

**THE MINUTES OF THE WORK SESSION MEETING OF THE MAYOR AND
CITY COUNCIL OF THE CITY OF WILLCOX, COCHISE COUNTY, AZ
HELD ON THIS 6TH DAY OF FEBRUARY 2012**

CALL TO ORDER- Vice Mayor Monika Cronberg announced the Work Session Meeting on Monday, February 6, 2012 at 6:02 p.m. we do not have a quorum present. Vice Mayor Cronberg announced we now have a quorum and called the Work Session Meeting to order at 6:07 p.m.

ROLL CALL-City Clerk Cristina Garcia Whelan, CMC, called the roll:

PRESENT

Vice Mayor Monika Cronberg
Councilman Elwood A. Johnson
Councilman Stephen Klump- arrived at 6:11 p.m.
Councilman William "Bill" Holloway
Councilman Robert "Bob" Irvin

STAFF

City Manager Pat McCourt
City Attorney Hector M. Figueroa
City Clerk Cristina Garcia Whelan, CMC
Library Director Tom Miner
Public Finance Director Ruth Graham
Public Services & Works Director Dave Bonner
Development Services Jeff Stoddard

ABSENT

Mayor Gerald W. Lindsey
Councilman Christopher Donahue

PLEDGE OF ALLEGIANCE TO THE FLAG-Vice Mayor Cronberg.

DECLARATION ON CONFLICT OF INTEREST-There was no response from the Vice Mayor, Council member or staff.

ADOPTION OF THE AGENDA

MOTION: Councilman Johnson moved to adopt the agenda as presented.

SECONDED: Councilman Holloway seconded the motion. **CARRIED.**

DISCUSSION REGARDING PRESENTATION AND REVIEW OF GAS SYSTEM AND RECOMMENDATIONS FROM WC SCOUTTEN, INC.

Mr. Larry Harmer, Engineer for W.C. Scoutten, Inc., addressed the Mayor and Council and began the presentation on the review of Gas Distribution System. The System is over 70 years old and experienced a few problems for a few years with cold snap in October 2009. Working with Scoutten, Inc., is the country's leading Gas Distribution System Engineer Brad Bean. All they do is evaluation of Natural Gas Distribution Systems. Depending on technical questions he may have to take them back or bring Mr. Bean for explanation. Mr. Harmer has spoken with Southwest Gas as to their intentions of service and at this point only dialogue. Referring to map from the 2009 General Plan Land Use Map and the overall outside boundaries of the City limits they have designated potential growth areas. Also at that time they did water adequacy. The next graphic outline is basically the current system and includes customers out on Airport Road which was extended years ago. Southwest only discussion is "eagerness and not willingness." Over the years upgrades and changes done with polyethylene (PE) pipe and has set up situation for long term because replacing 2" cast iron pipe with 2" PE. The inside diameter of the plastic is smaller than the iron and recommend continue with the plastic pipe. There are pipes especially for natural gas systems and do not erode. During cold snaps basic pressure at the meter is 28 psi and based on National Standards presume 14 psi. Cold snap in February 2011 dropped to 21 psi and couple locations hit 17 psi. The System operated above critical mass. In October 2009 there was real problem at the gate value from El Paso and has been corrected. System is now in very good condition. Assumption 14 psi minimum the City still has capacity and could add 25% and could be as high as 35% with new customers. There is flexibility in percentage because we do not know if they will be high users, residential or commercial customers. Noting at some point in time the City will need to replace everything with PE and still have 15.5 psi.

Next question to consider is where to add customers? The City has Infill Incentive or the old platted town sites shown in Zoning and those are very favorable. The bottom line in their findings is it is a good system, all the right things have been done, maintenance with meetings with John Bowen, Utilities Supervisor, where he had to excavate the lines and still the City's gas system is in good condition. Mr. Harmer stated that they do have suggestions and potential recommendations. There are two (2) areas where pressures are such that it would be beneficial to finish the loop i.e. High School and Iron Wood Estates. Each area is about a block long and City would have redundancy and maintain the pressure. Long term they are suggesting that the

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City consider building a redundancy all the way from El Paso or about 5-miles to City. They are also suggesting stay with 4" line and will need to meet with El Paso and see what there recommendation is and probably tie with parallel line and if we are in crisis situation ability to switch over. They do have high capacity up to 200 psi and at the valve right now we have 100 psi. In summer the system is in good shape and nothing pressing at all. If Gas Enterprise Fund suggest those two loops and long term the parallel line and the 5-miles has not been excavated for soft spots.

City Manager McCourt stated it has been his understanding pressure dropped on the fringe areas is that incorrect. Mr. Harmer explained those are areas of lowest pressure or 17 psi. Right now we are above necessary standards. Mr. McCourt then asked if the City has pressure regulating station North East part of town and line comes in from El Paso and if that is potential problem. Mr. Harmer stated his understanding still operating well and no indications it will fail but long term need a new redundant line and will check on that. The third question Mr. McCourt asked if there is any advantage bringing in second line not parallel into community and geographically separate. Mr. Harmer said they have not discussed that and thinks that is something to talk to El Paso because not sure how many taps onto the supply line and will check into that also. Mr. McCourt does not understand pressure regulating station urgency need to work on that, and the lines from El Paso do not show inconsistencies. Mr. Harmer replied that is correct and part of that is climate and that is preserving the lines. There are a couple of areas near the wash with some depressions that they need to look at. Mr. McCourt stated the PE pipe inside is smaller than old iron pipes and asked are there any other sizes needed to be address at this point. Mr. Harmer said not at this point it has already been adjusted. According to Mr. Bean better to continue with what you started. If changed to PE pipe operating pressure still 15.5 psi. Councilman Klump asked that is model 15.5. psi and Mr. Harmer said that is correct.

Vice Mayor Cronberg stated that is good news that we are not going to take on another huge cost for the regulator station and we will still have capacity. Mr. Harmer stated the final recommendation will probably be the redundant line in 5-10 years out. It is not a critical situation at this time.

John Cropper asked about water and asked any growth along Ft. Grant Road for about 20 miles. Mr. Harmer replied that is a policy decision whether they want to extend services outside or as an incentive to annex. Typically Cities and Town only provide service in their areas and if they do extend the lines the fees would be half or double. They model on existing limits and 25% is on areas that already exist in the City and are empty lots. The further the City extends the more pressure drops. Mr. McCourt said Southwest Gas has Certificate and in theory we could not encompass on that. Mr. Harmer added they are not inclined to step inside the City limits. Along Airport Road 1.5 miles is City gas line and only handful of customers, although they do put a drain on system.

Development Services Jeff Stoddard asked about what if new industry in City limits. Mr. Harmer explained that has to be modeled every time you have a new service. The 25% he spoke about is juggling Residential and Industrial. Each time significant customer added it can be remodeled and know what the impact is going to be. The Model has been prepared especially for the City of Willcox and the City owns the model. Mr. Harmer asked do you want to buy software or have Brad Bean do it. He estimates costs from \$2,400 or \$2,500 for the software. That purchase could come out of Enterprise Fund because it will be only for the Gas System. Mr. Harmer hopes to present suggestions or recommendation to the Mayor and Council soon.

Vice Mayor Cronberg asked if there are any questions and Mr. Harmer said to forward them to Mr. Bonner and he will forward them along or send to Mr. Bowen and their assistants.

ADJOURN

There being no further business before the Mayor and Council, Vice Mayor Cronberg adjourned the meeting at 6:35 p.m.

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CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session meeting of the City Council of the City of Willcox held on the 6th day of February 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 16th day of February 2012

/s/ Cristina Garcia Whelan
City Clerk Cristina Garcia Whelan, CMC

PASSED, APPROVED AND ADOPTED this 20th day of February 2012.

/S/ MONIKA S. CRONBERG
MAYOR GERALD W. LINDSEY
Signed: 02-20-2012
Vice Mayor Monika S. Cronberg

ATTEST:

/s/ Cristina Garcia Whelan, CMC
City Clerk Cristina Garcia Whelan, CMC