

Sierra Vista City Council  
Work Session Agenda  
May 25, 2021

1. Call to Order:

Mayor Mueller called the May 25, 2021, 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 Gregory Johnson – present  
Council Member Angelica Landry – present  
Council Member Carolyn Umphrey - present

Others Present:

Chuck Potucek, City Manager  
Victoria Yarbrough, Assistant City Manager  
Adam Thrasher, Police Chief  
Brian Jones, Fire Chief  
Matt McLachlan, Community Development Director  
Sharon Flissar, Public Works Director  
Laura Wilson, Leisure and Library Services Director  
Tony Boone, Economic Development Manager  
Jennifer Osburn, Budget Officer  
Jill Adams, City Clerk

2. Presentation and Discussion:

A. May 27, 2021 Council Meeting Agenda Items ([agenda attached](#))

Mayor Mueller stated that the Council Meeting for Thursday, May 27, 2021, starts at 5:00 p.m. with the Call to Order followed by roll call, invocation, Pledge of Allegiance led by Council Member Benning.

Item 1 Acceptance of the agenda – There was no discussion.

In response to Mayor Mueller, Mr. Potucek stated that he will report on a few items to include the rebid on the Fry/North Garden Project, a couple of airport project financing, and street maintenance on Thursday, May 27, 2021.

Item 2.1 Approval of the Special City Council Meeting Minutes of May 11, 2021 – There was no discussion.

Item 2.2 Approval of the Regular City Council Meeting Minutes of May 13, 2021 – There was no discussion.

Item 2.3 Resolution 2021-036, Electrical Utility Easement for the Veteran's Memorial Park Sports Complex Sports Division Building – Ms. Flissar stated that now that the city owns the

sports building that was acquired as part of the Veterans Memorial Park Sports Complex expansion, the city is metering that building separately from the rest of the Rothery Center.

Mayor Mueller asked if there is the capability of metering the gym separately. Ms. Flissar stated that she is unsure. Ms. Wilson stated that it would be under the city's account.

Mayor Mueller asked if the buildings are managed individually or all the ones on site collectively. Ms. Flissar stated that she would have to check with staff. She was told that this utility easement was specifically for the sports building.

Item 3 Resolution 2021-037, Authorizing the Submission of the Program Year 2021 Community Development Block Grant (CDBG) Annual Action Plan to the U.S. Department of Housing and Urban Development – Mr. McLachlan stated that this is the last procedural step in the process for approving the Annual Action Plan for the upcoming program year. Staff will be seeking authorization on Thursday, May 27, 2021, to submit the Plan to HUD. This was put out for a 30-day public comment period that ended on May 24, 2021. Two comments were received in favor of the funding for St. Vincent De Paul parking accessibility improvements. There was one comment that questioned the use of CDBG funds for building a parking lot at Cyr Center Park and the benefits that it would provide to the neighborhood. The City is implementing Phase II of the Master Plan that was developed specifically for that property in consultation with neighborhood residents. The parking lot is one component of a series of improvements that will be made to the property over time to expand the park, located in a low-income census tract.

The city received good news earlier this month in that the allocation will be increased by \$3,753, or 1.5 percent above the original allocation. Staff is recommending that the increased amount be applied to the public facility budget for Cyr Center. All the other proposed expenditures will remain the same as previously presented.

Item 4 Resolution 2021-038, Approval of FY 2022-2023 Strategic Plan – Ms. Yarbrough stated that this item will adopt the FY 2022-2023 Strategic Plan framework that would go into effect July 1, 2021, through June 30, 2023. This is the seventh Strategic Plan and this current one has four priority areas with 18 goals, and 58 accompanied actions.

Ms. Yarbrough stated that if adopted, it will go into effect on July 1, 2021, she would then assign leaders to each goal, and she would share the implementation plan with Council later in the summer with reports every six months. There are no changes from the last work session.

Mayor Pro Tem Gray noted that on page five of the Strategic Plan under Quality of Life, 10D and Goal 12, seem redundant. She stated that she understands that one is about sports tourism and the other is about the Plan, but they both discuss the Parks Master Plan. Council Member Benning agreed.

Mayor Pro Tem Gray recommended taking out 10D and leaving in 12 because it is a more measurable goal.

Council Member Johnson stated that implementation versus funding different. Mayor Mueller stated that he reads it as two separate goals because the increase in the one deal specifically with sports tourism and that has a facilities component. The other one deals specifically with funding the Parks Master Plan for over a ten-year period.

Council Member Johnson stated that it is somewhat redundant, but he thinks that there is a difference between implementing a plan and funding a plan. Mr. Potucek added that there cannot be implementation without funding.

Item 5 Resolution 2021-039, Ratifying the Sale of the City Property Located at 3514 King's Court Drive – Mr. Boone stated that this resolution ratifies the sale of 3514 King's Court Drive, parcel number 107-51-289E. If approved, the staff will have the authority to complete the sale of the city's property commonly referred to by the previous business name of King's Court.

The memo in Council's packets covers a long-term history dating back to 2012 at the point of donation of the property and later in 2014 where the voters approved the sale of the property. More recently, the Economic Development team has been working to sell the property and reactivate the location over the last two and a half years, and part of that element is working with the listing agent, Frank Moro of First West Properties. The property has been shown to multiple buyers, but there was one key element missing and that is clearly present with the company offering to buy the old tennis court and associated property.

One the phone was the buyer, Allister Miller, of 2536061 Ontario Inc. doing business as The Supreme Court in Toronto Canada. Mr. Miller has been the owner and director since 2014 and knows how to successfully run a tennis operation. Staff has been coordinating with Mr. Miller since March 2021 and met on site on April 29, 2021. On May 17, 2021, the current offer was received with the sales price of \$500,000.

In addition to being the director of the Supreme Court since 2014, Mr. Miller helps oversee day-to-day operations of the club and leads the Supreme Court's performance junior programming. He is only one of 25 tennis Canada Club professionals three coaches in the country and is also certified as a tennis professional by the United States Professional Registry along with certifications for wheelchair tennis and cardio tennis. From a performance coaching standpoint, Mr. Miller has helped to produce 12 champions, U-16, U-18 as well as U-18 national champions. He has helped athletes reach the top 100 on international junior side and has been thrilled to help players achieve junior playing ranking in the top 10 in the world. In 2019, Mr. Miller was presented with the Tennis Canada's Coaching Excellence Award for his contributions to training and the results of the Canadian National Championships.

Mr. Miller stated that he is excited about the potential of being in Sierra Vista and noted that he quickly fell in love with the city, the openness of people. He mentioned that it has been a pleasure working with Mr. Moro and the city staff to try to get close to a deal. Lastly, he thanked the Council for the opportunity.

Mayor Mueller on behalf of Council thanked Mr. Miller for his offer. He explained that Council must vote on this item to legally get the purchase documents done. Lastly, he stated that the Council looks forward to working with him in bringing tennis back to a more prominent event in the city like it was before, and they appreciate his cooperation.

## B. [FY 22 Budget Update](#)

Ms. Yarbrough stated that staff would not normally had a budget update during the work session, but it is an unusual year and there have been some changes since the last budget update. She added that she will briefly go through the changes so that there are no surprises when Council receives the budget book at the end of the week. Staff is also in the process of setting up the one-on-one budget meetings and budget work sessions, June 14 through 16,

2021.

The first significant change is not a happy circumstance, but happy news for the city because staff found out that Mrs. Sue Hirsheimer left \$1.2 Million to the Animal Control Center in her estate that has already been conveyed to the city. This accelerates the construction of the expansion for the Animal Control Center. It has been shared with Council several times that staff has been working on designing an expansion for the animal shelter for several reasons. First, for the city's own needs and the increased number of animals for a few reasons, agreement with Huachuca City to take their animals, agreement with Fort Huachuca and as the city has grown more animals have been coming to the shelter. This expansion would be only for the city's needs for an expanded facility. Staff does not know what the County is doing or if that would ever develop, but from recent news, it looks like they are headed in a different direction. Staff has added \$800,000 to the Capital Improvement Fund to design and construct in the next fiscal year in conjunction with the 1.2 million donation.

There have been changes to the EMS Substation estimate. Staff is waiting on the final price, which is expected to come around August. In the meantime, construction prices have increased anywhere from 30 to 40 percent over the past year. The current estimate is exceeding what was budgeted and received through the DCIP grant; therefore, budgeted will be some additional money expecting that price to come in above what was received through the grant.

Council Member Johnson asked Ms. Yarbrough what she is estimating the increase in cost to be by the time that the city breaks ground. Ms. Yarbrough stated that currently the tentative estimate is about \$600,000 over what was granted. The city has until August, but something needs to be budgeted so that there is a space once the final price is received.

Mayor Mueller stated that construction prices are going up. He asked if it would affect the design and construction of the Animal Control Center. Ms. Yarbrough stated that it could, but the expansion still needs to be designed. There is master plan at this point, but it will take some time to design it, and they will see how construction prices go in the next six to eight months.

Council Member Johnson stated that there was discussion about \$200,000 being set aside for the design during a previous meeting. Ms. Yarbrough stated that he is correct and there is also \$360,000 set aside for the design, which is already in the Donation Fund, that is on top of the \$1.2 Million donation and the \$800,000 that has been budgeted. Mr. Potucek added that the key is that the city can adjust the plans if the costs come in higher than what is currently being anticipated.

Mayor Mueller voiced his concern in that it is going to be higher, but the question is how much higher and waiting 12 or nine months, he doubts that the cost will be lowered. Council needs to be aware that the contingency for the increased cost could affect the Animal Control Center as well. Ms. Yarbrough stated that staff is also considering a procurement method that would allow to bring in an architect and contractor to design in conjunction with the contract, slightly different than a design build, to ensure that the city can stay within the budget.

Council Member Benning asked if the County has been contacted about a joint venture. Ms. Yarbrough stated that there has not been a conversation recently, but she read in the newspaper that they are considering another option. She has had that conversation with County's staff that they are considering that as an option. The way that the master plan was developed was in that there were different priorities and options. One of the master plan options was a regional shelter and if that should ever become something that the city or county wants to

pursue in partnership. The city could add on to the design and the way that the expansion was designed, it can easily be expanded to accommodate a regional shelter, but it does not need to be.

Given the way that the revenue has been coming in as staff shared the March sales tax revenue numbers with Council, staff felt that it was reasonable to increase the projected revenue for next year from four percent to six percent. This is still relatively conservative and that would bring in \$308,000 to the General Fund and \$83,000 to the Capital Improvement Fund. The numbers have been adjusted to reflect a six percent increase in projected revenue for next year.

Given some of the changes that staff saw, making the allowance for accelerating the Animal Control Center expansion and knowing that the EMS Substation is probably going to cost more, staff reduced the number of new restrooms for the Civic Center Sports Complex that had been talked about in previous budget work sessions. Instead of building two new restrooms in the Civic Center Sports Complex, staff is looking at building two; therefore, that budget was reduced by \$300,000 to \$500,000.

The American Rescue Plan Act was passed by Congress in February 2021 that established the coronavirus state and local fiscal recovery funds, which means that the Plan will deliver \$350 billion to eligible state, local, territorial, and tribal governments. These funds are meant to meet pandemic response needs. The guidance was received on May 10, 2021, on what the funds may be used for. The first four are:

- To support public health expenditures including payroll and covered benefits expenses for public safety employees.
- Addressing negative economic impacts caused by the public health emergency.
- Serving the hardest hit communities and families.
- Replacing lost public sector revenue.
- Providing premium pay for essential workers.
- Investing in water and sewer infrastructure.
- Investing in broadband infrastructure.

Siera Vista's share is \$6,228,688 and it is broken into half and spread over next two years; therefore, the city will be getting \$3,114,344 next year. Staff is recommending is to take a page out of the State's playbook and use it to pay Sierra Vista Fire and Medical services, salaries and benefits up to just over \$1.9 million for next year. Their total salaries and benefits are just over \$7.5 million, a good-intended use for that money due to their pandemic response.

Council Member Johnson asked if part of these benefits be a part of the PSRS contribution. Ms. Yarbrough stated that he is correct.

Council Member Johnson asked if the city will be able to bump up the city's contributions. Ms. Yarbrough stated that the city will not. Mr. Potucek stated that it is a good question, but the monies can be used for current year expenses for what needs to be paid for PSRS for this year. It cannot be used for the accumulated funds that are already in place.

Mayor Mueller stated that it is a requirement of the federal government, but the thing that has been shown to work is that rather than paying the PSRS and ARS quarterly, it is paid all at once. Since this has been done for three years, the numbers are getting better because the city is getting the additional interest for those extra quarters. He added that the Police Department may have 66 people on the books, but there are not 66 positions filled; however, the city still pays for those empty positions and by doing that, the city is slowly closing the gap.

Mr. Potucek stated that this will help in terms of the city digging a deeper hole and it will be helpful to get some of this year's paid through the Act. He added that Mayor Mueller is correct, in that the practices have been changed. The city used to pay the bill at the end of the fiscal year because normally it would be less than the estimate that would be given from PSPRS and ARS because of openings and retirements that occur during the year. The city now pays its full budgeted amount at the front end and that automatically means that the city is paying extra towards PSPRS and that has proven right so far to be helpful in terms of the city reducing its liability. The plan is to continue to do this and if more needs to be put in later, if the city generates a fund balance at the end of the year that is a use that can be put towards it as well. While it would be nice to use those funds to pay the accumulated liability, the city can only do this year's. Ms. Yarbrough added that it is specifically called out under ineligible uses that it cannot be used to pay down an unfunded liability for a pension cost.

Council Member Benning asked if there is anything earmarked for the \$6.2 million savings that will be in O&M.

There is an artificial decrease in the income tax revenue for next year due to the filing deadline last year being extended to July 1, 2020, which was just over \$1.1 million. The city will see that money back the following year but replacing that money out of this money allows the city to not have to make an artificial \$1.1 million reduction, which would have been quite painful. Staff's recommendation is to use the balance to make up for that money that the city will not get next year but will see the following year.

The recommended use of freed-up funds of the \$1.9 Million that would not be spent on the fire fighters' salaries and benefits, there several one-time projects in the Capital Improvement Fund:

- Additional \$800,000 to add to the \$1.2 million donation for the Animal Control expansion.
- \$500,000 for the Civic Center Sports Complex restrooms.
- Two playground replacements at Veterans Park and behind the Oscar Yrun Community Center.
- The library's computer replacement.
- Replacing the AV systems in Fire Station III conference room and large training room.
- Replacing the Police Department's flooring.
- Roof replacements for the Pavilion, Fire Station I and II.

Ms. Yarbrough stated that the tentative budget book is on track and announced that Ms. Osburn is working hard to get those out by Friday, May 28, 2021. She added that on June 7 through 9, 2021, Rachella will be contacting Council Members to schedule the one-on-one meetings, and the special budget work sessions are June 14 through 16, 2021, tentative budget vote is scheduled for June 24, 2021, followed by the final budget vote and property tax hearing on July 22, 2021, wrapping up on August 12, 2021, with the property tax vote.

Council Member Johnson stated that regarding the Governor's flat tax proposal, he knows that Mayor Pro Tem Gray wrote something for the newspaper, and it is interesting because he has been asked about it. He relayed that what is good for the people may not necessarily be good for the people because he has no other way of explaining it. The city will obviously have to make up the shortfall on the shared revenues, should it pass.

Mayor Mueller stated that it is one thing that is being worked on with the League of Cities. As a member of their Executive Board, he shared that they have been working diligently to make sure that at least the State understands the impact that they will have on small cities and towns

because there is no way that they will be able to make up that money. This time, the city is lucky to get federal funds, but for long term the city will not be able to make that without significantly raising local taxes, which everyone will hear from their constituents that they are already too high.

Mr. Potucek stated that Ms. Yarbrough has an estimate of what the impact of that will be and another challenge with regards to the Legislature procedural item in that it did not appear that there would be the votes to carry the income tax cut in a separate item. It has now found its way into the budget as a budget proposal that means that a vote against is against the entire budget to change that. It is a different proposition with regards to how they are voting on it.

Ms. Yarbrough stated that it is a phase cut over three years and the first year the city would see an effect on fiscal year 2024, a \$705,000 cut. The following year would be \$1.4 million cut and the third year it would be a \$2.1 million cut that would then carry through every year thereafter. It is substantial. Mr. Potucek added that this really hurts the smaller cities in the rural communities far more than valley cities. It pits Council against the folks that they work for, they get a tax cut but then the city must grapple with how to provide the services.

C. [Parks Master Plan \(power point\)](#)

Mayor Mueller stated that he read the Plan and has gotten through preliminarily all the information that was provided to Council; although, he still has questions that he wants to talk to the Parks Director about. He thanked the new folks on the Parks and Recreation Commission, staff and noted that this is a workable plan, but they still need to do fine investments.

Mr. McLachlan stated that staff is please to present its first cut of the Parks and Recreation Master Plan, which has been a year in the making. This was a group effort; therefore, this will be a group presentation. Staff understands that there is a lot of information to consider, and they will do their best to break it down, but they are looking for is preliminary guidance and direction. He added that everyone fully understands that this is a working document, and the bulk to the presentation will be on the capital projects that are in the Plan and how they relate to the strategic objectives, going over the key findings of the background studies, and the public engagement that led to the project recommendations and priorities. There are plans within the Plan that were developed on a parallel track that are new and cover Veterans Memorial Park and Civic Center Complex that provide contexts to the capital projects that tie it all together.

Ms. Wilson has modeled a funding scenario that provides existing and potential revenue sources that are related to project groupings to provide a mental framework for how this Plan could be potentially funded over the years to help make these projects a reality.

City Council through the Strategic Leadership Plan tasks staff with developing a comprehensive Parks Master Plan, and staff has fulfilled that intent. The Parks Master Plan is intended to serve as a guide for the maintenance and improvement of the parks and park facilities for the planning period that runs through 2032 and is broken down into three phases in four-year increments. Staff believes that the Plan presents a true and accurate picture of what is most needed and desired by the community. It contains small and medium projects throughout the parks across the city as well as more significant investments in the major parks that serve the community and beyond. The basic premise of the Plan is to take care of and enhance what the city has, address gaps and service as well as improve the way recreational service is provided. The City's commitment to the Parks System is evident in the quality of the park and recreation facilities and the investments that have been made through the Schneider Electric Project are

already paying off, and finally the master plan incorporates the individual park plans that remain relevant to help improve the coordination and consistency going forward.

Staff followed a traditional approach to developing the Parks Master Plan. Ms. Fisher spent time preparing the background studies and the public survey that went out, and he will share insights from the analysis that is included in the Plan, and on a series of web maps that provide context to the information. He visited each park to count the facilities and assess their condition at the ground level and by air using the drone. He worked with the Public Affairs Office to develop and push out the survey through social media, which garnered a good response rate.

Mr. Fisher stated that the first part of the master planning process involved inventorying and surveying the parks, examining the conditions of existing amenities, and park infrastructure in compliance with code. While out in the field, he took overhead photographs of each park using the drone. Following this was a needs assessment created based on several criteria, including comparative standards from the National Recreation and Park Association, which includes parks service data for about 100 jurisdictions of similar population, existing park level service standards set by the VISTA 2030 General Plan, a Park App Analysis using GIS and the results of the public outreach initiative.

VISTA 2030 established a city-wide park acreage level of service target of 440 acres, which is about 10 acres of park land for every 1,000 residents. Sierra Vista is currently at about 377 acres with the acquisition of the Rothery Center; although, future proposed park development is slated to meet the development goal. Eighty-nine percent of city residents are within walking distance of a park, about half mile in terms of distance and only 17 percent stated that their primary means of transportation to their local park was walking versus driving or biking. Comparatively, NRPA data shows that 75 percent of Americans live within walking distance of a park and about half of them primarily walk.

Sierra Vista is doing well in terms of park gap coverage; although, facilitation walkability is an ongoing objective, expanding the city's multi-use path networks and filling in sidewalk gaps, which is something that staff is working on through CDBG and most recently FTA grant proposals.

Public outreach responses revealed that Veterans Memorial Park is the most popular park in the city because of its central location, wide variety of features, and public events. The public was also surveyed on what types of amenities they want to see more of throughout the city, and it was noted that splash pads, playgrounds and walking paths were the winners, all of which are proposed improvements within the master plan itself. The public was asked to share what they considered to be their perfect day in the park, therefore, staff compiled the word cloud of relevant key terms mentioned in the responses. The most common responses generally involved children and play spaces for them with lush grass, sunny days, and cool places to rest in the shade. People were asked for more general input regarding ideas for the future of Sierra Vista's parks, and dogs and canine-related concerns were the most common, with requests for more dog parks or complaints about leashing dogs or the waste that they leave behind. There were also expressed desires for more children play spaces, especially in the south end of town, sports fields, pickleball courts, walking paths and water features, i.e., splash pads. These responses as well as park gaps, future park prospects, amenity locations, proposed capital improvements and more can be seen on the interactive web app that was created for the master plan that is available for staff and the public.

Mr. McLachlan showed a slide displaying the proposed expenditures by category and stated



that the Capital Improvements Program covers maintenance and replacement, upgrades to existing facilities, and new park development:

- Park infrastructure makes up 41 percent of the proposed expenditures within existing parks with the biggest line items there being public parking, replacement of portables with permanent restroom buildings, replacing irrigation systems because they are beyond their useful life, and shifting to a more proactive park maintenance.
- Recreational facilities constitute 28 percent of the total that includes outdoor expansion to the aquatic center as well as replacing the gym at the Sports Complex, and the strong demand for open gym use, i.e., basketball, volleyball, and other sports that are under pending recommendation to double its size.
- Sports-related athletic facilities include ball field, sports courts, and running track, which make up one fifth of the total and are central to the ability to attract major tournaments.
- Civic Center and Veterans Memorial are the focal point for the proposed investments.
- Maintaining and upgrading the leisure space account for nine percent of the proposed expenditures that includes playgrounds, play features, shade structures, tot turf, ramadas and those items traditionally associated with parks.
- Rehabbing and extending multi-use paths and sidewalks within the community parks and adding splash pads, the most popular feature that came through in the community surveys.
- Upgrading the new pump track and modifying the runway and adding launch pads at Bolin Airfield that under the Special T Recreational category, which constitutes about one percent of the CIP for existing parks.

Looking at the proposed capital projects by park location, most of the expenditures are proposed for the major parks, Veterans Memorial and Civic Center followed by Len Roberts. Eighty percent of the CIP is allocated towards Veterans Memorial Park and the Civic Center which will be covered in the presentation of the overall master plan for those properties.

Ms. Kilberg went over the conceptual maps for the Veterans Memorial Park, Veterans Memorial Park Sports Complex vision and the Civic Center. The proposed Veterans Memorial Master Plan was displayed that was one of three plans that was put out to the public, which got the greatest number of responses as the way to go and that is why it is included in the Plan. Veterans Memorial Park has more grass that is providing more green space, the first use for events, community enjoyment, and the change which leads into the parking. Parking is being looked at being added in the southwest corner as well as a one-way road that would go around the new grass area, and an additional road down to the southeast corner providing more parking to a space that is already used for events, and a better infrastructure for what the space is already being used for. The conceptual map shows:

- Ramadas as pink squares, one is in the south and two are in the north by the skate park that would allow more areas for people to gather. These ramadas can be rented and involve more features for the community that would be beneficial.
- The number one amenity from the public response are splash pads that are depicted as blue circles. One is in the north corner by the skate park, another one in the southeast corner by the playground, and one by the Cove as part of its expansion. Currently there is one splash pad in the inventory that is located at Len Roberts Park and is heavily used.
- The yellow on the south is a playground that is one of the things that is being budgeted for to replace as soon as possible and it is known as the AK Castle Playground.
- The blue areas to the far left of the Veterans portion of the map indicate facility expansions.
- The Cove area has an expansion of the patio area and a splash pad, wading pool, water

cannons, mushrooms/umbrellas, and permanent cabanas. This would be an outdoor space that the community can enjoy as well as the indoor space.

Ms. Kilberg stated that this is all conceptual and it would all go through the public process for each component.

- To the south of the Cove is a blue rectangle which is much needed storage that would help store infrastructure that is within the department for the various events/programs. The more that the department gains in resources to help in not having to rent and save money in the long run comes with the other side of storage for those assets.
- The long skinny rectangle is the parks maintenance yard proposed location. The current parks maintenance yard is in the northern corner where the splash pad is, but that building has become too small and very aged and not providing the proper structure that is needed to take care of the infrastructure, equipment that is needed.

Ms. Kilberg stated that the Veterans Memorial Sports Complex will require more infrastructure to maintain the area.

- The long skinny area is a covered parking area to put things like the mowers, aerators so that they are protected from the elements.
- A ramada in the front area of the park for people to enjoy.

Ms. Kilberg stated that there is future talk of the expansion of the Veterans Memorial area since this would be a great space to have a ramada encompassing the Veterans area for people to do celebrations.

Mayor Mueller stated that he is glad to see that parking spaces have been addressed as well as the traffic circulation because those are two of the minimum requirements that make sense to him. There is one minimum requirement that he does not see on the map, and it is something that he hears from moms/grandmas with young kids every time that there is a large event and that is that there is only one facility to go change a diaper, take the kids to the bathroom, etc. This type of facility has not been talked about as accessible to people who are there for an event at the park.

Ms. Kilberg stated that this is a conceptual drawing and there are restrooms on the other side.

Mayor Mueller stated that the complaint is that there is only one and people must go all the way to the one, and now there will be a bigger park, they will still have to be taken to the other side. He asked that staff go back and reconsider locations at least near the pavilion or within reasonable walking distance so that the moms can take care of the younger kids that they must tote, push, or carry to those facilities. He added that this is a gap to him and that is why he is mentioning it because everything else looks doable; although, he has other reservations on other things that can be discussed later.

Ms. Kilberg stated that other features are:

- A roadway that is in the center that would connect the two parcels, which currently does not exist. This would allow the two sides to come together as one entity.
- The vision over on the righthand side of the Veterans Memorial Sports Complex is a deconstructed Rec Center and an almost campus concept, where they have many of the things that are in a larger east coast interior rec center, but it is outdoors as well as indoors.

- The track is outside, and staff is proposing that it be taken from a dirt track to a rubber-coated track.
- The football field would be converted to turf like Cyr and Domingo Pais Soccer Fields.
- Reallocated/reorient Howard Softball Field because it is currently oriented in such a way that a good whack is going to send a ball right into MLK. Turning it the other way seems like a much more proactive choice.
- Refurbishing to the baseball field.

Ms. Kilberg stated that she did not address that when the parking was put in the southwest corner, it takes out the volleyball fields. However, these were accounted for in the righthand corner of the Veterans Memorial Sports Complex.

- Light all the field areas that would allow for more community engagement throughout extended hours and facilitate itself for tournaments and additional revenue in that way.
- The tennis courts are an existing amenity, but they need resurfacing because they are a questionable playing surface and are on the verge of being a safety issue.
- Adding two basketball courts to the right of the tennis courts, a key feature that is still missing in this area that would help to create that full campus rec center area.
- To the left of the tennis courts is a playground, ramada and splash pad that creates another area where there can be rentals for birthday parties, nice play space for children who are not engaging in the activity that is happening on the fields.
- Parking would be below the volleyball courts and flushed out the area that is currently a big dirt patch next to the basketball courts.
- The gym is being proposed to be doubled and creating a large gym area that could be partitioned off and allow for open gym time, concerts, rentals, parties, partnership with the school for them to have a place to do prom.
- Second story with offices and activity rooms, which would allow consolidation of the department, extended business hours, more business days during the week without having to add more staff and fulfilling the needs of the community when they want to play.
- Adding a couple of miles worth of walking paths throughout the park and in through the Veterans Memorial Sports Complex, which was the third most requested amenity by the public. This is a safe area to walk, allows for a 5k, 10k to be run within the park without having to close the streets, and provides general opportunities for connectivity because there are currently sidewalks that dead end at MLK; therefore, when the city punches through Avenida Escuela to the Civic Center that will create a nice walkway between the two areas which would be great for tournaments.

Mayor Mueller voiced his concern about the road that splits the school property from the city's property, the way that it is currently fenced by the gymnasium neither helps or hurts security for the area, both the school and the city. This needs to be addressed and if it requires an additional agreement as to where to place a fence to secure things then it needs to be done in the process moving forward.

Ms. Killberg stated that there are restrooms on the Veterans Memorial Sports Complex side. There are two at the concession stand and one centrally located. She added that this is conceptual, and all these pieces would go through the public process, where any other gaps could be flushed out.

Council Member Benning asked about water features to look at. Council Member Umphrey noted that there are splash pads.

Council Member Benning suggested a water feature in the middle of Veterans Memorial Park. Ms. Wilson stated that this is very conceptual and when staff goes through the whole public process, when everything is planned out, everybody will be able to put in their votes for things that they want. This is basically a layout, and the features will all be chosen later.

Mayor Mueller stated that he would not mind a fountain in town; however, water is intricate to the success or failure and survival, and the city must be very prudent as a public body to show that they are doing everything reasonably possible to make sure that water is being conserved. Having a fountain, looses water and that is why the city does not allow commercial businesses to have fountains in town. He asked, why should Council for the city do something that is not allowed by others.

Council Member Benning noted that there are splash pads. Mayor Mueller stated that four splash pads are too many, but he understands the need and maybe cutting it down to two, which would be more appropriate in the area. He added that he understands that young kids like to play in those, but the Council needs to be prudent and careful when talking about water features that basically evaporate. There needs to be data that states that if these things operate, the schedule of operations is available and it is expected that "x" percent will evaporate and that it is acceptable, or not acceptable. This is a very sensitive, critical issue for the future growth in Sierra Vista; therefore, when talking about water features, whether they are splash pads, fountains, lakes, or fishing ponds that they be realistic and have a focus on the future of the community and its water issues.

Mayor Mueller stated that he believes that a prudent job was done in trying to balance between what the public wants and what is realistic. However, this is just a plan.

Ms. Kilberg displayed a map of the Civic Center Master Plan and stated that it was developed about 10 years ago by previous management and leadership, but it was shelved before it came to approval. It is a good plan; therefore, staff is bringing it back before Council.

- The red line depicts two miles of walking paths that would go throughout the fields and create connectivity, another area for the community to walk and it would be useful for tournaments.
- Parking is a big issue for the fields because when there are multiple fields, there are multiple teams and then there is the overlap of games.
- Arbenz Field is in the center and is a large field that is proposed to be turned into a four plex baseball field.
- Adding the Domingo Paiz expansion to a four plex.
- Installing trailheads, bench seating, lighting, irrigation, and obstacles for the pump track.

Mayor Mueller asked about the WWTF site and if the water will be treated before sending it to sewer system. Mr. Potucek stated that it was the longstanding plan, but he doubts that effluent will be treated there.

Mayor Pro Tem Gray asked if effluent would recharge down into the plant. Mr. Potucek stated that he does not see a lot of development occurring in that side of town for a while to create more effluent that needs to be treated.

Mayor Mueller asked if the bathrooms will be on septic tanks. Mr. Potucek stated that they will be on septic tanks.

Mr. McLachlan stated that in looking at new park development, the Plan proposes two new community parks. One is in the short to medium term and that would be Roadrunner Park. Staff did some digging in the public records and found that the park was designated as a future park site back in 1993 that has been on the books for a while.

The City took title of 14 acres of property located northeast of Canyon De Flores in Saint Andrews Drive, south of the parking lot. The City Manager has been in recent conversations with the school board about potentially acquiring the adjoining 15 acres to the south of that property. The vision is to essentially replicate Tompkins Park at this location, transplanting what is at Tompkins Park to Roadrunner Park. The second park that is identified as more long term is the community park within Tribute Development. Staff has been working out infrastructure matrix with Castle and Cooke, and this project will be tied to building permit activity. Tentatively, the threshold would be 2,000 residential units being constructed before that project is warranted. It is highly unlikely that the park will be needed over the next 10 to 12 years.

Council Member Umphrey asked how much of the proposed two parks, displayed on the park analysis that Mr. Fisher put together, is left in red. Mr. Fisher stated that once the web app is opened, there is a proposed park section that has its own buffer layers in yellow. This will show what gaps the prospected parks would cover. Mr. McLachlan stated that he discussed this with Mr. Fisher before the meeting and it is a little misleading because Garden Canyon Linear Park is being treated as a park when it is not improved to the level of Tompkins Park. There needs to be some consideration that there is no true public recreation facility south of BST. Roadrunner Park will certainly meet that need, which is why it was contemplated 30 years ago as a future park site.

Mayor Mueller noted that the neighborhoods in red on the map are larger houses with larger lots. They are not multiple roadhouses, shoulder to shoulder, which are areas in greater need of parks. These neighborhoods are in the boonies with neighbors that are more than a stone throw away from each other. Most people do not walk the parks, they get on their bikes or car, but the ones in the read area on the map can afford to ride their bike or get in the car and take the kids to the park. It may not be as convenient, but the need is less great than those folks living shoulder to shoulder.

Council Member Umphrey stated that it goes back to quality of life and having a park within walking distance.

Mayor Mueller stated that it is about priorities, and he would rather take care of the neediest folks first than the rest, who can manager on their own.

Mr. McLachlan showed a chart with the overall expenditures by type and phasing:

- More than 2/3 of the proposed expenditures will be waited on to propose upgrades to existing parks.
- It is just under 1/5 of maintenance and replacement needs and the balance to new park development.
- Charted out an aggressive timetable for carrying out the Plan with more than ½ of the expenditures taking place over the next four years.

Mr. McLachlan stated that a plan without funding is nothing more than good ideas on paper. Staff understands that Council holds the purse strings and that the timing of the Plan will be determined through the budgeting process. Staff's stance is to overshoot and fall short rather than setting the bar too low. He added that Ms. Wilson brings a lot of energy, passion, and

smarts to the position, and if the resources are provided, he has no doubt that the Plan can be done in the next four years.

Ms. Wilson thanked Council for the goal in the Strategic Leadership Plan to get this Plan put together because it forces staff to take the time and sit down and take a very comprehensive look at what is going on, not just above the surface, but below the surface as well, and challenge themselves on what that has cost, see if it has been managed efficiently, or if staff has been used appropriately and how to help themselves also as they go through this Plan. It was found that managing their maintenance of some of the infrastructure was like putting out a fire because it was reactive. The transition is to become more thoughtful and proactive in the approach. She added that without the laundry list of inventoried items is good way to look at things, whether they are good or bad, it is just information and what is done with that information is up to Council. It is also up to Council how fast they want to go to accomplish these goals.

Ms. Wilson thanked her team, Mr. McLachlan, Mr. Fisher, Ms. Killberg, and the other departments that helped with information, as well as the Parks and Recreation Commission, who has been supportive throughout the process.

Going from a reactive to a pro-maintenance approach is knowing how much money it is costing not to address the deferred maintenance issue. Staff did a study using the last two and a half years' worth of repairs and averaged those costs out at a very minimal cost of \$25 an hour, which is probably a little more depending on the type of tech or maintenance personnel that is utilized to address this. The city is spending about \$32,000 a year addressing irrigation point repairs. Some of the irrigation is so old as it was put in the ground in 1975, and there is not a smart irrigation part to those plans. It is costing money every year by not addressing this and not knowing what is down in the ground. The only way that the city is currently notified is if a full sprinkler has a blow out to where water can be seen or if someone notifies the city that water is pooling somewhere.

Ms. Wilson added that she did not factor in if a repair is over time or if it happened on the weekend or night, which is a two-hour call out at time and a half. She noted that \$32,000 a year is a very conservative number, and it is her desire to move the city into a place where these issues are addressed as new infrastructure is created that will help staff work smarter and leverage the technology that is available to reduce the overhead costs.

There is also a benefit instead of a cost when deferred maintenance is addressed. Currently some success has been seen in that with the tournaments and events that have come into play. The Department has also challenged the way that they address how they purchase new equipment and looking to right size equipment, right size the fleet, and looking at what is really needed. The Department has been trading in some of their fleet and purchasing things that make more sense to get more workers on the job. The Department also looked at how maintenance was being conducted and found a piece of equipment, field turf renovator, which had a one-time cost of \$14,000 that saves \$35,000 year over year out of the budget. Those cuts have continued because the Department bought the right piece of equipment to do the right work, and it performs five functions at once. This cut maintenance time tremendously and the sports facilities and parks reflect that because they look beautiful.

Ms. Wilson stated that part of the strategic objectives is tracking and reporting progress. She shared that she feels accountable to this project, she is excited, loves a goal, and when she can check things off a list. Her plan is to always keep the Mayor, Council, and the community abreast of where staff is in the status of addressing this Plan. Tracking information can be

added in the executive reports to Council, biannual updates, or whatever the Mayor and Council would like.

Ms. Wilson stated that aggressively pursuing grant opportunities is very important and pointed out that Ms. Yarbrough talked to Council about cutting \$3,000 for the restroom, and \$500,000 is a lot of money and staff is actively looking for ways to leverage that and they are hoping to turn it in \$1 Million so that more bathrooms can be addressed. Whenever Council provides resources, staff needs to be able to take those and really find out how to expand what was given.

Building and expanding community partnerships is vital to every plan that the city has to parks and recreation and open spaces. The Leisure Services Department is close to the community with personal relationships to the community, and staff prides itself in the types of customer service that is given, and now they are intimately involved with a lot of the sporting organizations. These partnerships are what brought those tournaments into town and developing those partnerships and providing beautiful infrastructure is what made it possible for them to produce those results. It is well worth the time to get involved with these folks because they are already doing great things, they just need the city's support.

Sierra Vista is no longer a secret, and it is on the map as a sports tourism destination. The facilities are truly state of the art. The projects that the Mayor and Council supported in the Schneider Electric Initiative are amazing as the city has the only US soccer 7v7 markings in the state. During COVID, by taking advantage of bringing in teams into the city to play games from all over the state, sometimes across the country, having them stay at the hotels, and supporting the restaurants, bars, retail establishments, the feedback was overwhelmingly good. The coach who coaches at the Vail Soccer Club held their tournament in town because they could not get one in the bigger cities said that in 40 years of coaching, he has never had an experience as good as what he had in Sierra Vista and that comes down to the people in the community, incredible staff in the city and the professionalism that they show. The Department is trying to match the quality of the fields and infrastructure that Council is allowing and providing. However, the bad feedback was on the bathrooms, but that is being worked on.

Another big thing is the effect that this had on the local communities and families. Some of their children were able to sleep in their own beds and wake up and have breakfast at home while playing their first soccer home at home. It was an amazing thing because the Department provides the backdrop of the memories of raising families in Sierra Vista.

All the improvement and amenities have begun to attract new events, i.e., Tour de Zona in choosing Sierra Vista as their place. They see Sierra Vista as an up-and-coming place and the city is physically making the change to the environment that Mr. Boone talks about at Council Meetings. Tour de Zona has over 40 registrations and the furthest one is from Alaska.

Mayor Mueller suggested adding another strategic bullet that comes from a prior city council strategic plan that states to promote a health community.

Ms. Wilson stated that this is a big price tag, and she knows that, and it is hard to digest. The thing to remember is to attack one thing at a time. Staff will help solve this issue/opportunity to do something incredible that looks like it is too much, but it does not have to be. The proper resources and partnerships must be found to help it and the right vehicles that comes down to Council. This is Council's decision, and Council is not adopting any of the ideas. These are just options for consideration.

A slide was displayed of any tangible item costing over \$5,000 and having a usable life exceeding a year:

- Entryway signage replacements in Veterans and Landwehr Plaza
- Repairing of the sports courts
- Replacement of playgrounds, shaded structures, and ramadas
- Multi-use path maintenance in parks
- Parking lot improvements/expansion at ballfields on Tacoma, AV Anderson Disc Golf Course, etc.

Mayor Mueller asked senior staff if they are going to provide a recommendation to do multi-use paths outside parks separately from multi-use paths in parks because when looking at transportation, it includes multi-use paths. He also asked if it is transportation money or park money. Mr. Potucek stated that it is two different goals to be accomplished. He added that he is not sure if a multi-use path within a park area would necessarily qualify for transportation funds. There are different standards to be applied to construction as well.

Ms. Wilson stated that operations and maintenance is anything under \$5,000 threshold. She added that these equate to \$141,000 in the Plan, which the Department will chip away at through their operations and maintenance and track the dates of completion:

- Playground feature repair/replacement
- Ramada repairs
- Small signage, which was started last year; no smoking and directional signage

The directional signs that Mayor Mueller talked about several months ago are being installed and should be ready by July 4, 2021, and summer tournaments.

- Small solar lighting fixtures for walking paths at the upper Soldier Creek Park area, more around Timothy Lane, security lighting, dog park and playgrounds
- Bridge repairs in parks

This Plan is going to be updated periodically and things will fall away, and others will be added. Something that is missing is the replacement of the artificial turf, but it falls outside the 12-year windows.

A slide was shown of a concept drawing of what the little slide from the upper Soldier Creek could look like into the lower Soldier Creek area. There was discussion about community involvement and grass roots efforts, where time is well spent because there are many community organizations that are willing to help.

Other things that can be done are some of the splash pad projects and enhancing the current Len Roberts splash pad, which is being repaired. These make up about \$170,000, but it is not all that can be asked for from the community to help with.

Council Member Umphrey stated that there was discussion about the hope to have more people visit Soldier Creek Park by what is being added. She added that she has noticed the huge difference in people's attendance at Soldier Creek Park. She further added that she thinks it is because it is closer to the road now and there are so many people walking.

Council Member Benning stated that people use the multi-use paths too that are there.



Ms. Wilson stated that parks bring people together and she thinks that increasing the visibility of Soldier Creek Park made a huge difference. Some people did not know that the park was there, and by making the enhancements and adding fun things that are unique helps give the community personality and people are going to want to explore that.

Council Member Umphrey stated that she witnessed people leaving the Best Western Hotel and doing their laps, running, exercising, and then walking back.

Ms. Wilson stated that partnerships/grants, working with community leaders, and digging in and finding community champions, are out there. She added that the Department supports the economic development efforts with Mr. Boone and the rest of the team by starting Sierra Vista tours. She reported that she and Mr. Boone met with the Kiwanis that turned into a huge conversation about all the cool stuff and it was decided to invite them out and drove them through the plan. There was discussion about the West End redevelopment efforts, how parks play into that, and the cyclic process because there cannot be one successfully without the other. By showing physically showing them, there will be some momentum throughout the community and the champions, and the city will find each other. Also, by partnering with the nonprofit organizations, there is a way to work together to pursue grants, either by them leading the grant with the city the supporting them through an MOU and providing a match for some of those.

The plan for the Arbenz Field inversion is to create a year-round space for youth baseball, which the city currently does not have except for the one field that is located at Veterans Memorial Sports Complex that needs work. This would be a regional tournament center and the city is looking at partnering with Sierra Vista Little League Baseball, Softball, and travel ball teams for them to lead the next Diamond Backs Grant pursuit.

The pump trail enhancement is prime for the Land and Water Conservation Fund Grant. This is the same funding source that the city is asking for regarding the \$3 million project for half of that funding.

Council Member Benning stated that when the Kiwanis were invited, he was able to attend in the morning, and he believes that it is nice having the staff and council representative present because; although, they were doing their thing, he was asked questions. He encouraged Council to go on a tour. He reported that they went to Book Nook, and the story walk behind the library.

Ms. Wilson suggested that Council consider a possible Energy Performance Contract Phase II. The first one accomplished about \$14 million worth of goals and there are some benefits to that. It provides old infrastructure with energy savings, and it is well worth looking into because staff realized that the first plan, by strategically taking care of the soccer fields, enabled the Department not to close any of the field for maintenance in that last three and a half years, which means that revenue is being made 365 days a year. They have gone from a 41 percent usage rate to over 80 percent. It took all the punishing activities off the multi-use areas and moved them into a place that is hard to damage because it was created for that.

An energy performance contract was done before and it uses the energy savings that are guaranteed through the third party to pay down the debt service on the infrastructure. There have also been legislative changes for utilizing energy performance contracting within the mix that is used to evaluate the ceiling value of the overall project; therefore, the city can now equate future revenues and any cost avoidance into that formula. Some of the projects for that

would include:

- Irrigation replacements
- Artificial turf at football fields
- Field/court lighting at Veterans Memorial Park Sports Complex
- Veterans Memorial Park Sports Complex baseball/softball field refurbishment
- Other city initiatives

These equate to about \$9 million of the plan, and that is just for the park maintenance portion. This could also be rolled into other city initiatives that affect other city departments at the same time and consolidate for a bigger package.

Mr. Potucek stated that a plan cannot be implemented unless there is funding associated with it. Currently, there are no specific proposals because finding the funding to do this is going to be a process and probably a public process as well. He added that earlier in the presentation, there was a price tag of \$42 million to implement the entire Plan. Council gave staff an aggressive role of trying to accomplish this in 10 years, but not all items will be accomplished. However, over 10 years it will be about \$4 million a year to go towards this to try and get it accomplished.

The good news this year, primarily because the city is receiving some federal funding to help with the budget and probably next year too, is that probably \$4 million to \$5 million is being put into this year's budget that goes towards this Plan. A significant portion is already being taken off the Plan. The bad news is that it is unsure if the city will be able to peel \$4 million or \$5 million out of the budget going forward because there are three large cost issues to address over the next 10 years, i.e., Public Safety Retirement System and paying down the unfunded liability, street maintenance, and quality of life and economic development of which this is a large portion of. This will address a quality of life for the community that has not been addressed. Also there has been an uptick in tournaments which helps the community economically as well and improves the look of the community as an attractive place for other people to relocate to.

There are several ways to get to \$40 million over ten years, which is currently being seen with the Land and Water Conservation Fund Grant from the state, partnerships with the School District that are helping the city in acquiring land that is needed for Roadrunner Park, and the usage of current funds.

Revenues will be needed, and staff will continue to pursue grants now that they have the road map laid out in terms of the Plan, assuming Council approves it. Staff can start to identify targets for grant opportunities that will help identify those potential grant opportunities. There are also opportunities to fill in the gaps in the Plan by working with the School District on potential land that they have that can be converted into parks, potential facilities that could be co-used with them.

The Schneider Project has been successful and there is an opportunity for the city to potentially put in a Phase II Schneider Project. Staff is already working with them in identifying projects within the Plan that may be beneficial in terms of reaching the goals that has the benefit of lowering operations and maintenance cost as well as bringing in some outside revenue sources through conventional financing.

The potential use of the general obligation bond, a property tax bond, requires the vote of the public is possible, as the city has a very low property tax, but the key is to find a project that can gain support across the community. The improvements at Veterans Memorial Park are

estimated to be around \$19 million; however, currently a chunk will be taken out of that with this year's funding. Perhaps the entire community, which benefits from Veterans Memorial Park may be interested in supporting a general obligation bond to pay the remaining portions that were unable to have grant funds for.

Other revenue sources really involve using the Municipal Property Corporation or other conventional financing through general fund sales tax sources, and the two most readily identified are the hospitality taxes and restaurant and bar taxes, which currently levy at a higher rate than the general sales tax. Hospitality is taxing people that are coming in from out of town taking advantage of the city's amenities, which brings in outside money to help pay for some of the improvements. The restaurant and bar tax are more a luxury tax type item which also can take advantage of outside people coming in and helping to pay for some of these things.

An example was shown of the following:

- Hospitality per one percent, \$162,820.26
- Restaurant and bar per one percent, \$892,616.10

These two together could leverage \$10 million or \$12 million of improvements that can help defray the cost of some of the amenities shown in the \$40 million worth of improvements. A larger tax could pay for any Municipal Property Corporation bond, which are conventional funding with in a relatively short time.

As the city gets grant or partnership opportunities to defray the cost, there will not be as much needed to finance as long to offset that. The staff would be working with Council to develop whatever funding strategies are thought to be appropriate to pursue in the future. The final solution is going to be a mixture of all the various things that he went through.

Mayor Mueller stated that funding will have to be addressed on an issue-by-issue basis. He added that everyone realizes that additional funding is going to be needed to get this done in 10 years. He further added that he does not see the approval of the general plan as contingent upon deciding on how it will be financed. The financing is a separate discussion once they have the objective established by the approval of the Plan and then it will be figured out on how to finance it, when to finance it, etc.

Mr. Potucek stated that this is part of future budget decisions that Council will have. Council is not yet voting on this.

Mayor Mueller noted that approving the Plan does not mean that Council will be voting on raising taxes. In the future, if Council wants to raise taxes, they will have to figure out a way to do that and to justify that. Mr. Potucek added that they will have the road map and targets for grants, etc. that will help knock some of these things out, which will be a very important component of this. He added that they do not want to see examples of Tompkins Park, which took 30 years before the city was able to finally develop it as a park, because there were no funding sources. Roadrunner Park is a current example of the piece of land that has been sitting out there since 1993. People have been wanting this park, but it has not been a part of a plan, nor has the city found financing to do that. Even now, the city is working with the School District to acquire the rest of the land to build a park. Some of these areas become orphans because there has not been a plan.

Mayor Mueller added that there has not been a plan to be approved. He noted that the funding must be approved separately, which is a future discussion.

Ms. Wilson stated that as a part of implementation, things could be identified that go together to accomplish multiple goals at once, i.e., Veterans Memorial Park Sports Complex. Utilizing the gymnasium and creating a complex-feel, deconstructed YMCA, is an example because it has everything that is needed within walking distance. Utilizing the space within the gymnasium expansion instead of constructing a new community center might possibly make sense as well. Investing a little more to the office spaces and allowing a consolidation of staffing could move the department into a six-day operation without hiring additional staff. She suggested that staff could be taken out of the Oscar Yrun Community Center and Ethel Berger Center and consolidated into the gymnasium, then it would leave space for demolishing the Oscar Yrun Community Center for the Visitor Center to utilize the Ethel Berger Center space and expand the museum operations, while the city entertains and looks for a West End availability. Consolidation of staff into one general area would provide an opportunity to open the gym and collect revenues there without having someone external go sit there, and they could go into evening and weekends during that time as well. It might be a little more than just doubling the size, but also maybe half of what a newly constructed community center could be. She also suggested moving the children's programs to the Sports Division and consolidating sports provides a campus to run full day and weeklong programs in a centralized location. This would also reduce the overhead needed to care for the children in the programs and being able to get them to a sport camp in the afternoon or over to their swim lessons without the need for transporting them all over town.

Mayor Mueller shared a discussion that he had with the City Manager about the Library and Leisure Services Department and its functions. He added that what needs to be identified is the function and the space needed for each function so that they can operate effectively. Until that is done, whether the Oscar Yrun Community Center is renovated, bulldozed, or functions are changed at the Ethel Berger Center, this needs to be another point of discussion. Council needs to know the functions, requirements, space, and time in their current locations and projected into future locations, if in fact they are moved. This will occur down the road so that they become efficient and maybe not build a new Oscar Yrun Community Center. The worst thing that could be done is doubling the size of the gymnasium and finding out that it is not adequate.

Mr. McLachlan stated that staff is seeking feedback and direction by Council. Staff will be going line by line through the meeting minutes to make sure that Council's comments are captured. Staff is recommending posting the Plan to the website for public review. If Council feels ready later in the summer, staff could present the Plan along with the comments for approval consideration that would be by resolution.

Mayor Mueller stated that he appreciates the fact that the Plan will be put out on net for public comment and asked if there were any objections. He added that he believes that not everyone has gone through the Plan in detail, and he would like to have some time to go through it. He further added that by scanning through it, he finds the Plan to be well thought out, and a good action plan. However, there may be some things that he might have to discuss with folks about, but staff needs feedback from Council as well and perhaps 30-days would be enough time for individual feedback. After that, it may come back before Council during a work session as a discussion item or approval during a Council meeting.

Mr. Potucek stated that he was thinking along the lines of two to three months before coming back to Council for discussion.

Mayor Mueller noted that the financing has not been figured out, and there may be other things

once going through the Plan that may not be considered, and it may take longer than that. At some point, there will need to be discussion about taxes. The city is covered for the next two years, but Council does not want to wait until year three to talk about financing the Plan, especially if they go to different methods other than to what is currently being used. Mr. Potucek added that the Legislature may be throwing the city a curve ball and get cut on state shared revenue.

Mr. McLachlan stated that staff has been at this for over a year and a few more months to establish a comfort level with Council and the community is not a problem.

Council Member Johnson stated that he was in the hotel business for over 30 years, and he fought the battle against hospitality taxes, both at the local level in Des Plaines, Illinois and Springfield, Illinois. He shared that he was shocked when he saw the suggestion of this being a potential revenue source. Everyone goes to restaurants and bars and that is a tax increase, and he does not buy that, nor using a hospitality tax with the excuse that people from out of town will pay that tax. This industry has been drastically affected by COVID for over a year. Restaurants and bars have closed in the city because of COVID, and he would not consider voting for this as a potential revenue source.

Council Member Landry thanked staff and stated that she loved going through the Plan and the fact that the presentation had everything broken down. A lot of things were broken down differently, i.e., different parks, and system that was used.

#### D. Report on Recent Trips, Meetings and Future Meetings

Mayor Mueller reported that he attended the Rural Transportation Meeting via zoom on Monday, May 24, 2021. There was discussion about what the Legislature has not done and could not do, etc.

#### E. Future Discussion Items and Council Requests

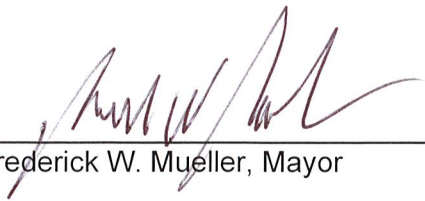
In response to Mayor Mueller, Ms. Yarbrough stated budget work sessions are pending.

Mayor Mueller announced the Executive Session on Thursday, May 27, 2021, where Council will meet to talk about a potential new council member. He explained that the way that this has worked in the past, is that the City Clerk receives the applications and once the deadline is met, she will provide the information to Council so that when they meet in Executive Session, they can discuss each person. He shared that in having been involved in this process in the past, as Council Members go through the applications, they are ranked. Then there is usually a break of the top three, four, five, or six. During the Executive Session, Council will try to come to a consensus where the cut off point is and later, they will invite those folks that made the cut in for an interview, also in Executive Session. After that, Council will come to a consensus, and then go to a Council Meeting where they will vote in public on the person that they appoint.

Council Member Umphrey asked about the deadline. Council Member Benning stated that people have until Wednesday, May 26, 2021, until 5:00 p.m.

### 3. Adjourn

Mayor Mueller adjourned the City Council Work Session at 5:08 p.m.

  
\_\_\_\_\_  
Frederick W. Mueller, Mayor

Minutes prepared by:

  
\_\_\_\_\_  
Maria G. Marsh, Deputy Clerk

Attest:

  
\_\_\_\_\_  
Jill Adams, City Clerk