

Sierra Vista City Council
Meeting Summary
August 8, 2024

Mayor Pro Tem Umphrey called the August 8, 2024, City Council Regular Meeting to order at 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Roll Call:

Mayor Clea McCaa II – present
Mayor Pro Tem Carolyn Umphrey – present
Council Member William Benning – present
Council Member Gregory Johnson – present
Council Member Angelica Landry – present
Council Member Marta Messmer – present (5:03 telephonically)
Council Member Mark Rodriguez – present

Others Present:

Victoria Yarbrough, Assistant City Manager
Chuck Potucek, City Manager
Chris Hiser, Police Chief
Brian Jones, Fire Chief
Sharon Flissar, Public Works Director
Bryce Kirkpatrick, Engineer/Interim External Operations Manger
Laura Wilson, Leisure, Parks, and Library Director
Jeff Pregler, Planner
Jill Adams, City Clerk
Nathan J. Williams, City Attorney
Adam Curtis, Marketing and Communications Manager
David Felix, Chief Financial Officer
Jennifer Dillaha, Financial Officer
Tony Boone, Economic Development Manager

Invocation – Pastor Becky Preiss, Hope and Healing Christian Church, led everyone present in prayer.

Pledge of Allegiance – Council Member Benning led the Pledge of Allegiance.

[Item 1](#) Acceptance of the Agenda

Council Member Johnson moved that the agenda for the Regular City Council Meeting of August 8, 2024, be approved. Council Member Benning seconded the motion. The motion unanimously carried, 7/0. Mayor McCaa, Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

City Manager's Report: Mr. Potucek announced that the next regularly scheduled work session is on Tuesday, September 10, 2024 at 3:00 p.m. in the Council Chambers and the next regularly scheduled meeting is on Thursday, September 12, 2024 at 5:00 p.m., also here in the Council Chambers. He also announced that the second work session and Council meeting in August have been cancelled. He reported that the Needs Assessment for the Municipal Court should be done very soon, as well as the assessment for the Fire Department, and once those are in, they will be put on a work session agenda in September or October. He also reported that the City

did not receive the DCIP grant for the sewer line extension at the airport. This is the grant that the City successfully received for Fire Station IV; however, the City was not successful this round. Therefore, staff will try again and hopefully in the next round the City will be able to secure those funds. In closing, he reported that the sales tax report for last fiscal year ending in June shows that the total sales tax revenues were up \$124,594.00 for the year, which is a .46 percent (very flat in terms of revenues). Since the City budgeted conservatively, the amount that was received is \$1,335,000 over budget, but June 2024 in comparison with June 2023, the total sales tax revenues were down \$67,000 year over year, a -4.8 percent. However, the City is still up even though it is only one month because the City budgeted conservatively for sales tax for this fiscal year. This trend is continuing, and staff will continue to monitor the situation very closely moving forward.

Council Member Johnson asked if the failure to receive the grant will jeopardize anything moving forward on the airport and the development there. Mr. Potucek stated that he thinks that there is still time if the City can get it next year, in the \$7,000,000 range. This is going to be a necessary project for future development and if the City is unable to secure grant funds or an appropriation, the City will probably have to look at financing that out of the Airport Fund. Although there are there are some other projects that that need that which is also going to be important for the transfer of the 200 acres going forward. This will not harm Black Star, but certainly the 200 acres in future development.

Item 2 Consent Agenda

[Item 2.1](#) Discussion and Possible Action of the Work Session Meeting Minutes of July 23, 2024

[Item 2.2](#) Discussion and Possible Action of the Regular City Council Meeting Minutes of July 25, 2024

[Item 2.3](#) Discussion and Possible Action of Resolution 2024-054, Resignation of Bruce Phillips and Appointment of Karen LeMay to the Sierra Vista Environmental Stewardship Commission, said term to expire April 30, 2026

[Item 2.4](#) Discussion and Possible Action of Resolution 2024-055, Designation of David Felix as Chief Financial Officer authorized to submit the Annual Expenditure Limited Report for Fiscal Year 2023-2024

[Item 2.5](#) Discussion and Possible Action of Resolution 2024-056, Designation of David Felix as Chief Financial Officer authorized to submit the Annual Expenditure Limited Report for Fiscal Year 2024-2025

Council Member Landry moved that the Consent Agenda consisting of the minutes of the July 23, 2024 work session and Council Meeting of July 25, 2024, Resolution 2024-054, resignation of Bruce Phillips, with regret, and the appointment of Karen LeMay to the Sierra Vista Environmental Stewardship Commission, said term to expire April 30, 2026, Resolution 2024-055, Designation of David Felix as Chief Financial Officer authorized to submit the Annual Expenditure Limited Report for Fiscal Year 2023-2024, and Resolution 2024-056, Designation of David Felix as Chief Financial Officer authorized to submit the Annual Expenditure Limited Report for Fiscal Year 2024-2025, be approved. Mayor Pro Tem Umphrey seconded the motion. The motion unanimously carried, 7/0. Mayor McCaa, Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Public Hearing

[Item 3](#) Discussion and Possible Action of Resolution 2024-057, Development Code Text Amendment, Section 151.06.005(E) Marijuana Facilities Operational Requirements and Declaring a 30-day Comment Period

Council Member Johnson moved that Resolution 2024-057, Development Code text amendment to Section 151.06.005(E), Marijuana Facilities Operational Requirements, and declaring a 30-day comment period, be approved. Mayor Pro Tem Umphrey seconded the motion.

Mr. Pregler briefed the item.

Andrew Bauer, Government Relations Manager, with Trulieve presented their proposal to extend their hours of operation to be in better alignment with other cities.

Council Member Johnson asked about the hours.

Council Member Benning asked about the number of times that a person can purchase at the shop during the day.

Mayor McCaa asked about security.

Council Member Rodriguez asked about accessing products.

Council Member Benning asked about the increase in rate.

Council Member Johnson commented about the City Council approving a dispensary in the City and noted that increased hours do not mean increased dollars. He provided statistics on recreational marijuana and DUIs on marijuana.

Mayor Pro Tem Umphrey noted that the County was one of the last to approve a dispensary.

Council Member Benning noted that this resolution is for a 30-day comment; therefore, he will vote yes. The people made the choice to make this legal and he cannot take this away and he will not limit a business in doing business.

Council Member Landry commented that she walked through the facility and had her questions answered and based on the data provided by Police Chief Hiser, it is not alarming to her and there is no reason to vote on this.

Mayor McCaa applauded the business concept, but him it is a no.

Council Member Rodriguez commented on the dispensary and how this is good for the City.

The motion unanimously carried, 5/0. Mayor Pro Tem Umphrey, Council Members Benning, Landry, Messmer, and Rodriguez voted in favor. Council Member Johnson and Mayor McCaa casted the dissenting votes.

New Business

[Item 4](#) Discussion and Possible Action of Ordinance 2024-005, Fiscal Year 2024-2025 Property Tax Levy

Council Member Rodriguez moved that Ordinance 2024-005, Fiscal Year 2024-2025 Property Tax Levy, be approved. Council Member Benning seconded the motion.

Ms. Dillaha briefed the item.

The motion unanimously carried, 7/0. Mayor McCaa, Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

[Item 5](#) Discussion and possible action of Ordinance 2024-006, adopting the 2012-2014 amendments to the Tax Code of the City of Sierra Vista

Mayor Pro Tem Umphrey moved that Ordinance 2024-006, adopting the 2012-2014 amendments to the Tax Code of the City of Sierra Vista, be approved. Council Member Johnson seconded the motion.

Mr. Felix briefed the item.

The motion unanimously carried, 7/0. Mayor McCaa, Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

[Item 6](#) Discussion and Possible Action of Resolution 2024-058, Authorizing the City to Accept the Grant Offer from the Arizona State Parks Non-motorized Grant Program

Council Member Benning moved that Resolution 2024-058, authorizing the City to accept the grant offer from the Arizona State Parks Non-motorized Grant Program, be approved. Mayor Pro Tem Umphrey seconded the motion.

Mr. Kirkpatrick briefed the item.

Council Member Rodriguez asked about the location of the bathroom.

Council Member Landry stated that this is great news.

The motion unanimously carried, 7/0. Mayor McCaa, Mayor Pro Tem Umphrey, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Call to the Public

David Jones requested pickleball courts.

Cynthia and Kevin Means voiced concerns about the closure of the pool at the Pueblo Del Sol Golf Course.

Jere Fredenburgh spoke about the \$1 million donation for the Animal Shelter.

Betty Jo Angell spoke about the \$2 million budgeted and the \$1 million donation for the Animal Shelter.

Cassandra Cherry spoke about the closure of the pool at the Pueblo Del Sol Golf Course.

William Burns spoke about the closure of the pool at the Pueblo Del Sol Golf Course.

Comments and Requests of the Council

Council Member Benning thanked Pastor Preiss for her blessing and noted that after tonight's conversation on the dais and listening to the public, it is such a blessing to live in a country where one can air what they believe, talk about what they feel, can have discourse, even on the Council. Although, Council may not always agree and vote unanimously, and have discord, it does not mean that they do not like each other when they walk off the dais. It is the same with the community and country. He thanked everyone who spoke to Council and added that there is so much on social media and on the news. The political hate without stopping and listening to what people are saying. Therefore, it is nice to see people speaking to Council because the Council Members are representatives of the community on the dais. All Council Members come from different worlds, places, different upbringing and family members, and some things dictate and change how Council may think, and it is the same with the community.

Council Member Johnson had nothing to report.

Council Member Landry thanked everyone who spoke and shared their thoughts. She reported on Southwest Wings' field trip to Huachuca Canyon and noted that one of the participants was from Connecticut, who drove out for the Southwest Birds Festival. She also reported on the City's latest podcast where the guests were members of Southwest Wings and SABO, encouraged people to attend next year, and announced that the month of August is Hummingbird Month. A lot of businesses have various specials going on throughout August, and the City, Southwest Wings, and SABO are offering a variety of hummingbird-themed educational and recreational programs. She cautioned people to be on the lookout for cyclists and runners during the Hummingbird Triathlon on Saturday, August 17, 2024, which will start at the Cove and down to Moson Road and back. She thanked all the people that are going to be volunteering and keeping the participants safe, announced that on Saturday, October 5, 2024, NAMI will be sponsoring their 8th Annual Sky Island Tour, five miles, 20 miles, 30 miles, 44, or 62 and information is available at www.skyislandtour.com. Lastly, she announced that the Sierra Vista Community Theater at the mall is presenting Over the River and Through the Woods on Fridays and Saturdays at 7:00 p.m., and on Sundays at 3:00 p.m. The last showing will be on August 18, 2024.

Council Member Messmer had nothing to report.

Council Member Rodriguez thanked the people who came to speak to Council, reported that Jasmine Schofield, who was a lifeguard on Fort Huachuca, competed for her dual citizenship country of Dominica in the Olympics. He further reported that a previous Olympian is a current firefighter, Captain Adam Setoff, who competed in 1996, 2000, and 2004, and noted that it is good to have that Olympian tie to the community. He announced that the local Fire Union and Vinny's had a fundraiser, Tip A Firefighter to help Border Patrol Agent Michael Weights. He thanked Police Chief Hiser, who worked a lot of the evening. He wished farewell to Major General Eubank, his wife Kim and daughter Emerson, and noted that Major General Eubank put together bicycles at the Boys and Girls Club for the community, a very special person in the community who is moving to Fort Leavenworth. He reported that there was a lightning strike and staff was working hard to get the lights back on, congratulated those who were on the ballot after the Primary and encouraged voters to get out there and vote in November, and reported

on the damage at the Riding Club after the microburst storm that hit, and announced the Thunderbolt Youth Triathlon on Saturday, August 31, 2024. In closing, he welcomed his father and his wife who drove from San Antonio to visit.

Mayor Pro Tem Umphrey wished her parents a happy 44th anniversary.

Mayor McCaa wished farewell to Major General Eubanks and welcomed Major General Dennis McFail. He thanked Council Member Rodriguez, Fire Chief Jones, Police Chief Heiser for coming out to the 100 Men in Suits to welcome back students to Buena High School to make them feel like rock stars. In closing, he announced the Dancing Under the Stars on Saturday, August 10, 2024 at TMAC and noted that the County Attorney will be dancing.

Adjournment

Mayor McCaa adjourned the August 8, 2024, meeting of the Sierra Vista City Council at 6:22 p.m.

A recording of the Council Meeting is available at:

https://www.youtube.com/channel/UC8PtUplbkQsixlhSy-jeR_Q/videos