

**MINUTES OF THE WORK SESSION
OF THE HONORABLE TOWN COUNCIL
OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA,
HELD ON THURSDAY, MARCH 5, 2020
IN THE TOWN COUNCIL CHAMBERS LOCATED AT
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

A. Call to Order

Mayor Irwin called the meeting to order at 5:00 p.m.

➤ **Roll Call**

The following Council Members were present:

Stephanie Irwin	Mayor
Jerry Smith	Vice Mayor
Kathy Dahnk	Council Member
Carla Bowen	Council Member
Jim Snitzer	Council Member
Mazie Hastings	Council Member
Lynn Krigbaum	Council Member

Also, Present:

Keith Johnson	Town Manager
Kevin Rodolph	Finance Director
Matt Patterson	Public Works Director
Cody Blake	Community Development Director
Tony Alba	Community Services Manager

➤ **Review and Discussion regarding the drainage issues.**

Town Manager Keith Johnson said that the August 1, 2020 weather event caused historic rain and was rated as a one-thousand-year flood. There were areas in Town that received a lot of rain, hail damage and water run off putting the Town on a course of correcting the drainage issues in your neighborhood. Now we are at the tail end of this in the neighborhood where most of you live, we would like to present a couple of options to you tonight. He asked the audience to save their questions

until the end, because maybe your questions will be answered during the presentation. He explained that there will be more than one option presented. He said that the Town recognizes that the water that comes off that hill is going somewhere after it leaves your properties. He stated that the plan being put together will hopefully be able to address some other issues that are further down the hill from you. He explained that Finance Director Kevin Rodolph put together some of the history from that sub-division, trying to explain why the drainages were not put in the way that they should have been put in originally.

Finance Director Kevin Rodolph provided the following development history from “The Woods”:

- May- 1988 Town accepted plat from developer Gary Feezor
- Contingent on providing financial assurance work would be completed.
 - Feezor provides \$275,000 letter of credit from Frontier State Bank.
- June- 1989 Work on Subdivision begun but never completed.
- Town makes demand on bank; Town receives \$275,000 from bank.
 - Joy T Pearce Construction was guarantor on letter of credit and asks for money back saying they are no longer associated with Mr. Feezor.
 - Gary Gardner/Ironwood Construction submits claim for construction work amounting to \$266,000.
 - Mr. Feezor files for bankruptcy. Bankruptcy court takes back the \$275,000 from Town.
- August-1995 Perri Development Corporation buys the property.
- Submits plat to the Town. Town accepts the plat on contingency of Perri providing financial assurance that work would be completed.
 - Perri submits \$289,000 bond, Town accepts.
 - Work on subdivision begins.
- July- 1996 Work on subdivision is completed by Perri Development
- Town accepts the roads by plat on 7/18/96.
 - First lot sold in July,1996.

Public Works Director Matt Patterson thanked Mark Woodson and Grant Evans from Woodson Engineering for providing a reasonable solution to the drainage issue.

Grant Evans, Woodson Engineering, said that he would provide details of what they are trying to accomplish. Working from the north end at Pine Spruce, trying to get the drainage to the retention basin. It has been challenging to get the drainage flow all the way to the basin. The first option would be an earth cut channel all the way to the basin, due to the flat slopes, the channel footprint is wide, anywhere from twenty to twenty-five feet. It would be achieved within the drainage easement that already exists. He explained that this was the first challenge but said that as they started to realize some of the impacts, they decided to look at another option which would be a concrete channel. The concrete channel would carry more flows and would be able to carry flows faster in the areas where the grade is not very steep. He said that the concrete channel takes up a much smaller footprint but is not a natural looking setting. He stated that these are the two options to be considered and said that he wanted to point out that the concrete channel is only up to Lot 32, but that does not mean it is not able to carry all the way through. He explained that the earth channel will cost less than the concrete channel which would cost approximately seven times more.

Director Patterson explained that the Town wanted to get everyone together to have this conversation and said that the drainage ditch must be here but said that they want to do the least amount of damage as possible to properties. He said that the cost difference is \$25.00 a linear foot versus \$160.00 a linear foot. He said that the project will either cost \$19,000 or \$130,000. He said that the problem is that by pulling that much funding from HURF or roads funds would pull from roads maintenance, as has been discussed as a large Town priority, which is also a large priority in your neighborhood. He said that they would like to work on the concrete structure, but the question is if the neighborhood is okay with the concrete structure. He said that some people do not want that in their backyards, but said that some people would like to see the drainage slopes put in. He said that as the project moves forward there are many other problems; if the Town removes your fences we are not able to put them back up, so we need to work together as a group to make sure this happens properly and that you have time to prepare your yards and move your fences. He explained that homeowners would be given ninety days to prepare for the construction of the concrete channel. After completion, the homeowners would be allowed to put their fences back up close to the concrete ditch. He explained that you would be inside of the drainage easement and said that if something happens in the future, the Town will need access to your backyards. There would also need to be space to run a piece of equipment down the concrete ditch to clean it.

Director Patterson addressed the Council and told them that the Town is obligated to fix this and said that we will be moving forward with this during the next fiscal

year. He said that there are liabilities to not only the people living below this but also there are multiple house down farther from this that are being affected by the amount of water coming out of this subdivision. He said this is project number one of two projects and said that this project will fix the bottom side but will also correct a ditch on Pinewood Drive that needs to be repaired to get the water down to the retention basin. He said that during the thousand-year storm the hill sloughed off making the water go across the road flooding all the houses below on the lower side. He explained that all of this was in the original design drawings but did not get done. He said when you bought your houses, this should have been there, but it was not.

Director Patterson stated that Town Codes requires this to accommodate a one-hundred-year event. He said that the drainage retention pond will be made to hold a one-hundred-year flood.

Mark Woodson, Woodson Engineering, said that the regrading will be done so that there is no standing water. He explained the pipes at Pine Branch will be lowered going into the retention basin, which is create better drainage.

Director Patterson said that private driveways would be responsible for cleaning out their own drainage ditches. He explained that the concrete ditch would cause less disturbance of land but said that he would have to run equipment through the area. He said that they would do the best that they can to stay out of everyone's backyards as much as possible.

Director Patterson said that \$500,000 has been spent already in repairs to this area and that the Town has applied for \$200,000 from the Arizona Emergency Department towards this.

Director Patterson said that as soon as the council and the citizens are in agreement that this project will be added to the budget year 2020/2021.

Town Manager Johnson said that the Town recommends the concrete ditch. He said that once notification is given to the homeowners and the project is put into the 2020/2021 fiscal year budget, then this would give the homeowners time to move fencing in order to save and reuse.

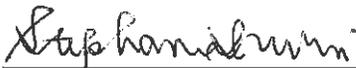
Director Patterson stated that any safety concerns will be addressed by the Town and installed when the project is being constructed.

In response to Vice Mayor Smith, Director Patterson said that the \$140,000 is hard cost, the building of the ditch, dirt work and the concrete.

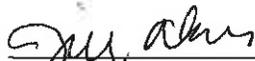
In response to Mayor Irwin, Director Patterson said that the paving of Pine Spruce and Pine Village would not be done due to the cost of this ditch. He said their paving would be moved out to the next year.

Town Manager Johnson explained that the legislature is trying to address the underfunding of roads in the State of Arizona. He said that there is a proposal to add 6 cents to the current fuel tax over the next three years for a total of 18 cents. He said if we were able to do this, that would bring a lot more money into the State and into the Town to be able to address roads.

There being no further business at this time, the meeting was adjourned at approximately 6:00 p.m.


Stephanie Irwin
Mayor

ATTEST:

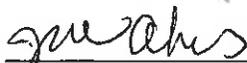

Jill Akins, CMC
Town Clerk



CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session meeting of the Town Council of Town of Pinetop-Lakeside, Arizona, held on the 5th day of March 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of March 2020.


Jill Akins, CMC
Town Clerk

