

Sierra Vista City Council  
Work Session Agenda  
March 22, 2022

1. Call to Order

Mayor Mueller called the March 22, 2022 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 Mark Rodriguez - present  
Council Member Carolyn Umphrey - present

Others Present:

Chuck Potucek, City Manager  
Adam Thrasher, Police Chief  
Brian Jones, Fire Chief  
Sharon Flissar, Public Works Director  
Matt McLachlan, Community Development Director  
Blake Fisher, Planner  
Irene Zuniga, Engineer  
Tony Boone, Economic Development Manager

1. Presentation and Discussion:

A. March 24, 2022 Council Meeting Agenda Items ([agenda attached](#))

Mayor Mueller stated that the Council Meeting for Thursday, March 24, 2022, starts at 5:00 p.m. with the call to order, roll call, invocation, pledge, the acceptance of the agenda.

In response to Mayor Mueller, Mr. Potucek stated that he will provide an update on several various projects that are going to broaden out in the streets as well as an update on the JPA Board Meeting that took place last week.

Item 2.1 Discussion and Possible Action of the Special City Council Meeting Minutes of March 8, 2022 – There was no discussion.

Item 2.2 Discussion and Possible Action of the Regular City Council Meeting Minutes of March 10, 2022 – There was no discussion.

Item 2.3 Discussion and Possible Action of Resolution 2022-014, 226 N 2<sup>nd</sup> Street Pre-Annexation Agreement

In response to Mayor Mueller, Mr. McLachlan stated that the motivation for the pre-annexation agreement is the connection to the City's sewer.

Council Member Rodriguez asked if the property is already connected to the City's sewer. Mr. Fisher stated that Hillary Kirk, who lives at 226 N 2<sup>nd</sup> Street, has indicated that that her primary motivation was the County's recommendation due to new development as her property is adjacent to two sewer main lines.

In response to Council Member Rodriguez, Mr. Fisher stated that there are only concrete pads on the property. Ms. Kirk is developing the property.

#### Item 2.4 Discussion and Possible Action of Resolution 2022-015, 218 N 1<sup>st</sup> Street Pre-Annexation Agreement

Mr. Fisher stated that the Fisher's at 218 N 1<sup>st</sup> Street are interested in the property tax savings.

Item 3 Discussion and Possible Action of Resolution 2022-016, One 10-foot-wide Utility Easement for Arizona Water along the southwest edge of the new Emergency Medical Services Substation Site along Buffalo Soldier Trail – Ms. Zuniga stated that Arizona Water requested a ten foot utility easement along Buffalo Soldier Trail adjacent to an existing easement to accommodate the new water tap and meter for the purpose of supplying water to the new Emergency Medical Services Station currently under construction. The City will maintain prior rights and if improvements are needed to the site at some later time, Arizona Water would be required to move the line at their cost.

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

Mayor Mueller stated that he did not attend any meetings.

In response to Mayor Mueller, Mr. Potucek stated that during the last Council Meeting during the public hearing regarding the CDBG allocations for the coming year, and to provide some clarity, this item will be on the next agenda, first meeting in April. Council will then have another chance to discuss this. In the meantime, staff has been working on refining their proposal to Council. During the morning, he and Mr. McLachlan went out and met with Reverend McCaa over at the church on Taylor and discussed his proposal for funding of the parking lot. They walked the site and talked to them and clearly that is a lot larger project than a \$30,000 allocation of the parking lot. Cyr Center's parking is about \$480,000 dollars; therefore, there is a gap between \$30,000 and \$480,000 for a parking lot. There are needs there along Taylor for sidewalk and streetlights. The City has the potential to get other funding through the Transit Grant possibly to make those improvements there to get started. Thereafter, Council could discuss how to proceed particularly with the western portion of the property where the proposed parking lot was. Reverend McCaa is ok with not proceeding with his request and staff will continue to work with him on the project as staff has a few other options that he discussed with him that are not quite ready for public discussion yet.

The United Way Project will be recommended and then Council can decide between Soldier Creek Park and Judd Street Projects; however, staff feels that there is probably other funding available to do the Judd Street Projects. Therefore, staff will probably be recommending the Soldier Creek Park improvements.

Council Member Landry asked about the April calendar. Ms. Adams stated that it will be corrected to reflect that the Council Meeting is on a Thursday and not on a Wednesday.



Council Member Benning asked about the Youth Commission meeting because he wonders if there are people on that Commission. Mayor Mueller stated that technically the City still has a Youth Commission. He added that one of the things that has been on his mind for quite a while with the Youth Commission is that it needs to be treated differently rather than the student commission because he would like commissioners to be on the commission for two years; but if they come in there and they are a senior in high school and they go off to college the following year, then that does not help. Sometimes it helps to have two people from the same school whether it is from the high school, middle school, PEP Tech or others that are not currently represented. Council needs to be able to get the entire spectrum if they want to participate in that. It must be more than just the seven folks there and Council needs to look at the structure so that there can be maximum participation.

Ms. Flissar stated that she has a daughter on the Youth Commission and there is a meeting scheduled for Wednesday, March 23, 2022 at 1:00 p.m. at the Oscar Yrun Center. She added that she is not sure if there is a full contingent of membership.

Mayor Mueller noted that the Commission may not have a quorum and its primarily due to COVID, which is a challenge with all the commissions.

Council Member Rodriguez asked if in the past a memo or presentation was sent to the schools offering information about the Commission or is it only put out to the public. Mayor Mueller stated that it has only been put out to the public, and he believes that it should be put out to the principals or the counselors so that they are aware of it. He added that the Council has not done an effective job.

Council Member Rodrigues stated that he would be interested in helping.

Council Member Johnson stated that he thinks that this currently stands for most of the commissions. He noted that there was an article recently in the Herald about the poor participation and COVID can be blamed only so much. Mayor Mueller stated that part of the reason the article went out was to let people know that the commissions are still there and available and this a part of trying to attract people to come back and work on the remaining commissions.

Council Member Johnson stated that he thinks that the City needs to do something for itself other than relying on newspaper.

Mayor Pro Tem Gray stated that there is a bill going through that has already gone through the House, but it has now hit a hitch in the Senate regarding the rural transportation. Originally there was a bill that was sent through Committee to take some of the CARES COVID funding and appropriate \$50 million of it to rural areas. Representative Regina Cobb did not think that the money was appropriate for local projects; therefore, a new bill has been done that incorporates state projects that incorporates the Sierra Vista MPO along with TAC. At last count the bill was about four hundred and thirty million. Lastly, she stated that legislators will be meeting next week and the Senate because now the House wants it to stay with state projects and the Senate thinks it should stay with local projects.

Mayor Mueller stated that if they are working the system the way it was designed, local projects are in fact state projects. Mayor Pro Tem Gray stated that he is correct, and there has been many discussions with Representative Cobb about it, but she will not budge. She would not

even let the bill be heard in Committee.

Mr. Potucek stated that there is a Stricker currently at the legislature pertaining to the rental tax. This would preclude the City's ability to tax rentals and that is a significant revenue source. Staff is tracking that very closely with the lobbyists and the League will be weighing in.

Mayor Pro Tem Gray stated that she received an update on the project for the repayment from the Bypass up by Fry's. That is going out for design, and it is anticipated that construction will not actually start until next calendar year.

Mayor Mueller asked if it is the Bypass through the 90/92 intersection and then to the east. Mayor Pro Tem Gray stated that it is the opposite direction of the Fort.

### C. Future Discussion Items and Council Requests

Council Member Benning stated that he would like to have discussion about commissions, specifically the Youth Commission at one of next work sessions to be able to get into deeper discussions.

In response to Mayor Mueller, Mr. Potucek stated that discussion items will be budget related, and the first one is on personnel revenue. He added that with regards to boards and commissions, he believes the Council does need to discuss that. He was hoping to get more data through the year, but half of them are functioning, and the other half are not. There could be a lot of reasons for that. However, he too, hates to blame COVID for everything, but he believes that the whole physical come to a meeting thing is a problem and there may be some issues with feeling that the status is lowered because of them not reporting to Council anymore. A discussion about the future of boards and commissions is probably an appropriate thing coming up.

Mayor Mueller stated that staff needs to provide a status on which ones are the ones that need help so that they can be focused on.

Council Member Rodriguez asked to align the youth commissioners with the youth delegates.

In response to Mayor Mueller, Council Member Rodriguez stated that the other cities have their youth delegates representing their city at the League.

Mayor Mueller stated that the City has done this in the past. They go up to the League for a day or two days, and they work with the League as well. This is one of the benefits of being on the Commission because they get to go up and see how the cities work collectively and really enjoy it.

In response to Council Member Rodriguez, Mayor Pro Tem Gray stated that construction is expected to start next calendared year - the \$10.6 million to take care of those bad areas.

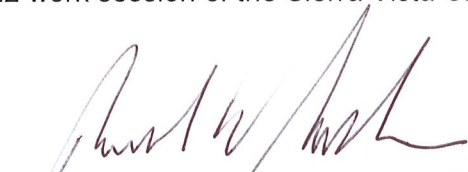
Council Member Rodriguez asked if one of the local contractors is fixing a road somewhere in the City and they accidentally spill a bunch of stuff on that road and they must fix it themselves, he wonders if that would be a problem. Mayor Mueller stated that it depends on who the contractor is because if they are contracted with the City, the City would have them fix it and the City would not pay the extra. It depends on who is leading the project.



Council Member Benning stated that he would like the discussion on commissions to include input from the public. He added that he would like to hear from people that were on the commissions. Mayor Mueller stated that it is not a bad idea, but the first discussion should be for Council on what the current situation is and at that time, if Council feels that they need to invite the commissioners to come in and talk to us Council, then he does not have a problem setting up a separate time to do that. He added that public input is always good if it is structured and focused on the issues at hand because he does not want to be heading back to the old days or whatever else may come up in the discussion. The discussion must be kept focused.

3. Adjourn

Mayor Mueller adjourned the March 22, 2022 work session of the Sierra Vista City Council at 3:22 p.m.

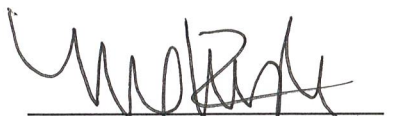


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Frederick W. Mueller, Mayor

Minutes prepared by:

Attest:



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Maria G. Marsh, Deputy Clerk



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Jill Adams, City Clerk