 7975

Please make our email a part of the official record in your planning meeting minutes.

Sincerely,

D. Carter & Linda V. LaBarge

1675 Constable St.

Prescott, AZ 86301

Worley, George

From: Dana McCready [REDACTED]
Sent: Tuesday, August 12, 2014 7:37 AM
To: Worley, George
Subject: Objection to Administrative Adjustment at 1976 Commerce Center Cir/SUP14-001

August 11, 2014

Mr. George Worley
Planning Manager
City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

Re: Administrative Adjustment at 1976 Commerce Center Circle/Placement of Wireless Communication Facility, SUP14-001

Dear Mr. Worley:

I am a homeowner and resident of The Cottages within Prescott Lakes, the residential neighborhood directly opposite the proposed location of this cell tower, and am writing today to voice my opposition to this facility, and to express my concerns.

NEIGHBORHOOD COMMENTS

The proposed location as described in the P&Z Commission Memo is "within a business park PAD adjoining a Business General zoning district". No mention is made that the adjoining parcel, zoned Business General, is currently occupied by the newly constructed BASIS Prescott School, which opened its doors today to over 400 students in the 5th through 10th grades. Nor is any mention made of the predominantly residential character of the surrounding neighborhood zoned MF-M (PAD) or multi-family medium density Planned Area Development, specifically known as the 150-unit apartment complex across Prescott Lakes Parkway to the west, known as the Legacy at Prescott Lakes, and the 216 single-family residential lots that comprise the gated community of The Cottages at Prescott Lakes, also located across Prescott Lakes Parkway to the west; as well as the "mobile home park" (as defined by the Assessor) of approx. 7.5 acres located to the east of the proposed location, zoned MF-H or multi-family high density. Many homes in this general neighborhood have views of the Prescott Lakes golf course, the Granite Dells, Granite Mountain and the distant mountains. Typically, in real estate valuation, homes with beneficial views command a higher price than those without such a feature. Lastly, there is the Prescott Lakes golf course which straddles Prescott Lakes Parkway, and is a dominant feature of the overall neighborhood, along with the highly manicured landscaping along Prescott Lakes Parkway. The whole package makes this a very desirable neighborhood for not only current residents, but prospective residents as well.

Clearly, this is a residential neighborhood in which Verizon wishes to locate its cell tower. Please respect our investment in our homes and the newly constructed school. I believe Verizon should be required to explore less intrusive alternative locations away from residential neighborhoods and schools.

CONCERNS

1. Possible adverse effect on property values including noise pollution from generator; safety concerns about tower failure, e.g., collapse/falling; visual blight (the 75' monopole with three antenna arrays at the top will exceed the zoning height limit of 40', possibly impacting view of nearby property owners; and health concerns. By the way, if Verizon needs a 75' monopole to accomplish their operational objective, then perhaps they should be looking at alternate locations that are much more elevated.
2. Noise pollution related to constantly operating generator and neighbor's right to quiet enjoyment of their respective properties.
3. Not consistent with overall character of this residential neighborhood. See Neighborhood Comments above.
4. Insufficient notice given to BASIS Prescott School. As mentioned earlier, BASIS is located directly next door to the proposed location, but is not mentioned in the P&Z Commission Memo. More importantly, it appears that the administrators of the BASIS Prescott School were totally unaware of this special use permit application, based on an

inquiry I made. Presumably they have not had adequate time to "share" this news with the parents of their 400+ students, who have elected to send their children to this particular school, and who may want to make a statement to the P&Z Commission themselves regarding health and safety concerns. Who is to say that parents would or would not have enrolled their children in this school, knowing in advance of a proposed cell tower next door?

5. Health and safety. Any internet search on this topic will produce reports of communities across the United States that have not allowed cell towers to be located within residential neighborhoods or near schools. There continues to be debate and uncertainty within the scientific community as to the potential health effects to individuals, especially children, from exposure to RF (radio frequency) radiation. This kind of prolonged and continuous exposure is strictly involuntary as it relates to neighboring residents and school children, and can be avoided altogether. Many citizens are concerned about possible related health risks and without clear data to determine if cell towers are safe, I believe Prescott officials should err on the side of caution, and deny this application.

In summary, I believe Verizon's business objectives can be served by a cell tower in an alternate location, not this one, and hope that the P&Z Commission will carefully consider the many neighbors' reasonable objections to this application. Please help us to retain the safe, quiet character of our residential neighborhood and preserve the surrounding natural beauty of the Prescott we all love. Please disapprove this application.

Thank you for your time and consideration.

Dana McCready

1691 St. Andrews Way

Prescott, AZ 86301

Worley, George

From: Dennis Quigley [quigleyd@cableone.net]
Sent: Tuesday, August 12, 2014 12:47 PM
To: Worley, George
Cc: Dennis & Heather Quigley
Subject: Cell Tower

Dear Mr. Worley:

I am a homeowner and resident of The Cottages within Prescott Lakes, the residential neighborhood directly opposite the proposed location of this cell tower, and am writing today to voice my opposition to this facility.

The proposed location as described in the P&Z Commission Memo is "within a business park PAD adjoining a Business General zoning district". No mention is made that the adjoining parcel, zoned Business General, is currently occupied by the newly constructed BASIS Prescott School, which opened its doors today to over 400 students in the 5th through 10th grades. Nor is any mention made of the predominantly residential character of the surrounding neighborhood zoned MF-M (PAD) or multi-family medium density Planned Area Development, specifically known as the 150-unit apartment complex across Prescott Lakes Parkway to the west, known as the Legacy at Prescott Lakes, and the 216 single-family residential lots that comprise the gated community of The Cottages at Prescott Lakes, also located across Prescott Lakes Parkway to the west; as well as the "mobile home park" (as defined by the Assessor) of approx. 7.5 acres located to the east of the proposed location, zoned MF-H or multi-family high density. Many homes in this general neighborhood have views of the Prescott Lakes golf course, the Granite Dells, Granite Mountain and the distant mountains. Typically, in real estate valuation, homes with beneficial views command a higher price than those without such a feature. Lastly, there is the Prescott Lakes golf course which straddles Prescott Lakes Parkway, and is a dominant feature of the overall neighborhood, along with the highly manicured landscaping along Prescott Lakes Parkway. The whole package makes this a very desirable neighborhood for not only current residents, but prospective residents as well.

Clearly, this is a residential neighborhood in which Verizon wishes to locate its cell tower. Please respect our investment in our homes and the newly constructed school. I believe Verizon should be required to explore less intrusive alternative locations away from residential neighborhoods and schools.

Dennis And Heather Quigley

1658 St Andrews Way
Prescott AZ 86301

Worley, George

From: Jay Burnett [mailto:jaybnpa@cablenet.net]
Sent: Tuesday, August 12, 2014 2:40 PM
To: Worley, George
Cc: jaybnpa@cablenet.net; Al Beeson; dstoner@hoamco.com; cwalton@hoamco.com
Subject: Aug 14th P&Z meeting agenda item SUP 14-001

August 12, 2014

Mr. George Worley
City of Prescott
Planning and Zoning Commission

This memo is with regards to the August 14, 2014 agenda item SUP 14-001.

My wife and I are resident/owners in the Cottages at Prescott Lakes (the adjoining residential community) for more than ten years and we are in general disagreement with the installation of a cell tower in the proposed area both as to its ugly appearance and the probability of noise pollution. I am sure that you and others will agree that there is nothing quite as ugly as a cell tower adjacent to residential property. The only exceptions that I have seen that mitigates this ugly appearance are the towers down in the Valley that mimics palm trees. Although not totally disguised it helps.

I note that in one of the other applications that Verizon has agreed to an installation that mimics a pine tree. As in this subject area there are pine trees (maybe 20 ft. in height) and such an appearance may well mitigate the ugliness of a stark metal pole. In addition I note in that same application they speak of the generator being an "Emergency Generator" which by definition would run only in case of emergencies (power outages, etc.). This negates the constant noise pollution that would be produced by a constantly running generator.

If the project is to be approved we would like to see the plans amended to include a tree like appearance (or some other acceptable appearance other than a stark metal pole) and an emergency generation system only. At the very least this would mitigate a great deal of the objections from the surrounding residential property owners like us.

Jay A. Burnett
1422 Kwana Court
Prescott, AZ 86303

Joan Klink-Burnett
1383 Kwana Court
Prescott, AZ 86301

Worley, George

From: pameladw@vahoo.com
Sent: Tuesday, August 12, 2014 10:34 PM
To: Worley, George
Subject: Courier cell tower

Dear Mr. Worley,

My husband and I are new home owners in the Cottages. We are currently out of town and unable to attend the August meeting. We oppose the proposal for the new Courier cell tower. We chose the Prescott Lake area to enjoy the natural beauty of the Dells.

Sincerely,
Pamela and David Weise
1394 St. George Circle

Sent from my iPad

Worley, George

From: defere@comcast.net
Sent: Tuesday, August 19, 2014 4:03 AM
To: Worley, George
Subject: Possible New Cell Tower Near Basis School

Hello Mr. Worley,

We live in the Prescott Lake cottages near the proposed new cell tower. We are concerned about the proximity of the cell tower to our neighborhood and we are opposed to having the cell tower so close to both the new school and nearby neighborhoods.

Please consider relocating the cell tower to a new location that is further away from our schools and homes,

Sincerely Joseph DeFere

Worley, George

From: Jack Furr [redacted]
Sent: Wednesday, August 20, 2014 1:15 PM
To: Worley, George
Subject: Proposed Cell Tower at Prescott Lakes Commerce Center

Mr Worley,

My name is Trey Furr - I am one of the business owners at 1983 Commerce Center Circle - I have a Physical Therapy and Sports Medicine facility and I am contacting you regarding the proposed location for a Verizon cell tower here in Prescott Lakes Commerce Center.

I wanted to let you know that I am in opposition to this tower being placed in the Commerce Center for a number of reasons. First and foremost, as a Verizon customer I have never had any issues with my cell service in this area in the 5 years I have owned my business. If Verizon is worried about cell coverage tell them to put one up in Williamson Valley where my personal residence is located and my cell phone calls are dropped every day. I've had to purchase a network extender just to keep my internet working at times as well.

Secondly, the sheer size of the tower, along with the other proposed building on that property, is going to detract from what the HOA has tried to preserve in terms of aesthetics for the business owners and residential owners. Landscaping around a huge tower isn't going to make it suddenly disappear into the backdrop. Speaking of our HOA, I had never heard that Verizon contacted them regarding this issue in June of 2013 - the plan for this tower was only recently brought to my attention by the letter your office distributed to the business and residential owners.

Third and finally, the name Commerce Center implies that the land is to be used for just that - commerce. It was developed for small businesses and we would like to increase the community's awareness of the growing businesses and services offered in this area - not to have a landmark they can identify us from when trying to get here.

I welcome any comments or questions that you would have for me regarding this matter. You can reach me personally via e-mail at [redacted] or use the information supplied below.

Respectfully,

Trey Furr
The BioMechanics
1983 Commerce Center Circle
Prescott, AZ 86301
(928) 771-1700
info@thebiomechanics.net

Worley, George

From: Jeannie Anderson [mailto:ja12prescott@gmail.com]
Sent: Thursday, August 21, 2014 5:56 PM
To: Worley, George
Subject: cell tower in Prescott Lakes

Mr. Worley:

The cell tower request that Verizon has submitted (SUP14-001) should not be approved because:

1. The height limit in the city plan/building code is 40 feet, yet the request is for a height of 75 feet. The representative stated that the tower needed to be that tall so that the coverage would be improved. If the tower wasn't at the lowest elevation of all of the Prescott Lakes area, it could be shorter.
2. The setback for a tower is supposed to be equal to the height of the tower, yet the request has setbacks of 22 feet and 21 feet. The setback should be equal to the fall zone and it is not. There is a building right next to where the tower would be placed and a school parking lot (if not the school itself) within the fall zone.
3. The representative stated that he had not talked with other cell tower owners about collocating. Why not? Wouldn't that be a logical thing to do?

Unfortunately, I cannot be at the 9/11/14 meeting to verbally express the above. Hopefully the Commission members will read the letters/emails which are sent in and consider the responses in their decision.

Jeannie Anderson
1887 St. George Circle
Prescott, AZ 86301

Worley, George

From: Gerry & Betty Jo [b]jgls@hotmail.com[/
Sent: Wednesday, August 27, 2014 5:40 PM
To: Worley, George
Subject: Cell Tower at Prescott Lakes

Dear Mr. Worley,

Considering that the proposed location for a Cell Tower behind The Courier offices would have a "fall zone" above Granite Basis Engineering and the new Basis School it seems an ill advised location. Also, the fact that no other alternative was submitted to this location and would require a Special Use Permit because it is in conflict with City of Prescott LDC, as well as exceptions for setback distances and height variances makes me believe that due diligence was not done regarding this location.

Sincerely yours,

Betty Jo Schmaedick

1677 St. Andrews Way

Prescott, AZ

Worley, George

From: Elyse Rose [mailto:erose40@yahoo.com]
Sent: Thursday, August 28, 2014 12:55 PM
To: Worley, George
Subject: September 11 P and Z meeting

Dear George,

As you know, a small group of opponents of the proposed Prescott Lakes Commerce Center Cell Tower meet with Reg Destree yesterday. We would like to know if this item (Special Use Permit) is still on the September 11 agenda of the P and Z Committee meeting?

Kind Regards,

Elyse Rose

Worley, George

From: Tom & Patty Mayer [mayer@cox.net]
Sent: Wednesday, September 17, 2014 12:19 PM
To: Worley, George
Subject: Prescott Lakes Cell Tower

Dear George,

As property owners at the cottages in Prescott Lakes, across the road from the proposed cell tower, I would like to voice my opposition to it. From what I have observed the several variances that are required to erect the tower indicate that it is not the type of structure for this area. I would hope that the proposal by Verizon is turned down by the zoning commission. Thank you.

Sincerely,

Thomas & Patricia Mayer

September 18, 2014

Prescott City Council

Attention: George Worley

201 S. Cortez St.

Prescott, AZ 86303

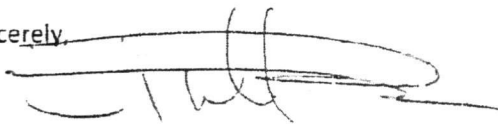
To Whom It May Concern,

I am writing in regards to the cell phone tower being proposed in the Prescott Commerce Center area. I am opposed to the placement of this cell tower in this area for these reasons:

1. This area is a commercial and residential area. A cell phone tower is most reasonably suited to be placed in an industrial or remote location where the ramifications of any kind of malfunction or accidental fall would be minimal to people, businesses, and schools. This seems to be an inappropriate placement of such a tower. If anything were to happen with the tower, there could be disastrous results to a school and a number of businesses, and homes, not to mention the loss of life. The safety issues seem to be quite significant with this project.
2. I would encourage the council to consider not only the safety issues concerning such a tower, but also the aesthetics of the tower placement in the Prescott Lakes area. This area is a well-maintained area with homes of greater value, and a beautiful golf course. The commerce area is meant to support the neighborhood. The view and scenery would be significantly changed with this tower, and that would affect the area in home sales and people desiring to live in the community.
3. Cell phone service in this area is stable. As I am a current Verizon customer and have yet to have experienced a dropped call in 5 years, it seems that whatever cell phone tower is currently serving the area has been sufficient. Even if the coverage is deemed insufficient through studies by the cell phone company, there are more appropriate places for the cell phone tower to be put that would still help serve the area that would be in a better location for all concerned.

Thank you for your time in reading this letter. I sincerely hope that you will deeply consider the ramifications of placing the cell phone tower in this area, and I would encourage to vote against the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thad Rummage', written over a horizontal line.

Thad Rummage, PT, DPT, ATC

Business Owner in the Prescott Commerce Area

Worley, George

From: Dawn Stoner [mailto:DStoner@HOAMCO.com]
Sent: Monday, October 06, 2014 10:04 AM
To: Worley, George
Cc: JOEWEBER11@MSN.COM
Subject: FW: Proposed Verizon cell tower in Prescott Lakes Commerce Center

Dear George,

Please find below an email from Judith Weber, homeowner in the Cottages at Prescott Lakes, regarding the proposed cell tower installation.

DAWN STONER | Community Association Manager HOAMCO T 928.776.4479, ext. 29 | F 928.776.0050
3005 Palisade Village | Prescott, AZ 86301 PO Box 10000 | Prescott, AZ 86304
dstoner@hoamco.com | HOAMCO.com Connect With Us

"How did we do?"
Let us know at HOAMCO Owner Satisfaction Questionnaire

"This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited."

-----Original Message-----

From: Joseph Weber [mailto:JOEWEBER11@MSN.COM]
Sent: Tuesday, September 30, 2014 1:41 PM
To: Dawn Stoner
Subject: Proposed Verizon cell tower in Prescott Lakes Commerce Center

Dear Ms. Stoner,

As a 13 year resident/homeowner in The Cottages in Prescott Lakes, I am deeply disturbed by the proposed cell tower in the Prescott Lakes Commerce Center. I know the parcel of land to be used for the proposed tower is owned (or leased) by Western News, Inc.

I have written many emails, letters, etc. to the Planning and Zoning Commissioners within the last month in opposition to this tower. The impact on Prescott Lakes aesthetically and the noise pollution of their A/C running 24/7 is of concern as well as their diesel-fueled back-up generator exhaust fumes. These generators consume up to 40,000 gallons of fuel per day. The noise from the continuously running A/C will effect residents in The Cottages and residents of The Legacy. Sound travels through this area much like a megaphone. All residents are aware that conversing outside their residence, even using a normal tone of

voice, can be heard from an amazingly long distance. I cannot imagine that the sound of these cooling units will not negatively effect the residents here.

Prescott Lakes is known for its Dark Sky compliance and outside noise restrictions after 10 p.m. It has always been an extremely quiet development and there have never been, nor will there be, street lights or other light pollution in the development. The BASIS school which opened in early August was ordered to change their nighttime security lights to comply with Dark Sky regulations in Arizona and the City of Prescott only 2 weeks after they opened. They said they were unaware of the law.

I have read the Prescott Lakes Master Development Plan documents very carefully and a cell tower is in violation of so many restrictions we all honor and live by here in Prescott Lakes. I also am aware the Verizon Company would be required by your association to have approval from you before building any such structure. Did Verizon get approval to build a 75' cell tower from your committee before going to the City for approval? Did Western News seek approval to lease this parcel for this use? Verizon representative Reg Destry is now saying they will use a "stealth" installation and partially disguise the tower as a 75' pine tree. I have researched these on reputable internet sites and they are atrocious in appearance. Neither the parcel in question, nor any of the surrounding area have even one native pine tree of any size. The faux pine tree sitting on a barren piece of ground will look hideous.

The residents of The Cottages are very concerned regarding our property values and the negative impact the tower will have on prospective buyers. Also The Legacy is very concerned about the impact on their ability to draw new residents to their apartment complex.

We are all committed to maintaining the beauty, quiet, and ambiance of Prescott Lakes. All the buildings in The Commerce Center blend beautifully with the surrounding environment. It is unconscionable to expect us to accept a hideous eye-sore in Prescott Lakes and especially in the "front door" of The Cottages and The Legacy. Our homes were already built and occupied long before this proposed tower came on the scene and our overwhelming needs to maintain the beauty of our environment and the value of our homes must trump the desires of a large corporation. Please help me understand how this is being allowed with all the rules and regulations we have in place to avoid this kind of travesty. There are so many safety concerns with these towers, there isn't ample room to name them all in an email. Thank you for your help in this matter. I am including my phone number and would be very glad to talk with you further on this very important subject.

Respectfully yours,

Judith Weber

1459 Kwana Court

Prescott, AZ 86301

Phone: (928) 443-0910

email: joeweber11@msn.com

Worley, George

From: Elyse Rose [mailto:erose41@yahoo.com]
Sent: Thursday, October 09, 2014 2:37 PM
To: Guice, Tom; Worley, George
Subject: Please send these links to City Council

Hi George and Tom,

I have omitted ads and links that are not relevant.

Please only send the ones below and the one on falling towers and the fact it would be so close to the school and Commerce Center building.

- **Undersized fall zone dooms cell tower plan - News Transcript**

nt.gmnews.com/.../Undersized_fall_zone_dooms_cell_tower_plan.html

Mar 28, 2012 - Six board members voted yes on the motion to deny the *cell tower*. ... In the rare case that a *cell tower* does fail, Bohlinger said, the *monopole* is manufactured ... several instances where a *fire* caused the demise of a *cell tower*.

You visited this page on 9/20/14.

- **Welding Sparked Cell Phone Tower Fire: Official | NBC 10 ...**

www.nbcphiladelphia.com/.../Cell-Phone-Tower-on-Fire-in-Buck..

WCAU

Officials figured out what caused the *fire* that left a *cell phone tower* leaning, Birds often nest inside these *monopoles* and when crews use torches to break ...

You visited this page on 9/20/14.

- **Cell Phone Tower Fire - YouTube**

▶ 2:24 ▶ 2:24

www.youtube.com/watch?v=y_NKVVwrazg

Jan 22, 2011 - Uploaded by Bhak Tanta-Nanta

It's not common, but we received a call for a *cell phone tower fire*. The *tower* was near the border of Wall ...

- **Cell Phone Tower On FIRE!!! - YouTube**

www.youtube.com/watch?v=baUNlzbJt5I

May 16, 2013 - Uploaded by NoblestoftheLIONS

May 16th 2013 I filmed a *cell tower* that was on *fire* along side of the New Jersey Parkway. The smoke could ...

- **Wireless Estimator - Breaking News**

www.wirelessestimator.com/breaking_news.cfm

Fires inside a *monopole* are a more frequent problem as carriers weld upon the About 10:45 a.m., Norman *fire* crews were called to a *cell tower* near North ...

- **Wireless Estimator - Tower Design Construction News 2**

www.wirelessestimator.com/t_content.cfm?pagename=Tower-Design...

Osprey on *Cell Tower Monopole fire* displaces its penthouse tenants. An OB-1 obstruction light electrical malfunction appears to have caused a *fire* early ...

- **YMCA seeks acell tower: would it be safe? | Northbrook Star**

northbrook.suntimes.com/.../tower-NBS-11282013:a...

Chicago Sun-Times

Nov 28, 2013 - A *cell tower* that's almost as close to a building as that proposed for the ... Somehow, *fire* started in the *monopole*, and the tower was in flames, ...

Worley, George

From: Guice, Tom
Sent: Friday, October 17, 2014 11:05 AM
To: Worley, George
Subject: FW: Citizen Opposition to Proposed Cell Tower Near intersection of Prescott Lakes Parkway and Willow Lake Road

From: Charles Bomberger [mailto:cbomberger74@gmail.com]
Sent: Saturday, October 11, 2014 7:51 AM
To: Crouse, Patti
Subject: Citizen Opposition to Proposed Cell Tower Near intersection of Prescott Lakes Parkway and Willow Lake Road

October 11, 2014

To: City of Prescott City Council
City Manager, Craig McConnell

From: Charles Bomberger, Resident of Prescott Lakes

Subj: OPPOSITION TO SITING OF PROPOSED CELL TOWER IN PRESCOTT LAKES COMMUNITY

Dear Sirs:

The purpose of this correspondence is to express my opposition to the proposed cell tower to be located near the intersection of Prescott Lakes Parkway and Willow Lake Road. The current application seeks to place a 75' cell tower in the corner of a yet undeveloped parcel in a business park, within 35' of an existing office building and adjacent to the ingress and parking lot of a school with approximately 400 students in grades 5-10. Further, this cell tower will be located across the street (Prescott Lakes Parkway) from fully developed medium density residential areas. The proposed location on the undeveloped lot is being dictated by the landlord property owner who most likely has plans for future development of the site and prefers the cell tower compound to be "out of the way" in the back corner.

The basis for my opposition is as follows:

1. The proposed siting is a threat to public safety and is in direct conflict with the Prescott Land Development Code
 - a. The proposed cell tower site seeks exceptions to setback requirements specified in the Land Development Code, which were developed to protect residential areas and land uses from potential adverse impacts of towers and antennas. The setback requirement for a tower from any lot line is a distance equal to at least 100 percent of the height of the tower. The application does not comply with this requirement.
 - b. The proposed cell tower site seeks exceptions to height limits specified in the Land Development Code. Unless otherwise approved by City Council, tower height shall be limited to that established by the underlying zoning district, or 40' in this specific instance. Based on the Prescott Land Development Code, it is reasonable for a municipality to demand a fall zone equal to the height of the structure, and to enforce height limits. The application does not comply with this requirement.
 - c. The proposed "conditions" for approval which now include a decrease in height limit and rotation of the ground compound, are still not enough to comply with the existing LDC, and still pose a risk to the health and safety of adjoining property owners, residents and school students in the case of fire or tower collapse.
2. Failure of Verizon to adequately research alternate locations –
 - a. At the conclusion of its Aug 14th meeting, the P&Z Commission instructed the Verizon representative to find a more suitable location for the cell tower. At the Sept 25th meeting, the representative reported on his efforts to do so, that involved only 3 additional locations: Basis School (not interested), city-owned Watson Lake Park (not interested), and the Twin Lakes Market property at the roundabout on Hwy 89 (inadequate ground space). I do not believe that due diligence was exercised in this regard, given the 6-week timeframe given to complete this task.

Worley, George

From: Guice, Tom
Sent: Monday, October 13, 2014 9:35 AM
To: Worley, George
Subject: FW: Prescott Lakes Commerce Center Re: Cell Tower location

-----Original Message-----

From: Gerry and Betty Jo [mailto:bjhgls@hotmail.com]
Sent: Saturday, October 11, 2014 9:12 PM
To: Crouse, Patti
Subject: Prescott Lakes Commerce Center Re: Cell Tower location

Dear Ms. Crouse,

While I understand and support the need for cell towers, I sincerely feel that the Verizon representative did not sincerely try to find a viable alternative site to the one he has requested be erected across from our residential area, adjacent to a school and squeezed into the back corner of The Couriers lot, practically on top of another business office (not theirs!) At the Planning and Zoning Board hearing - the three sites he presented to the audience as proof of his effort to look else where, in fact, were never legitimate alternatives due to pre-existing limitations. To me, they were simply illusions to make it appear that he had really tried to look for other options, when he fact he had not. Add to that, his offer to meet with Prescott Lakes residents to go over the "options" at five o'clock, THE EVENING BEFORE the hearing was not done in good faith. He had had a month to arrange such a meeting and knew that to do so only hours before the P&Z convened would limit, actually cripple, real dialogue on the matter. I suggest that the City Council delay granting this request until the Verizon rep and perhaps a member of the Planning and Zoning Board jointly examine real alternative locations which would provide cell coverage for those in need, at a mutually acceptable location where no exceptions to existing guidelines need be made for this specific Verizons request.

Sincerely yours,

Betty Jo Schmaedick

1577 St. Andrews Way
Prescott, AZ 86301

Worley, George

From: Reg Destree [mailto:Reg.Destree@rlsusa.com]
Sent: Monday, October 13, 2014 9:36 AM
To: Worley, George
Subject: FW: Smoketree Cell Tower (SUP 14-001)

George,

Please see below for feedback on preferred pole type from the neighbor at the building next to the proposed site. This is also the gentleman that hosted our meeting with several neighbors at his office. I would expect those neighbors are of the same opinion but do not know for sure if he is speaking for the group or just himself.

Reg Destree,
Site Development Consultant
Reliant Land Services
1201 E. Camelback Rd, Suite 300
Scottsdale, AZ 85251
602-349-6930
602-453-0002 Fax
[mailto:Reg.Destree@rlsusa.com]

From: Davin Benner [mailto:davin@granitebasinengineering.com]
Sent: Monday, October 13, 2014 8:21 AM
To: Reg Destree
Subject: RE: Smoketree Cell Tower

Hi Reg,

Sorry for not responding sooner, I was out all last week on Fall Break with my children. I suppose our preference would be the shorter monopole.

Thanks,

Davin Benner, P.E.
Granite Basin Engineering, Inc.
1001 Commerce Center Circle, Suite B
Prescott, Arizona 86301
P +1 928 717 0171 x102
F +1 928 717 0181
C +1 928 899 5300
[mailto:davin@granitebasinengineering.com]

From: Reg Destree [mailto:Reg.Destree@rlsusa.com]
Sent: Wednesday, October 08, 2014 8:16 AM
To: Davin Benner
Subject: RE: Smoketree Cell Tower

Davin,

I wanted to touch base with you in anticipation of the City Council Hearing for the proposed cell site and find out if you or the other folks that you've been speaking to have a preference one way or the other on the structure being a monopole or a faux pine tree. I will be reaching out to the commercial association as well to get their input but wanted to get your input.

Thanks,

Worley, George

From: Reg Destree [Reg.Destree@rdsusa.com]
Sent: Tuesday, October 14, 2014 2:49 PM
To: Worley, George
Subject: FW: Smoketree Cell Tower (SUP 14-001)

George,

I received feedback from the Prescott Lake Commercial Association and their Board and HOA Manager have indicated a monopole would be their preferred site type. This is in line with the feedback from the previous Association meetings I attended.

Thanks,
Reg

Reg Destree,
Site Development Consultant
Reliant Land Services

7201 E. Camelback Rd. Suite 310
Scottsdale, AZ 85251
602-349-6930
602-453-0002 Fax
Reg.destree@rdsusa.com

From: Reg Destree
Sent: Monday, October 13, 2014 9:36 AM
To: george.worley@prescott-az.gov
Subject: FW: Smoketree Cell Tower (SUP 14-001)

George,

Please see below for feedback on preferred pole type from the neighbor at the building next to the proposed site. This is also the gentleman that hosted our meeting with several neighbors at his office. I would expect those neighbors are of the same opinion but do not know for sure if he is speaking for the group or just himself.

Reg Destree,
Site Development Consultant
Reliant Land Services

7201 E. Camelback Rd. Suite 310
Scottsdale, AZ 85251
602-349-6930
602-453-0002 Fax
Reg.destree@rdsusa.com

From: Davin Benner [mailto:davin@granitebasinengineering.com]
Sent: Monday, October 13, 2014 8:21 AM
To: Reg Destree
Subject: RE: Smoketree Cell Tower

Hi Reg,

Sorry for not responding sooner, I was out all last week on Fall Break with my children. I suppose our preference would be the shorter monopole.

Thanks,

Dear City of Prescott Council Members:

I am writing in opposition to the proposed siting of a cell tower next to Prescott Lakes Parkway, adjacent and in very close proximity to the new BASIS School as well as to numerous residences immediately across the Parkway to the west and on either side of Willow Lake Road to the east. I oppose this siting location for three fundamental reasons having to do with (1) the lack of demonstrable and substantive need for this tower at this location, (2) the potential risk to public health and safety and (3) the failure of Verizon Wireless and its representative to examine adequately alternative siting locations given the problems a cell tower presents at the proposed siting location.

Lack of Demonstrable and Substantive Need

Aside from a handful of people (apparently resident on Constable Street in Prescott Lakes) who have complained of "inconsistent service" and who favor this proposal, there has been no substantive need for this cell tower objectively demonstrated. Verizon Wireless has stated they wish "to improve their service coverage in the northeast region of Prescott Lake." I submit that given a reasonably close existing Verizon cell tower on Spire Drive near the intersection of Commerce Drive and Willow Creek Road (which as the crow and radio frequency/microwave emanations fly, is less than 2 miles from the midpoint of Constable Street), what they need is to improve their marketing and to abandon this unnecessary cell tower on Prescott Lakes Parkway.

I drove the length of Constable Street this week, from top to bottom, noting the signal strength on both my AT&T cell phone and my Verizon network cell phone. I drove there from the Prescott Lakes Athletic Club where I noted that I had a signal strength on each cell phone of three bars. Along Constable Street, the signal strength on my AT&T cell phone varied from three bars to one bar, whereas the signal strength on my Verizon network cell phone remained at three bars all the way along Constable Street. Perhaps these complaining residents have AT&T and simply need to switch to Verizon.

Potential Risk to Public Health and Safety

It has been noted in detail by others that a 75 foot (or modified 65 foot) monopole well exceeds the safety limitations on height for a structure which would keep the "fall zone" in the event of collapse within a reasonable radius of the structure siting. The Prescott Lakes area is well known for its abundance of expansive clay soil, and as the parent of a child at the BASIS School, I would ask if the City of Prescott has considered the potential liabilities and would be willing to indemnify the BASIS School and the families whose children attend, as well as all local residents and businesses for any and all property damage, personal injury and/or loss of life resulting from the possible future collapse of this monopole embedded in our local gelatinous ground ?

But this weighs secondarily to the potential health risks from close-proximity, continuous and extended exposure to radio frequency/microwave radiation which cell towers produce. Now, I am aware of the Telecommunications Act of 1996 and of the pronouncements which your City Attorney has made about the irrelevance of public health concerns to consideration of the siting of a cell tower. As he recently told the Planning & Zoning Commission, it is pointless to even discuss this due to the Federal

preemption under the Federal Communications Act ! Big Brother in the Beltway says so. And if each of you City Council members really does believe that the protection of public health and well-being in the City of Prescott is not your concern and not part of the oath of office which you took, then I suppose there is little you will hear and consider about this fundamental point of opposition.

But if you believe the concern for public health is important and indeed relevant to the exercise of your duties, then you may have done the same research into this area of question which I and others have done and will have found the conflicting studies and reports. The FCC, relying upon the studies from decades past and input from certain private organizations, still follows the guidelines set in 1996 that these risks are de minimus, though the Federal Government along with others have agreed that these guidelines are neither up-to-date nor complete. The EPA, which participated in the setting of these standards with reservations in 1993, expressed in a 2002 letter from their Center for Science and Risk Assessment, Radiation Protection Division, these reservations:

"... it is correct to say that there is uncertainty about whether or not current guidelines adequately treat non-thermal, prolonged exposures (exposures that may continue on an intermittent basis for many years). ... The FCC's current exposure guidelines, as well as those of the Institute of Electrical and Electronics Engineers (IEEE) and the International Commission on Non-Ionizing Radiation Protection, are thermally based, and do not apply to chronic, non-thermal exposure situations. ... The FCC's exposure guideline is considered protective of effects arising from a thermal mechanism but not from all possible mechanisms. Therefore, the generalization by many that the guidelines protect human beings from harm by any or all mechanisms is not justified. ... The exposure guidelines did not consider information that addresses non-thermal, prolonged exposures, i.e., from research showing effects with implications for possible adversity in situations involving chronic/prolonged, low-level (non-thermal) exposures. ... Since EPA's comments were submitted to the FCC in 1993, the number of studies reporting effects associated with both acute and chronic low-level exposure to RF radiation has increased. ... The FCC does not claim that their exposure guidelines provide protection for exposures to which the 4 W/kg SAR basis does not apply, i.e., exposures below the 4W/kg threshold level that are chronic/prolonged and non-thermal ... there is uncertainty about possible risk from non-thermal, intermittent exposures that may continue for years. ... Federal health and safety agencies have not yet developed policies concerning possible risk from long-term, non-thermal exposures."

Other areas of the Federal Government have weighed in. From earlier this year:

The Interior Department accused the Federal government of employing outdated radiation standards set by the Federal Communications Commission (FCC), a federal agency with no expertise in health. The standards are no longer applicable because they control only for overheating and do not protect organisms from the adverse effects of exposure to the low-intensity radiation produced by cell phones and cell towers: "the electromagnetic radiation standards used by the Federal Communications Commission (FCC) continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today."

But the uncertainties and reservations of the Federal Government pale in comparison to those of many organizations, US municipalities and national governments around the world, such as:

The US National Council on Radiation Protection and Measurements (NCRP) reported earlier this year: "NCRP Report No. 116 (part of the FCC guideline of two decades ago) is over 20 years old and substantial advances in radiation effects knowledge as well as radiation protection understanding and culture have occurred. In these times of change, there is a pressing need to update NCRP guidance with regard to radiation protection as it pertains to the United States. ... New knowledge has been obtained on radiation effects at doses lower than apparent in 1993. Non-cancer effects such as cardiovascular disease and cataracts are emerging as potentially important concerns.

The World Health Organization's International Agency for Research on Cancer has issued it's decision that non-ionizing radiofrequency radiation is classified as a 2B (Possible) Carcinogen.

Over the past couple of decades and since the FCC adopted its now out-of-date guidelines, various research labs around the world (e.g., in the UK, Germany, Israel, India and the US) have reported on their studies which document the effects of cell tower radiation within close proximity to monopole masts on the immune system and neurological/brain functions, with particular note of childhood leukemia. As a result, many experts in the fields of cancer, immunology, public health and environmental policy have called for an urgent review and reform of the standards related to public exposure to pulsed radiofrequency and microwave radiation from cell towers.

Harvard-trained Dr. Andrew Weil at the University of Arizona's medical center observed, "In January 2008, the National Research Council (NRC), an arm of the National Academy of Sciences and the National Academy of Engineering, issued a report saying that we simply don't know enough about the potential health risks of long-term exposure to RF energy from cell phones themselves, cell towers, television towers, and other components of our communications system. The scientists who prepared the report emphasized, in particular, the unknown risks to the health of children, pregnant women, and fetuses as well as of workers whose jobs entail high exposure to RF (radiofrequency) energy."

Because of these uncertainties and the contradictory evidence available related to the effects of long-term exposure to continuous and close-proximity cell tower radiation, a simple common sense precaution has been adopted by many municipalities in the US as well as around the world, which is that there must be at least a 1,500 feet setback for any cell tower/wireless infrastructure near schools, daycare centers and facilities for the care of the elderly. Organizations in the US rank schools on this basis, such as in The BRAG™ Antenna Ranking of Schools.

Failure to Examine Adequately Alternative Siting Locations

Now, we do not know what has transpired as to the financial arrangements between Verizon Wireless and Western News and Info, the owner of the lot in one corner of which this proposed cell tower is to be sited. But it seems that whatever these arrangements, they were sufficiently compelling to cause other siting locations to be easily passed over, objected to or simply ignored. This is wrong in and of itself, even without considering the other negative aspects of this siting location. Proper due

diligence was not exercised, certainly given other possible siting locations in the area not adjacent to schools, daycare centers or facilities for the care of the elderly and also given the more than adequate reception of Verizon Wireless signals in this area of Prescott already.

Conclusion

We should be sensitive to the objections of the local residents whose quality of life and property values would be negatively impacted by a cell tower infrastructure within spitting distance of their homes, no matter how beautifully decorated or stealth-like in appearance. And we should consider the lack of substantive need for additional cell towers in this area as well as the lack of due diligence in considering alternative sites without the problems of this Prescott Lakes Parkway one. In short, there is no good reason from the standpoint of the community for this siting.

But there is at least one very bad reason. And as parents ... and as City Council members ... we must ask ourselves, given that the BEST assessment of the effects of close-proximity cell tower radiation on the health of minors is inconclusive regarding short-term exposure and suspect but unknown regarding prolonged long-term exposure, are we willing to place our children/the children of others five days a week at the base of a cell tower and gamble with the future results ? I submit, no reasonable or responsible person would do so.

A parent at another school in the US, faced with the threat of a similar cell tower siting next to her children's school, told her city council: "Your bottom line, at a minimum, should be to protect our most precious assets: our children." I would like to think that as the Prescott City Council evaluates this proposal, weighing the values of its various considerations, it would agree with this lady and err on the side of protecting Prescott's most precious assets, its children, by rejecting this proposal.

Sincerely,

Bruce Wymore

1367 Winfield Circle
Prescott, AZ 86301

Worley, George

From: Guice, Tom
Sent: Friday, October 17, 2014 11:04 AM
To: Worley, George
Subject: FW: Proposed Cell Tower in Prescott Lakes

From: Jack Furr [mailto:jfurr3@gmail.com]
Sent: Wednesday, October 15, 2014 2:12 PM
To: Crouse, Patti
Subject: Proposed Cell Tower in Prescott Lakes

Ms. Crouse,

My name is Trey Furr and I am the owner of The BioMechanics Physical Therapy and Sports Medicine at 1983 Commerce Center Circle. I have been an owner here in the commercial area of Prescott Lakes for five (5) years and I have yet to have any issues with my Verizon service in this location. I know there may be some issue with coverage in the surrounding areas but I believe there are plenty of other areas where a cell tower would be appropriate but this particular spot is not one of them.

The fall line for this tower is directly over my building and the business directly beside me (Granite Basin Engineering) - not to mention that Basis School is also in the fall line.

The proposed tower is above the legal height requirements for the City of Prescott and no camouflaging of a 75 foot tower is going to make it disappear out of sight somehow.

In addition to this, I don't want to hear the continuous running of a diesel engine while I work during the day nor do I want my patients exposed to this either.

I do not believe the Verizon rep did his due diligence in determining alternative locations - this tower seems like it is "shoe horned" into the corner lot in order to provide the current owners with an ability to develop their property without interference of the tower. That is great for them but what about other business owners in this area? How is this going to affect my future property values?

If Verizon wants to help out customers tell them to put up a tower in the Northwest section of town where I live and continually drop calls all day long when I'm at home. I pay good money to Verizon for a continual interruption in my service including not being able to talk to my wife and kids for more than 30 seconds at a time...

I'm still wondering why the P&Z Committee ignored all the opponents to this particular location of a cell tower and voted in favor of it anyway when there was obvious concern and an overwhelming opposition to it in the first place? Doesn't seem like they were listening to the people it will affect the most now does it?

Respectfully,

Trey Furr
The BioMechanics LLC

1983 Commerce Center Circle

Worley, George

From: Guice, Tom
Sent: Friday, October 17, 2014 11:04 AM
To: Worley, George
Subject: FW: Cell Tower Prescott Lakes

From: Crouse, Patti
Sent: Wednesday, October 15, 2014 8:22 AM
To: Elected Officials; Guice, Tom; [REDACTED]; 'Greg Lazzell'; 'Jean Wilcox'
Subject: Cell Tower Prescott Lakes

From: Albert and Barbara Beeson [REDACTED]
Sent: Wednesday, October 15, 2014 6:45 AM
To: Crouse, Patti
Cc: Larry Mabbitt; Dana McCreedy; Lyle Jones
Subject: Cell Tower Prescott Lakes

To Prescott City Council, c/o Patti Crouse:

My home is about 900 feet west of the proposed cell tower site, and is located n The Cottages at Prescott Lakes. My neighbors and I are adamantly opposed to Verizon's proposed site for the following reasons:

1. We believe it conflicts with the City's Land Development Code in several ways, including the requirements of: "protecting residential areas...from adverse impacts of towers and antennas", "encouraging the location of wireless facilities in non-residential areas", "encouraging the joint use of new and existing tower sites", "considering the public health and safety" and "minimizing potential damage to adjacent properties".
2. The proposed location violates setback requirements, and poses a danger to two adjacent properties (Granite Basin Engineering and the Basis School parking lot) which lie within the "fall zone" of the tower. This is a serious problem, especially given the history of several towers catching fire in other locations.
3. The proposed 65/75 foot tower violates the zoning district's height limit of 40 feet.
4. The proposed tower would be an eyesore to the many nearby residents of Prescott Lakes and Legacy Apartments, compounding the visual blight of the hideous Basis School building.
5. The proposed tower is a huge exception to the heights of the existing commercial center the highest bldg within the Commerce Center is about 20ft-22ft.. The tower would be in line and impact some views of the dells and Watson Lake Park from our homes.

Worley, George

From: Guice, Tom
Sent: Friday, October 17, 2014 11:03 AM
To: Worley, George
Subject: FW: opposition to SUP14-001 Prescott Lakes Commerce Center

From: Elyse Rose [mailto:erose40@yahoo.com]
Sent: Thursday, October 16, 2014 9:11 AM
To: Crouse, Patti
Subject: Opposition to SUP14-001 Prescott Lakes Commerce Center

Dear Esteemed Mayor and City Council Members,

Regarding the application for SUP14-001 Prescott Lakes Commerce Center:

1) My name is Elyse Rose and I am a member of the 5 person Prescott Lakes Committee that diligently attempted to work with the Verizon consulting rep, Reg Destree on behalf of the multitude of Community Members opposed to this installation. The important reasons that we share in opposing this location are Not Nimby. Our committee and many community residents feel that Mr. Destree did not perform his **DUE DILIGENCE** in looking for more suitable locations as directed by the P and Z Commission, August 14, 2014. Mr. Destry has been working on acquiring this location for at least a year and on half. Mr. Destry made several inaccurate, misleading and untruthful statements before the Commission on September 25 which I will address later in this letter.

Tom Menser, P and Z Chairman in, his vote against on September 25 stated, that he did not believe all other available locations had been explored and he was also concerned about the setback being inadequate.

2) Other city attorneys have advised and other City Councils have turned down such SUP requests in the past, considering Public Safety over Special Interests.

"It is reasonable for a municipality to demand a fall zone equal to the height

of the structure, the board's attorney, Ronald Cucchiaro, said". This statement was made by the City Attorney for Marlboro, NJ, as reported in the New Transcript, New Jersey newspaper, when T-Mobile applied for a SUP, which was turned down.

*Prescott's requirement for a fall zone is 100% of the tower height and will be cut to half of the required distance by this proposed site.

3) Prescott City Council in the past, denied a SUP permit for a Cell Tower next to Sacred Heart School, that had only a proposed height of 35 feet. (not 65/75 high like this proposed Verizon tower, next to Basis School and 35/45 feet from 1983 Commerce Center Circle).

4) Tom Guice forwarded you clear evidence from me, at our committees request, that although it happens infrequently, **such towers do catch fire for various reasons and can fall.** Also keep in mind the frequent lightening strikes we get during Monsoon season.

These fires are difficult to put out and have caused collapses of the poles

possible adversity in situations involving chronic/prolonged, low-level (non-thermal) exposures. ... Since EPA's comments were submitted to the FCC in 1993, the number of studies reporting effects associated with both acute and chronic low-level exposure to RF radiation has increased. ... The FCC does not claim that their exposure guidelines provide protection for exposures to which the 4 W/kg SAR basis does not apply, i.e., exposures below the 4W/kg threshold level that are chronic/prolonged and non-thermal ... there is uncertainty about possible risk from non-thermal, intermittent exposures that may continue for years. ... Federal health and safety agencies have not yet developed policies concerning possible risk from long-term, non-thermal exposures."

Why expose our most vulnerable, the young and the old (which make up the largest percentage of people in the community with the school right on top of the tower) to such possible devastating effects ,when there is no great need, if any at all?

I would also like give to a big Thank You to Tom Guice for his help in providing requested information. He has been generous with his time and has always promptly returned my phone calls.

The placement of this tower in Prescott Lakes would benefit so few (if there is really a need at all , and we have no definite proof there is) and would be a detriment to so many.

Sincerely ,

Elyse Rose

1690 St. Andrews Way
Prescott , AZ 86301