



Sierra Vista City Council
Work Session Minutes
September 8, 2020

1. Call to order

Mayor Mueller called the September 8, 2020 City Council Work Session to order at 3:00 p.m., Council Chambers, City Hall, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Mayor Rick Mueller – present
Mayor Pro Tem Rachel Gray – present
Council Member William Benning – present
Council Member Gwen Calhoun – present
Council Member Sarah Pacheco – present
Council Member Carolyn Umphrey - present
Council Member Kristine Wolfe – present

Others Present:

Victoria Yarbrough, Assistant City Manager
Adam Thrasher, Police Chief
Brian Jones, Fire Chief
Jeff Pregler, Planner
David Felix, Chief Finance Officer
Jill Adams, City Clerk

2. Presentation and Discussion:

- A. September 10, 2020 Council Meeting Agenda Items ([agenda attached](#))
- [LUA/IIP Staff Presentation](#)

Mayor Mueller stated that the Council Meeting for September 10, 2020 starts at 5:00 p.m. with roll call, invocation, Pledge of Allegiance, and the acceptance of the agenda. There were no changes made to the agenda.

In response to Mayor Mueller, Ms. Yarbrough stated that she did not have anything to report.

Item 2 Consent Agenda

Item 2.1 Approval of the City Council Regular Meeting Minutes of August 13, 2020 – There was no discussion.

Item 2.2, Approval of the City Council Special Meeting Minutes of September 1, 2020 – There was no discussion.

Item 2.3 Resolution 2020-053, acceptance of public improvements/partial release for lots 97-121 and 179-187 of the Summit Heights subdivision

Council Member Umphrey asked to see the map of Brookshire and asked if the cul-de-sac ending on Savanna Drive. Mr. Pregler stated that it does not open into Savanna Drive.

Council Member Pacheco noted that there is a wall. Mr. Pregler added that she is correct in that there is a wall that separates the cul-de-sac from Savanna Drive.

Council Member Umphrey asked if the cul-de-sac only serves two properties. Mr. Pregler stated that she is correct. It provides a turnaround for emergency vehicles.

Council Member Umphrey voiced her concern because after the initial two years when the City must maintain those, the two properties will not bring in enough revenue for all the pavement. Council Member Calhoun concurred. Mayor Mueller stated that a certain radius is needed for the fire trucks.

Mayor Pro Tem Gray asked that Mr. Pregler brief Council since it is new. Mr. Pregler stated that Canyon Vista LLC is requesting that lots 97 through 121 and 179 to 187 in the Summer Heights Subdivision be released from the Third-Party Trust Agreement to allow for the sale of the lots. This request would only release 33 of the 90 lots in Phase 2. The City recently amended the subdivision regulations to allow for a partial release of lots in a subdivision prior to the completion of all public improvements provided that the public improvements serving the released lots are completed. In this case, the public improvements, i.e. street, curb and gutter adjacent to the released lots have been completed. Sidewalks are in the process of being completed and should be completed prior to the Certificate of Occupancy being issues for each of the properties.

The public improvements are accepted for maintenance by the City following final inspections by Public Works and in this case, Public Works has completed their final inspection of the improvements and determined that they meet the City's construction standards. Acceptance by the Council would also start the two-year warranty period as a reminder that the developer guarantees the improvements for two years and any defects within the two-year warranty period requires repairs by the developer. A security is acquired by the City as an assurance that repairs are completed.

Council Member Pacheco stated that that there are some houses in the Summit Heights Subdivision and asked about the City releasing the Trust. Mr. Pregler explained that a Third-Party Trust means that the City is a third party to the release of the lots. They cannot sell the lots until the City tells the title companies that they can be released. There is a hold on the sale of the lots, which means that the City is not granting permission to release the lots to be sold to private homeowners. The City is now saying that the lots can be released due to the completion of the improvements.

In response to Council Member Pacheco, Mr. Pregler stated that this process is different of a monetary security. In this case, there is an interest in the property to which the City holding onto until it is time to release the lots.

Item 3 Resolution 2020-054, Development Agreement with CDS TWO LP, Phase 2 of Casa Del Sol apartments – Mr. Pregler stated that this request for a development agreement pertains to property located at 1020 S Carmichael Avenue occupied in part by the Castle Del Sol

Apartments, which is a low-income, tax credit, senior apartment community that serves people that are 55 years of age and older.

The triangular shape parcel is adjacent to Timothy Lane Park to east the Meadows Subdivision also to the east, Buffalo Soldier Trail to the west, The Sierra Vista Carmichael Apartments to the north, and Golf Links directly to the south.

The first phase was completed in 2012 also through a development agreement that consists of three, four-story buildings containing 88 apartment units on the northern three acres of the site. The second phase, which has received tax credit approval, and which will be submitting a site plan shortly for, proposed three similar buildings containing 80 apartment units, surrounded by a pool/club house and amenity area on 2.35 acres. The third and final phase includes two, four-story buildings containing 72 apartment units on the remaining 2.77 acres.

Required are stormwater detention basin that will be constructed as part of each phase. The agreement will be applicable to only Phases 2 and 3 of the development as Phase 1 has already been completed and was approved through a separate development agreement.

A chart was displayed to provide Council with an idea of how the layout of the site is going to work. A maximum building height for the Development Code is 40 feet, and in this case, they can go up to 49 feet with four stories proposed for each.

The first condition is the off-street parking reduction. The minimum street parking requirements for apartment spaces provided in the Sierra Vista Development Code does not account for the reduced parking demand associated with senior living. The applicant has stated that their experience is that all communities developed through the low-income housing tax credit program is that no more than one parking space is needed per apartment in the community, and that less than one parking space is needed per apartment for senior community development through the program. Staff has not been aware of any parking problems associated with the first phase of the completion of the project since completed five years ago. It finds the proposed number of spaces to be adequate for senior living communities.

Mr. Pregler displayed a chart on off-street parking and explained that the Development Code requires 148 parking spaces. The developer is proposing 84 parking spaces for Phase 2 and 95 parking spaces for Phase 3. The parking ratios range from 1.05, 1.31, but the Development Code requires 1.85, 1.88 for these number of units in the apartment complex. There is a substantial reduction from 1.91 to 1.14, but the applicant has stated that based on his experience and studies that there needs to be a one to one ratio for parking for senior, low-income apartments, which is in alignment with what is being proposed.

Council Member Wolfe asked if it is enough parking to accommodate any visitors. Mr. Pregler stated that she is correct and noted that staff drove by on a couple of occasions to verify this and the parking lot was 75 percent full and did not see any parking issues.

The next condition in the agreement relates to building height. The condition states that it will provide a nine-foot increase to the maximum building height of 40 feet to enhance the architectural design and appearance. Rather than going from 40 feet, the developer is proposing 49 feet, which will be at the top of the parapet and the top of the pyramid-shaped roof.

Mr. Pregler showed Council a screen shot of Phase I building elevations that have the parapet

roofs and pyramid style roof tops that is 49 feet for the overall height of the apartment complex.

Council Member Calhoun stated that she remembers when the first phase was done and noted that she had concerns about four stories. She asked if a variance is required. Mayor Mueller stated that he believes that it is five and not four stories. Mr. Pregler stated that this project is four stories. The Development Code allows four-story apartment complexes at 40 feet in height and that is what this agreement is for and that was what it was last time to allow the additional height of nine feet.

Council Member Calhoun stated that the first section has no housing across from it because of Timothy Lane. Phase 2 also looks like it does not have any housing across the street, but Phase 3 is does have housing in front of it. Mayor Mueller stated that it is behind the housing to which Council Member Calhoun responded that it is even worse.

Mr. Pregler stated that Mayor Mueller is correct. Phase 3 will be a lot closer to the subdivision than the previous two phases. There will be a requirement to have a buffer, setback requirements to ensure that there is minimal impact on those residences to the east.

Council Member Calhoun stated that it is a shame that this is editorial and that they have unfettered view for many years and now there is going to be an apartment building in their backyard, which is sad. Mayor Mueller stated that currently they have Buffalo Solder Trail in their backyards, and it does not upset their view, but it is the noise that they deal with. At least the apartment could decrease some of the noise.

Council Member Calhoun stated that she would have to put herself in their place and see if that would matter. Mayor Mueller stated that the photograph displayed is old and noted that the last time that he walked through there, he is not sure that they have unfettered views of the mountains.

Council Member Calhoun stated that she is not making a formal complaint. She is making a comment as something to think about. Phase 2 will be partially in front of the end of the housing. Mr. Pregler stated that based on the images that have been sent to the City, she is correct. There will be some of Phase 2 behind some of the Phase 3 housing subdivision.

Council Member Calhoun stated that there are no promises in life and there is always change. She asked if there are any plans to communicate to those people that they will have a wonderful protection against the noise from Buffalo Soldier Trail forthcoming. Mr. Pregler stated that the zoning is in place for an apartment complex and typically the public neighboring property owners if there is a discretionary permit i.e. a conditional use permit or a rezoning. In this case, the zoning is in place and the Department does not send out notification to adjacent property owners of an approved right to construct.

Council Member Pacheco asked if the multi-use path that connects Timothy Lane Park to Golf Links Trail owned by the City or the apartment complex. Mr. Pregler stated that it is owned by the City and there is an alleyway that separates the applicant's property from the park. The alleyway is where the multi-use path is located, a drainageway that is owned by the City.

The third condition of the agreement provides a 10-foot reduction to the minimum building separation requirements of 30 feet. It will go from 30 feet to 20 feet and the decrease in building separation is necessary to accommodate the required landscape buffers, stormwater detention basin and amenity areas. The buildings will be constructed in an approved manner using fire

rated materials to comply with the City's building and fire safety codes. The Fire Marshall and Building Official were contacted, and they were both in the agreement that this should be safe, provided they meet the construction materials accordingly. There is fire rated materials to ensure that fire will be reduced from spreading from building to building, and the applicant has stated that this will be the case.

The next condition is the driveway access. The developer will be allowed to construct a portion of the Carmichael right-of-way to private roadway construction standards. The exhibit displayed depicts the applicant's segment of the road right-of-way that dead ends approximately 300 feet south of Timothy Lane Drive. The developer desires to narrow the pavement width to slow traffic entry into the complex. South Carmichael is designed as a local residential street, which would require a minimum construct minimum constructed street width of 34 feet. The minimum constructed street width for private streets is 26 feet. Public Works has agreed to the reduction of this portion of roadway provided the developer is responsible for all maintenance which would be memorialized by separate agreement.

Council Member Pacheco stated that the City recently built a new walkway with a roundabout. She asked if that is going to be torn out. Mr. Pregler stated that the area is on Timothy Lane property and is not in the Carmichael right-of-way. The Carmichael right-of-way, south of Timothy Lane, is not improved as it is still a dirt roadway. The applicant is proposing to improve that entire section except for the last 300 feet where they are proposing to narrow the roadway to reduce some of the speeding aspects of the vehicles as they enter the development.

The fifth condition of the Agreement reduces the minimum lot area required per unit from 1,740 square feet to 1,279 square feet for Phase 2 and 1,676 square feet for Phase 3 as shown in the table. The reason that the developer wants to do this is to ensure that they get the maximum density to meet the tax credit requirements. The increase in density is to allow this to happen. They will still get the amenities, the pool and anything else at the same time.

The sewer connection fee deferral is the final condition. This would require the sewer connection fee to be paid over a period of 10 years commencing with the issuance of the first building permit of each phase.

Mr. Pregler displayed the breakdown and stated that the payment schedule is the same as what was used in Phase 1.

Mayor Mueller asked if the price went up. Mr. Pregler stated that he spoke to the Finance Director, who stated that the numbers were adequate.

Lastly, Mr. Pregler stated that there is compliance with City Policy regarding the development agreement. The Infill Incentive District allows for development code waivers within the area. General Plan Goal 12-1 does promote quality affordable housing and General Plan Goal 12-8 does promote increase in housing choices that serve all age groups and needs.

Council Member Wolfe asked how full the Phase 1 apartments are. Mr. Pregler stated that they are at full capacity, 100 percent and that is why there is a need for additional housing.

Council Member Pacheco stated that there is usually a waiting list for income qualified apartments and noted that these are the only apartments like that in the City. Mr. Pregler stated that she is correct.

Council Member Calhoun asked when the project is to start and when is it expected to be finished. Mr. Pregler stated that the applicant has site plans being developed and it is his plan to submit these within a couple of months, and they are looking at starting construction probably within three to four months and have something ready by mid next year to be finalized.

Mayor Mueller stated that in looking at the compliance with City Policy, the people that he has talked to in the real estate market have said that affordable housing is at a premium currently, and so it is important for the City to move on to something like the proposed project. This serves all age groups, which is a bonus, and it is important to continue to work with the developer to get the first three buildings as well as the last two. He then asked Mr. Pregler to display the map that shows the three phases and noted that the south end of Phase 3, there is a diamond that does not state that it is a detention basin. Mr. Pregler stated that he is correct.

Mayor Mueller stated that it is important to note that the west end of Timothy Lane during the heavy rains becomes Timothy Lane Lake, north of the park because everything runs from the mountains and Buffalo Soldier Trail across Phase 2 and Phase 3 through the park and onto Timothy Lane. There are detention basins on the west side of the park, but during the heaviest rain it did not work well and so it is important to get a detention basin on the south of Phase 2 to operate properly so that there is no water washing through the Sulger Subdivision on a regular basis every time that it rains. He added that it is important to do this now for the betterment of the City.

Council Member Pacheco stated that the apartments are geared to age 55 years plus income qualified and asked if people with developmental disabilities can qualify. Mr. Pregler stated that it is his understanding that it is age restricted only. Council Member Benning stated that it is his understanding as well.

Mayor Mueller stated that this came up during the first phase and originally the developer was talking about putting in elevators, but the drawings depict only stairways. Therefore, those folks would only be on the first floor and they would need the special access to be able to get in and out of their apartment. This is something that is needed in the community. Mayor Pro Tem Gray noted that there are elevators.

Council Member Benning asked for clarification because he thought that it was for ages 55 plus.

Council Member Calhoun asked if there are any plans in the City about using greener ways of doing things. Mayor Mueller stated that there are codes that deal with water, but he does not know about the restrictions on apartment complexes. Mr. Pregler stated that there are some site restrictions, that would limit the amount of water that is used, i.e., turf, low water tolerant plants, and the Department encourages people to do water harvesting with a lot of their landscaping and direct some of the gutters towards landscaped areas.

Mayor Mueller stated that the City does not require them to have power from the sun.

Council Member Calhoun asked about permeable surface for the parking lot. Mayor Mueller stated that the City does not require that, but that is in the Code if they want to put it in. Mr. Pregler stated that they have not proposed that. Mr. Pregler stated that City staff is currently working on revising the water conservation codes, which will be forthcoming to Council within two to three months.

Ms. Yarbrough stated that the City does have energy efficiency codes built into the Building

Codes and if more detail is needed, Mr. Pregler or Mr. McLachlan could provide more details.

Item 4 Resolution 2020-055, Adoption of the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP)

Mr. Felix stated that as part of the four-step process in the implementing new impact development fees, this is step two. The public hearing has already been done and now Council will vote on the Land Use Assumptions.

For the police, fire and parks development fees, the City is doing the buy-in approach because development did not occur at the rate expected so all of those have excess capacity. The fees have been calculated to buy-in and make those funds whole. The infrastructure fund is done in advance, and a half lane mile of roadway is expected, and it is not required to specify which road. Depending on where Castle and Cooke wishes to start the Tribute Plan, either off BST or taking Avenida Cochise in one direction or the one by the hospital further south, there is the flexibility to go with whichever road is needed. A key point is that these are redone every three to five years and the last one was done in 2016, and so as things change in the community, this is relatively quick to update and change.

Mr. Felix presented a summary of the cost involved and explained that the City is buying in for Station III and the apparatus, Cyr Center Park, before the turfing, the playground equipment, original base for all the fields and the extension of the parking lot, and the police station expansion on the south side of the building. Also included is streets, a half lane mile of road and one intersection, whichever part of town that may be.

The consultant has looked at what has been going on in the community, expectations from Community Development and have come up with an estimated growth rate. Things changes quickly, as seen in 2006, 2008 and then again in 2015; hence the three-year redo on them. Council will be approving the numbers and what it will be spent on Thursday, September 10, 2020. In October, the proposed fees will come before Council for a public hearing and after 30 days, Council will vote on them in December. The public can provide input at any time; however, no input has been received to-date on any of the Land Use Assumptions or the Infrastructure Improvement Plan as proposed.

In 2006 the original fees were \$5,354, which is close to what is being recommended. If the 2006 is taken and use the construction cost index to increase it, it would be \$7,200. The current fees at 100 percent are about \$4,100. If those were taken and increased, there is a 12 percent increase in the construction cost index between 2016 and now. Those fees would be about \$4,400 and then increasing the sales tax, a decrease would be between the construction sales and the rate of what it should be if it is indexed for the cost of construction inflation.

There was a public hearing on the Land Use Assumptions, and on Thursday, September 10, 2020, Council will vote on the Land Use Assumptions and the Infrastructure Improvement Plan. On October 22, 2020, Council will hold a public hearing on the fees, and on December 10, 2020, Council will vote on the proposed fees. After the fees are adopted, if approved at the 100 percent, Council will be voting on reducing the construction sales tax from 2.45 percent to 1.95 percent. The fees will be at 100 percent and the construction sales tax offset will be gone. Lastly, staff is proposing March 1, 2021 for the fees to go into effect, which gives plenty of time for the Department of Revenue to get notices out and for the builders to get their stuff done if they need to make any changes.

Mayor Mueller stated that he gets excited when he sees red numbers because that means that there is a deficit. He asked if the numbers in red, money on paper that the City owes itself for the programs and not real cash. Mr. Felix stated that he is correct.

Mayor Mueller stated that he wants everyone to know that this is a planning method. He further stated that Council should probably not be concerned in looking at the fire development fees by the Plan. He noted that if there is \$1,334,188 in the hole, and in the next 10 the City is only going to get \$1,044,000, which tells him that the City will still be in the hole; however, it is not real cash, it is an accounting thing and on the books, but the City is still going to need to find somewhere in the next cycle how to meet that requirement if the population growth does not change. Mr. Felix stated that he is correct.

In response to Mayor Mueller, Mr. Felix stated that these are accounting rules and State Law requirements. The bonds have been paid. The City is not delinquent on any bonds, and this is how there is excess capacity. This was built to make even numbers. He added that if all three are built, expecting 10,000 people to show up, and over the last three years only 5,000 people show up, they will be built so the City could have 5,000 people continue to move to the City.

Mayor Mueller asked if that is why the City is doing the buy-in method rather than the old method. Mr. Felix stated that he is correct and explained that even if in 10 years they expect the City to have excess capacity in the fire area.

Mayor Mueller stated that he gets excited when he sees \$3.3 Million plus in the park development fees, especially if the City is in the hole. Mr. Felix stated that he understands.

Mayor Mueller stated that the population is dependent upon projections and that is a best guess. The total housing units is based on the 1,181 and he wonders if that is going up or down. Mr. Felix stated that is based on what the City currently has.

Mayor Mueller stated that the commercials are the best guess on the projection assuming that there is going to be growth.

Council Member Pacheco asked if this is projection on growth i.e. a multi-family or 300 units for apartments. Mr. Felix stated that she is correct because it is not 300 new buildings.

Council Member Pacheco asked if 67 new industrial buildings are anticipated. Mr. Felix stated that it is 67,000 square feet. Mayor Mueller noted that some is square feet, individual, housing, which makes the chart difficult to understand and confusing. Mayor Pro Tem Gray added that it is anything not residential.

Mayor Pro Tem Gray thanked Mr. Felix for the residential comparison and asked about the commercial comparison. Mr. Felix stated that he will provide that to her.

Council Member Pacheco asked about the concept and how the buyer account was accounting for the new fire station that is planned and development fees coming in from Tribute, which are not on the same part of town. She asked if the development was tied to the improvement. Mr. Felix stated that the City has one development fee for the whole City. He added that if she were to go to Good Year or Surprise, there will be development fee areas where the prices will go up significantly the further out of town. In Surprise a person could pay \$20,000 for a house impact fee if they are far enough way because of the infrastructure that is needed to go to their neighborhood. The City has capacity in the whole Chapparral Village area can be serviced by

Station III and that is the most recent one and it is also a very large station that was built to go all of the way further down to Avenida Cochise and that is where they realistically expect development. When they planned the location of fire station III, they put that off where they expected the development at the time to occur. When Station IV of V needs to go into Tribute, that will be servicing that area that is not going to occur within the next three years and it will also depend on the development agreement set up with Castle and Cooke to develop it. Depending on where they are going to start to build, the City may or may not need to build that right away.

Council Member Pacheco stated that there is new development that is north of Savanna Drive, which will be impacted by the new fire station on 7th Street, but also the Care to Vista development between Coronado and Lenzner Drives that would also be impacted by that fire station. Mr. Felix stated that station one and two off Coronado Drive services Coronado because they can get there quickly and the EMS services that can also be serviced by the one on 7th Street.

Council Member Pacheco noted that adding all the new apartments are close to that fire station. Mayor Mueller stated that it is also why it is good to having a medical station going in that area because it was over 55 years of age and chances are that those are the ones that will call in.

Mayor Mueller suggested that if Council Members are confused to meet with Mr. Felix and go through this because it is not an easy thing and currently there is time before going through the process.

Item 5 Resolution 2020-056, Approval of an Intergovernmental Agreement with Cochise County for Fiscal Year 2021 Consolidated Court Services – Ms. Yarbrough stated that Council is well aware of the history of the court agreement and the work that has taken place within the last year in updating the court funding methodology, but she can go over it if Council Members have any questions. She explained that the reason for the proposed agreement is because the previous agreement was good for one year and it expired on June 30, 2020. Staff was still working on that funding formula on the date of collection in June and so Council approved an agreement at the beginning of July and that agreement was forwarded to the County. The Board of Supervisors disagreed with the stipulations that were added and proposed the agreement that is before Council. It is the same agreement but without the stipulations for the reporting requirements. This agreement is for six months and ending on December 31, 2020.

Ms. Yarbrough reported that she currently has much more data than she did back in July, and the development of a new formula is going well. It is her intent to come back before the six-month term is up with an updated agreement and a new funding formula. There is one change to the proposed agreement, which she will make and change the file out after the meeting, and that is simply to adjust Section IV, Duties of the City, Part D to reflect that the cost for six months is \$80,500 and not the \$161,000 cost for the whole year. She noted that she had mistakenly put that the County had already approved the agreement, but they have not and they are waiting for Sierra Vista to approve it first and it is scheduled for their September 29, 2020 Board Meeting.

Mayor Mueller stated that Council has reviewed this several times and is not surprised that there are not any questions.

B. [Hummingbird Capital](#)

Council Member Calhoun stated that at some point when she first got on Council, she asked how to become the Humming bird Capital of the world or the United States and she was told that the City had adopted that as to who the City is and had always been that way. She added that she spoke to the old timers that she could find as she knows folks that went to high school in the City and grew up in the area and they just had always known that the City was the Humming bird Capital of the United States. However, a few months ago, she was reading an article and there is a town up north that is the Granite Capital of the United States and the article went on to say that it was a developer who decided to call it that and they had it approved by their State Legislature. Therefore, she came in and asked Council to get approved by the State Legislators and then it will be official for the City to call itself the Hummingbird Capital of the State.

She thanked Ms. Hector for the information that was put together on why the City could do this and noted that there are a lot of examples on the hummingbirds. The City has 14 out of 15 of the hummingbird species that visit the area and there are a lot of birders that come out to the City that the Nature Conservancy protects.

Council Member Calhoun asked Council Members if they agree in that there is enough information that would warrant this. She added that she spoke to Representative Gail Griffin, who said that she would take the idea to the Legislature. Lastly, she stated that she has not spoken to Ramsey Canyon to find out their thoughts; however, their literature does not mention that they are Hummingbird Capital and how seriously they take it.

Mayor Mueller asked if Council is opposed to the idea. There was no response.

Mayor Mueller asked about the best way to do it. He suggested an ordinance by the Council and have it approved and thereafter make a proclamation. He also suggested a Mayor's proclamation.

Council Member Pacheco suggested a hummingbird festival every year. Council Member Calhoun noted that there are communities that have major banding events/festivals.

Mayor Mueller asked Council Member Calhoun to draft a resolution that covers the information provided and have Council approve the resolution declaring the City as the Hummingbird Capital of the State. Then the resolution would be forwarded to the State Legislature through Representative Gail Griffin.

Council Member Calhoun asked Ms. Adams if a resolution has been done for the City declaring the City as the Hummingbird Capital. Ms. Adams stated that she is not aware but will conduct research. Mayor Mueller added that he does not believe that anything official has even been done.

Council Member Pacheco suggested putting together a fancy packet with hummingbird bureau, information about the hummingbird banding, the mural to sell it.

C. Report on Recent Trips, Meetings and Future Meetings

Mayor Pro Tem Gray stated that she was impressed the way that the Arizona League of Cities Conference was handled. She added that the presentations are available on the You Tube Channel. She reported that on behalf of the City she attended the resolutions meeting, which included a resolution to shorten the years of terms for the executive board officers from two

years to one year that did not pass. Things are running smoothly, and other officers were appointed to the board.

Mayor Mueller noted that next year, hopefully with COVID gone, the meeting will be in Glendale, like it was originally scheduled for this year. He reported that he has zoom meeting with the League Executive Board to discuss the changing of the rating of the executive director with everything else being routine. He added that he had an office call with Brig. Gen. Hale to talk about what is going on in the City and past relationships with Fort Huachuca and what is hoped for the future.

Mayor Pro Tem Gray reported that she is on the Military Affairs Public Safety, MAPS, and stated that she and Mr. Boone had done a presentation to that committee to ask for a resolution to take before the State Legislature to reconvene the Military Affairs Commission, which has not met since 2017 when they did a review of the McGuire Study. It is important to reconvene, especially with tourism being lower in Arizona due to COVID and it would behoove the State to put more emphasis on military installations that put billions of dollars into the economy. She added that they choose not to make it a resolution, but instead to work together as a committee to do some letters of support and to work together to get the Governor to reconvene and from there address other issues, i.e. encroachment upon military installations and how much money is going into the military installation fund and etc.

Mayor Mueller stated that he is a member of that commission and he has talked to one of the co-chairs about the same issue and the co-chairs understand.

Council Member Calhoun asked if it looked positive. Mayor Mueller stated that there are some challenges with the Governor's Office because his main liaison moved on and the replacement did not work out and so there are staffing issues that are being worked through the administrative side.

Council Member Calhoun asked if the person is an active duty person. Mayor Mueller stated that it is not and explained that General McGuire also sits on the Military Affairs Commission representing the State but is not the chair. He is a member of the board and advises the Governor.

D. Future Discussion Items and Council Requests

Ms. Yarbrough stated that Council Member Calhoun had requested to invite to the next Council Work Session the gentleman that attended the Council Meeting and spoke about passenger rails.

Mayor Mueller asked about the goal. Council Member Calhoun stated that the goal would be rather the Council for the City supports their efforts to have a more permanent train stop in Benson.

Mayor Mueller asked if Council is opposed to the idea. Council Member Wolfe asked about the amount of money that the government gives to Amtrak, and how much of it is a private owned corporation. She added that it matters because she does not feel comfortable making a resolution on what a private corporation does. She further added that the government does give some money.

Council Member Calhoun asked Council Member Wolfe if she received the packet. Council

Member Wolfe stated that she did and there was no information on the amount of money that the government gives Amtrak.

Council Member Calhoun stated that she sees it differently because the City would be supporting what the group is doing and not who they are doing it to.

Mayor Mueller stated that the discussion needs to be scheduled for a work session.

Council Member Benning asked if Benson is reaching out to Sierra Vista. Mayor Mueller stated that they have not. This is the company doing it.

Mayor Mueller asked Council if there is a consensus for a work session and noted that the gentleman not be invited until discussion takes place. He suggested that Council Member Calhoun contact him and ask for information.

Ms. Yarbrough stated that the strategic plan report will be on the first meeting in October.

E. COVID-19 Status Report

Ms. Yarbrough reported that the numbers look like they are turning in the right direction. As of the morning, Cochise County was at 56 active cases, and as of September 7, 2020 there were 12 active cases in the 85635-zip code, one to five and in the 85650-zip code it was also one to five in each of Fort Huachuca, Hereford and Whetstone. It is still 0 in Bisbee and 25 active cases in Douglas. Given the consistent trend, the City opened its lobbies as of September 9, 2020. The Cove started offering lap swim by reservation, the Library's lobby is also open as is their computer lab and the café. The museum is also open with abbreviated hours and visitor limits.


Council Member Calhoun asked about opening the pottery studio. Ms. Yarbrough stated that will check with Ms. Wilson as to their plans.

In response to Council Member Calhoun, Mayor Mueller stated that based on the incubation period, 14 days, it would be a minimum of two weeks and it may be more depending on what the numbers do. The good thing is that the hospital still has capacity and Sierra Vista is in better shape than the areas around.

Council Member Pacheco asked Mayor Mueller on his thoughts about the mask proclamation. Mayor Mueller stated that he asked Council Members to come and speak to him individually for input and no one has done that yet. He reminded everyone that Labor Day just passed, and it will probably will not be earlier than 14 days after that because of the incubation period.

3. Adjourn

Mayor Mueller adjourned the September 8, 2020 work session of the Sierra Vista City Council.



Frederick W. Mueller, Mayor

Minutes prepared by:

Attest:



Maria G. Marsh, Deputy Clerk



Jill Adams, City Clerk