



EXTRAORDINARY SKIES.  
UNCOMMON GROUND.

### CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minute summary of the work session of the City Council of Sierra Vista held on the 6<sup>TH</sup> day of August, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12<sup>TH</sup> day of September, 2024

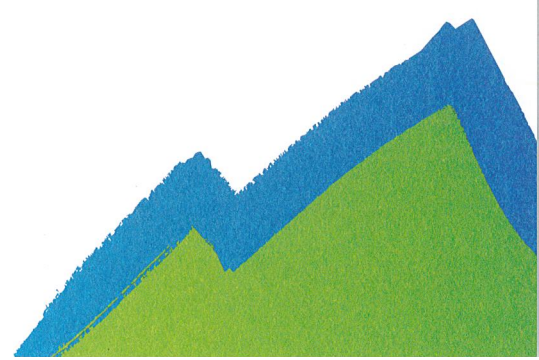
SEAL

A handwritten signature in black ink, appearing to read "Maria G. Marsh", written over a horizontal line.

Maria G. Marsh  
Deputy City Clerk

A handwritten signature in blue ink, appearing to read "Jill Adams", written over a horizontal line.

Jill Adams  
City Clerk



Sierra Vista City Council

Work Session Minutes

August 6, 2024

Mayor McCaa called the August 6, 2024, City Council Work Session to order at 3:01 p.m., Council Chambers, City Hall, 1011 N. Coronado Drive, Sierra Vista, Arizona.

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

Others Present:

Chuck Potucek, City Manager  
Victoria Yarbrough, Assistant City Manager  
Chris Hiser, Police Chief  
Brian Jones, Fire Chief  
Laura Wilson, Leisure, Parks, and Library Director  
Sharon Flissar, Public Works Director  
Bryce Kirkpatrick, Engineer/Interim External Operations Manger  
Matt McLachlan, Community Development Director  
Jeff Pregler, Planner  
David Felix, Chief Financial Officer  
Jennifer Dillaha, Budget Officer/Management Analyst II  
Jill Adams, City Clerk  
Kennie Downing, Chief Procurement Officer

2. Presentation and Discussion:

A. August 8, 2024 Council Meeting Agenda Items ([agenda attached](#))

Mayor McCaa stated that the agenda starts with the call to order, roll call, invocation led by Pastor Becky Preiss, Hope and Healing Christian Church, and the Pledge of Allegiance led by Council Member Johnson.

Item 2.1 Discussion and Possible Action of the Work Session Meeting Minutes of July 23, 2024 – There was no discussion.

Item 2.2 Discussion and Possible Action of the Regular City Council Meeting Minutes of July 25, 2024 – There was no discussion.

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 – There was no discussion.

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 – There was no discussion.

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 – There was no discussion.

Mr. Potucek reported that the Municipal Court assessment is believed to be done by September; therefore, Council will have some information with regards to the court. He reminded Council that the magistrate contract is up by the end of the year and staff will be working on that as well, but there will be sessions with Council prior to that. The Spaceport Re-entry Project with Launch On Demand is currently ongoing, which will be on the work session of October 8, 2024 agenda for an update to Council regarding that project. Lastly, he reported that staff is working on the final concept for the Roadrunner Park design that will enable him to have an idea what that might cost going forward as well.

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 – Mr. Pregler stated that Formula 420 doing business as True Lead of Sierra Vista, is proposing a code amendment to extend the hours of operation for marijuana establishments from the current 9:00 a.m. to 7:00 p.m. to the proposed 8:00 a.m. to 10:00 p.m.

Proposition 207, also known as Arizona Smart and Safe Act, was approved by the voters in November 2020. This act allowed for adult use marijuana establishments aka dispensaries within the state. Although these dispensaries are licensed by the Arizona Department of Health Services, the local jurisdictions have limited discretion on regulating these facilities. As a result, the Mayor and City Council approved an ordinance on February 11, 2021 allowing marijuana establishments subject to specific development and operational requirements. One such operational requirement was regulating hours of operation. The current hours of operation, 9:00 a.m. to 7:00 p.m., was originally applied to medical marijuana dispensaries with the ordinance adoption in 2011 when the marijuana establishment ordinance was approved. The purpose was to minimize any negative impacts associated with the dispensary. Staff analyzed several factors when considering the proposed text amendments.

Staff compared the proposed hours of operation with other communities throughout the state. In a comparison of 17 communities, 10 communities either have the same hours of operation or expanded hours as the proposed amendment. One community has no restrictions on hours of operation, two communities require hours to be determined by a special use permit or conditional use permit, and four have more restricted hours of operation than what is being proposed. In addition, when reviewing the Arizona Administrative Code, one of the conditions of marijuana establishments is that they shall operate at least 30 hours a week between the hours of 7:00 a.m. and 10:00 p.m. Although, the Arizona Administrative Code does not require marijuana establishments to be open from 7:00 a.m. to 10:00 p.m., it does allow the flexibility of local jurisdictions to extend the hours of operation to those times. Staff also reviewed the criminal activity related to the marijuana establishment. Since 2022, which was the year that True Leave opened, there has not been a significant amount of criminal activity associated with the business. In discussions with the Chief of Police, he stated that he had no concerns about the extended hours of operation based on the data available. Lastly, staff considered sales tax associated with the marijuana establishments. There will be a 40 percent increase in hours of operation, which means it will likely be an increase in sales tax revenues.

With any code amendment, the burden of proof is on their proponent. The applicant's application for text amendment does provide their reasoning and justification of the required text amendment. The applicant will be presenting their reasoning in a presentation following staff's report on Thursday, August 8, 2024. However, the applicant states that the amendment will provide more flexible hours for customers, be consistent with other jurisdictions, increase sales tax revenue, have no adverse impacts on public safety, and would create less congestion and parking.

In reviewing the proponents application and justification, as well as staff's own analysis, staff does recommend approval of the expanded hours of operations, citing that the applicant has provided sufficient need and justification for the change, has demonstrated a relationship between the proposed amendment and the General Plan, and is consistent with the purposes of the Development Code to promote the growth of the city in an orderly and sustainable manner and to promote the public health, safety, peace, comfort and general public welfare.

The proposed amendment would apply to all marijuana establishments in town licensed by the state, and it would not be considered a special privilege to a specific owner. The Planning and Zoning Commission recommended approval of the text amendments at their July 23, 2024 meeting. Staff has not received any public comments to date on the proposed amendments. Approval of the resolution on Thursday, August 8, 2024 would declare a 30-day public comment period.

Council Member Rodriguez voiced his appreciation at staff's work. This shows that it is not too off base from everywhere in the state. He thanked True Leaf for doing their research as well and for going further in answering questions that people may have about public safety.

Item 4 Discussion and Possible Action of Ordinance 2024-005, Fiscal Year 2024-2025 Property Tax Levy - Ms. Dillaha stated that in accordance with State Statute, the City's public hearing on the property tax levy was held on July 25, 2024. The FY25 rate is proposed at .1033 per \$100.00 of assessed value, which will generate an estimated \$387,167 this fiscal year. Since there is an increase in valuation of taxable property, the rate was adjusted slightly lower in FY25; therefore, the amount that homeowners will pay in FY25 will remain the same as FY24. The overall increase in revenue is due to new construction and for this proposed new rate, the City is not required to publish truth and taxation notices for the property tax levy.

Council Member Benning pointed out that taxes did not increase, but the reason for the overall revenue increase is due to new construction, and not the percentage of taxes that they are paying.

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 – Mr. Felix stated that the State establishes the Model City Tax Code. The City of Sierra Vista is required by Statute to follow it and abide by it. For some administrative reason, the State may make changes to the Code, and the City is required to adopt those code changes into the City's ordinances. These proposed changes go back a few years, and they are being sent out to quite a few cities and they are changes that have taken place in the law over time, definition changes, some like when they change the food for home consumption out of an option for retail sales to a separate category. Those are finally being incorporated. This time frame coincides to when the maintenance of the Model City Tax move from the League of Arizona Cities to the Department of Revenue. Since 2012 or so, the Department of Revenue oversees the Model City Tax Code and now maintains

it. It is on their website for anyone to look at. The City gets to choose options on it, but the overall Code is very specific on what they can do and the City may choose options that they are given. These incorporate the changes that have been taken place. The City is required to accept them, pass them, and include them in the City's Code.

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 – Mr. Kirkpatrick stated that on May 1, 2023, staff applied through the Arizona State Parks Heritage Fund Nonmotorized Grant Program. These funds were applied for the construction of an ADA accessible public restroom at Garden Canyon Linear Park off Saint Andrews Drive. This project will be considered phase three of the build out effort at this location utilizing State Park funds. This application requested funding to construct an ADA accessible restroom near the newly constructed trail and parking lot completed in phase one and two. The awarded grant amount is \$120,000 with a City match of \$30,000, totaling a \$150,000 total project budget. This approved resolution, along with the formal grant agreement, would act to accept the grant funds and terms.

Council Member Landry stated that this is great news because having a bathroom is a great thing, especially if one is away from home. She shared that there have been times when she was out for a run and thankfully there was a bathroom in the park off Avenida Cochise.

#### B. Pueblo Del Sol Golf Course Update

Ms. Downing stated that City staff has been spending the last few weeks negotiating a contract with Paradigm for management of the Pueblo del Sol Golf Course and the City may have a contract that is agreeable to everyone. Paradigm is establishing an LLC to specifically isolate their fees for Sierra Vista. This contract is between Paradigm Sierra Vista, LLC and the City of Sierra Vista. The golf course has been renamed to the Sierra Vista Golf Center at Pueblo del Sol to bring in the old and keep the new name to bring everyone together. This contract is a piggyback off a cooperative contract that was bid by City of Mesa five years ago. In 2019, City of Mesa had a bid for maintenance management of their Dobson Ranch Golf Course which was about \$600,000 in the deficit on an annual basis. They were looking for a company to come in and help them turn that golf course around. They issued an RFP and they awarded to Paradigm and their LLC is Paradigm Dobson Ranch.

The agreement is not a lease agreement. The City does not pay Paradigm per month for their services. It is a partnership agreement, and it is like the way City of Mesa's contract is laid out. Paradigm and the City are partnering to make improvements and changes to the golf course so that everyone can benefit as well as the public, hopefully safeguard a lot of taxpayer dollars.

Paradigm will be responsible for the transition process, and they will be starting on September 6, 2024 which is the day that the City gets the property. They will be responsible for the selection and onboarding of employees, all the vendor agreements, any new accounts and full operation and functions of the property. The City will be responsible for funding all property wide capital improvements and repairs as any other operational account. The biggest capital improvement that is under discussion is the well because it needs to be replaced. It probably has a replacement cost of about \$600,000. In discussion with Paradigm, it is not crucial to replace it immediately, but they have it on their list to monitor the water level because the City currently purchases the extra water from Pueblo del Sol Water when the water level is down. Currently the expenses of Pueblo del Sol Water are about \$40,000 annually. Therefore, staff is trying to balance the appropriate time or having the funds to get that well replaced.

Paradigm will immediately begin purchasing the planning and installation of the in-range brand golf technology on the driving range. This turns the driving range into an electronic golf video game for anyone who wants to be on the driving range. There will be a computer monitor at each of the driving range stations and they can hit the golf ball and the golf travels electronically through the range. They have installed this at Dobson Ranch, and they had an immediate return on investment of \$500,000. The popularity of using these in range technologies not only goes to golfers who are experienced who just want to improve their golf game, but it also becomes a family fun center where there are picnic tables behind the range, kids can order food, parents can order drinks, and each kid gets a chance to go up and try to hit the ball. The golf balls are tracked electronically; therefore, they can even play in the dark with low level lights. Paradigm will be buying the equipment if the city purchases the infrastructure to install it. The City's obligation is to do the concrete, electrical, shade structure and foundation work so that the in-range of models can be installed.

The existing inventory of the Pro Shop, the alcohol inventory, and the food and beverage inventory will be calculated on September 5, 2024 which is the end of the Castle and Cooke contract, and the City will grant that inventory to Paradigm so that they can sell it under the Paradigm umbrella. The current value of the inventory shall be a credit toward the capital improvement purchase of the in-range infrastructure for the City.

Paradigm will be responsible for funding any operational repairs and replacements up to three percent of gross operating revenue throughout the contract. Operational capital repairs are items defined as items under \$10,000. Any items over \$10,000, Paradigm will discuss with the City to determine if it is a capital improvement or not.

The benefit to the City in this contract is that there is a revenue share. Paradigm will pay the City of Sierra Vista on a quarterly basis two percent of the gross operating revenues of the golf course minus sales tax for the first two years. In years three and four, they would raise that to three percent and years thereafter they would raise that to four percent. Currently the gross revenues of the golf course are about \$2.3 million. However, the operating expenses are \$2.7 million which is why it is a negative. Without any improvements, if the City were in the same place that it was a year from now, the City would get two percent of that \$2.3 million, which is \$46,000 and that money is laid aside for capital improvements to the golf course. Therefore, if the City had \$46,000 in the first year and Paradigm doubled their rounds in the next year, the City would get \$80,000 and could use that to add to getting the well replaced before it fails. This is the goal and there would not be any expenses from the City. Paradigm is responsible for funding and all operating deficits throughout the duration of the agreement. They will cover the deficit. They are proposing many changes and improvements, and staff does not think that there is going to be a \$383,000 deficit in year one. They are aggressively being efficient, streamlining, doing improvements that they know will make sales so that that negative can be turned around to a positive.

Paradigm will be responsible for funding the maintenance equipment lease payments. Currently Castle and Cooke lease the golf carts, mowers, utility vehicles, which are under five-year leases of various expiration terms. Paradigm will pay all those lease payments until the term expires and then if it is required to lease a new piece of equipment, Paradigm will do that lease and make those payments.

The City and Paradigm have agreed that the primary water well repair will not be done immediately, and the City has agreed to pay that extra water to the water company until the City

decides whether to replace the well or continue paying the monthly fee to Pueblo del Sol Water.

All operational and capital expenditures that are executed by Paradigm shall be outside the City's procurement process. Paradigm is a business, and they want to be able to purchase items quickly and at their own cost and they can probably get better savings than the City. Therefore, the City is allowing them for any procurements they make to buy them as needed. Any capital improvement projects that were mentioned, for example the in range of infrastructure since the City will be paying that, it will be done using regular City Procurement policies.

The City and Paradigm will communicate and coordinate the event space rental of the facility and if the City requires any specific event space for a City sponsored event, the City will notify Paradigm within 30 days.

Paradigm will be responsible for executing the startup and ongoing marketing and digital infrastructure. Paradigm has already set up a new website, e-mail addresses, and social media pages with the name Sierra Vista Golf Center at Pueblo del Sol. Therefore, Ms. Wilson is partnering with them to make sure that the City gets as much social media blast and advertisement as possible. However, Paradigm has a dedicated media department that will take some pressure off the City's PIO and get those advertisements out to get lots of new golfers.

The City will be responsible for the pool and the tennis assets. Currently, the pickleball courts are in disrepair and unusable. The City received a quote of about \$40,000 to rehab those and that is on a long-term schedule, and it is unsure as to what will be done with them because the City has pickleball courts downtown. It is not considered a high priority and it is not a priority for Paradigm because their focus is golf; therefore, that will be set aside for a while. The City is going to close the pool as of September 6, 2024 on a temporary basis. The City does not have enough lifeguards to even function the Cove Pool downtown, which is the priority. Once the property transfers to the City, State Statute requires that a lifeguard always be present while that pool is open, and the City does not have the staff.

Within the first four months, Paradigm will develop a youth golf program for Sierra Vista residents along with other identified groups. The programs will be free to the public and shall run continuously throughout the contract term. Paradigm's emphasis is that the only way to continue to have good golf patronage is to make sure youths learn golf and want to play golf along with their family, friends and parents. They are offering a youth golf program for free to tap into those younger people as potential golfers to become future golfers as adults at the golf course.

Paradigm will be responsible for providing monthly financial statements as required by the Finance Department according to general accepted accounting principles. As for the fees, Paradigm will offer a three-tiered cost approach. The most discounted rate will be for Sierra Vista residents in the zip codes 85613, 35, 36, 50, 70, and 71. They call it the value-based pricing, which is less than the market rate. The second tier is for Cochise County residents which will be a little higher, but still less than market rates, and for anyone outside the County, they will be charging market rate with what the market will bear. They will be doing analysis of other competitors, seeing what the prices are, seeing what City of Tucson can handle and some of the other cities, and setting that rate per market. Lastly, they will establish a special rate for golf groups, youth groups, veterans, and special events that will be provided and discussed with the City beforehand.

The term of the contract is for 10 years with one five-year option. The City of Mesa's contract is

a 10-year with two five-year options, which is a total of 20 years. Five years have already expired, the City can only max out at 15 years. Therefore, this contract is for 10 years with one five-year option. At the end of all the optional periods, the City would either piggyback off City of Mesa's new bid, do its own bid to continue, or do whatever with this contract with the same or new vendors.

Mayor Pro Tem Umphrey asked for a copy of the contract. She asked about the monthly water fee that the City must pay to the water company until the well gets replaced. Mr. Potucek stated that there are two wells, and one probably needs to be redrilled or improved because during the hotter months starting in May the well does not perform. Therefore, Pueblo Del Sol must switch over to their water on the water company line and then make purchases to offset the shortfalls from the well. This is where the \$40,000 a year comes in. This is a lot of years to pay operations and maintenance to make up for what will probably be a half \$1,000,000 expenditure in the future on improving or putting in a new well out there. The City could probably bear that, but that would be part of the operating costs associated with running the golf course.

Mayor Pro Tem Umphrey asked about the in-range infrastructure. Ms. Downing stated that the cost for the in-range infrastructure on the City's side is about \$250,000.

In response to Council Member Rodriguez, Ms. Downing stated that it is for concrete, shade structures, electrical, and other foundation work. Paradigm expects the revenue turnover to be \$500,000 return on investment in the first year for that.

Mayor Pro Tem Umphrey stated that she thought that Paradigm was interested in maintaining the pool. Mr. Potucek stated that the City has \$1,000,000 budgeted in the Capital Improvements Fund for improvements at the facility. This has been moving very quickly and a lot of work has been done. Ms. Downing and her staff have been doing a great job in trying to get this done so that the city does not incur any operating costs after September 6, 2024. There are a few things that need to be done, especially on the nongolf side of the house. The clubhouse needs to be updated to meet one of Council's Strategic Plan goals of having a conference center in the community because that is currently sorely lacking. The City had an architect come out last week and they are going to provide the City with design concepts which will be shared with Council once that is done. This is probably the greatest expense at the golf course as that building is updated/upgraded and improving the restaurant and bar situation. Paradigm will be running that for the City and if they can turn that around, that should help them in terms of turning around the deficits that are being faced out there. The pool is another issue. The City runs and subsidizes the Cove. Pools are difficult to make money at that, but the pool is always busy. People do use that pool. When the City takes it over, then the City must incur even more expenses because there needs to be lifeguards. Castle and Cooke does not have to do that. People are out there at their risk, and they insure that. Paradigm could not find a way to monetize the pool operation. They could sell memberships, but he is unsure if that would overcome the cost of operating. When Paradigm came out, they saw all these people there and are starting to rethink that. Normally the pool would close at the end of September anyway. The City is going to have to close the pool on September 6, 2024 when the City takes it over. The City is not proposing to do anything with the pool yet; therefore, that will still be under consideration for the following season and the City will see if Paradigm does indeed want to keep the pool open or not. It would be better if they ran it as a private company than if the City was running the pool. The third nongolf related facility are the tennis courts which are in disrepair. Originally, it was thought that maybe pickleball might be something that they could monetize out there, but it does not appear that Paradigm thinks that they can monetize pickleball. There is quite a bit of flat land available there and they have talked about putting in a



putt-putt course; therefore, that land could be useful. It is probably best if this is taken apart, demolish the tennis courts, and leave the land for some future use. The other thing is public use, nongolf use, of the golf course. There are many people in the neighborhood that use the golf course for walking early in the morning and in the evenings. The City still needs to work out with Paradigm how that can still be accomplished. There are several issues to be ironed out. It is primarily in the Country Club Winter Haven Neighborhoods that are using that for walking and the City needs to meet with those HOA to go over that with them. Hopefully staff will start getting some cost estimates on the clubhouse which will provide an idea as to what that might cost going forward. The golf course is in good shape, but it needs to seat more to handle larger events and conferences. The kitchen is not in a good place for that, and it is probably too small to handle a larger operation. There is going to be some renovation that is going to need to be done there to meet the needs that the Council would desire to see.

Mayor McCaa asked about the parking lot. Mr. Potucek stated that he is not sure if parking is going to be an issue yet. It might be an issue, if they are successful. The land where the tennis courts are could serve to help with the parking situation. Car parking is an issue as well.

Mayor Pro Tem Umphrey stated that the parking lot will have to be addressed because even with the capacity that they are at now, when there is a large event, it is full. Especially, if the City gets to expand it into a Conference Center.

In response to Mayor Pro Tem Humphrey, Ms. Downing stated that the contract is one ten-year term with one five-year extension. It is 15 years total, not to exceed.

Mayor Pro Tem Umphrey asked about the deadline in approving the contract. Mr. Potucek stated that he does not believe that Council needs to approve the contract. Council has already approved the sale. The contract is being shared with Council to get input before the contract is finalized. The contract falls under City Procurement like other budgetary items.

Mayor Pro Tem Umphrey asked if Council is going to get to see the contract. Mr. Potucek stated that they will.

In response to Council Member Rodriguez, Mr. Potucek stated that the pool is normally open from the first of May until the end of October.

Council Member Rodriguez asked about rates for City employees. Ms. Downing stated that there will be discount rates for golf groups, i.e., the Men's and Women's Golf Club, SAGA, a couple of the golf associations, and with youth groups, Ms. Wilson is working with the School District for the high school golf, which already practices there, veterans, and any special events for special event pricing.

Council Member Rodriguez noted that there is a million dollars budgeted that is not assigned to anything. He also noted that the in-range portion, which they estimate to make \$500,000 in the first year but is going to cost \$25,000 will hopefully provide a return that comes from the two percent, three percent, and four percent scale. Ms. Downing stated that currently the overall gross revenue for Pueblo del Sol is \$2.3 million. If they raise that to \$3,000,000 gross, the City will get two percent of that which takes the City up to \$60,000. The City gets to invest in the Capital Improvement account that is saved for golf course improvements. The more improvements they make, the more percentage the City will get.

Mayor McCaa asked if the operational cost is at \$2.7 million. Ms. Downing stated that it is

almost \$4 million in the negative \$383,000.

Council Member Landry thanked Ms. Downing for her presentation, breaking it down, and explaining everything. It is a lot to take in and to process. She added that she looks forward to having more complete information and in writing. She noted that it will be a smooth transition for the employees and with some of the improvements that they are planning to do right away she wonders if there will be an interruption in any of the golfers' games. Ms. Downing stated that they will schedule it appropriately. They never want to have a no golf day, but they currently have some because they must maintain the grounds. However, they will get that schedule appropriately so that there is as much participation and use of the golf course as possible because when the golf course is closed, they do not make money.

Mr. Potucek stated that they are planning to take over most of the employees that are out there already. There are a few jobs they have identified that that they will not be needing and that is between Paradigm, Castle and Cooke, and those employees. The City is not involved in that, but they are following California Personnel Rules that Castle and Cooke falls under. They have probably already been notified or are close to being notified and there are severance packages. The other issue is that there is going to be a cultural change at the golf course. Currently, there are memberships out there and people that pay for memberships get preferred tee times, but there are not enough of them and then there is a loss since the City and the public are going to own it. Now everybody is the same and currently there is not even a place to go online and get a tee time. Paradigm has introduced Golf Now, and it is going to be online, and everybody has that same opportunity to play in town that the members have. This could cause some cultural issues that the City is going to have to deal with regards to the current members. Castle and Cooke is taking care of the membership situation prior to the City taking it over.

In response to Mayor Pro Tem Umphrey, Mr. Potucek stated that there are people that have paid for memberships that are either going to get refunds, or they may even have equity stakes in there that monetarily need to be settled.

Council Member Landry stated that it is good news about the website because the current website is not that great. She asked about the timeline for people to start following the social medias. Ms. Wilson stated that they do have the site up, kind of the bones and the structure. There have been discussions with the Communications and Marketing Department and the City will also have its own page and point to that page so that anybody who visits the City's page will know right where to go to get information on the golf course. There is currently noting that has been signed since the agreement is not yet finalized. Staff can notify Council once the site is up and running. She added that she is very excited about the possibilities with Paradigm because this is an opportunity for the City, and it will be a real entertainment venue. Staff has spoken to Paradigm about the City's partnerships and the City wants to make sure that everybody who is currently playing golf still feel like they have a home there. Paradigm is going to be working with each of the golf groups that are used to golfing together. They will design group packages not only for the golf groups, but for anybody who wants to fill up a bunch of tee times are going to be able to reach out to them, bachelor parties, family reunions, etc. The most important thing is to make sure to continue a wonderful relationship with the Sierra Vista Unified School District and that will continue to be the home of the Colts and they will continue to pay no fees.

Council Member Rodriguez asked about the sign on the highway from 1985. Ms. Downing stated that the sign is on the Castle and Cooke property that they are selling to other owners. Therefore, the City will need to ask permission from the new owners who are buying Tribute to have access to that sign.

Mr. Potucek stated that he wonders if the City would be violating its sign ordinance. Mr. Pregler stated that the City would be violating the ordinance.

Mayor Pro Tem Umphrey asked about the pool. Mr. Potucek stated that now that Paradigm sees how much usage is in there, they are trying to think of a way to still take over the operation.

In response to Mayor Pro Tem Umphrey, Council Member Rodriguez stated that they sell memberships, and it is supposed to be a pool and tennis, but there is no tennis. Ms. Wilson stated that they sell memberships, and it is largely on the honor system, but because there is the pool area and the tennis/pickleball area, they are not consolidated within the management piece like the pro shop that can see who is on the tee boxes and there is a starter that has people go out. There is currently no oversight in its current layout to manage it well. She added that she currently has six lifeguards at the Cove and there is no way that she can pull them from the Cove. It is not possible right away because this all happened very quickly, but Paradigm is very open to exploring possibilities of how to do something instead of how not to. They are not shying away from it. They just needed extra time to think about if there are some simple solutions that would allow them to manage it well with the current constraints. The fence line is also very low. It is open to people hopping the fence and it will have a lot more visibility once it becomes a City property. It also has a very low tolerance for people that can go in it. Mr. Healey did the study on the people per square foot, and it came out to 175, but that is not a lot of capacity for a City pool. Mr. Potucek added that although, the City has set aside in the budget, he fears that the amount will not cover what the renovations to the clubhouse might end up being going forward. None of this is going to occur this current fiscal year; therefore, staff will be able to take a closer look as to how that can be financed going forward next year.

#### C. Council Executive Report

Mr. Potucek noted that on the first page of the Executive Report there is information about the golf course. He reported that Congressman Ciscomani's office reached out to the City regarding the reduction of \$25 million to \$7 million for the repair of Buffalo Soldier Trail. Also, the City just received word that that language is not on the Senate's side of the bill. Therefore, that will still have to be conferenced between the House and the Senate for the City to get the \$7 million. However, Congressman Ciscomani is on the Appropriations Committee; therefore, the City has somebody going to bat for the project. The other project that was in the budget that the City did not receive was the RASIE Grant for North Garden and Fry Boulevard in the order of \$24/\$25 million as well. The City budgeted \$4.5 million to proceed with the North Garden portion of the project.

Mr. Potucek stated that at the last meeting he mentioned that the City received a bequest of \$1 million towards Animal Control and he proposed using that towards the \$2 million that is being spent this year for this year's expansion project. The reason for that was to help Council with some flexibility on projects going forward. Since that time, he has received a few inquiries from Council Members regarding the timing of this and the budgetary implications of that. If the City had received the bequest prior to Council approving the tentative budget, he would have recommended using the money towards that project at that time. However, Council had already set the budget cap in the tentative budget, and then when he informed Council, when he learned that the City had the money in hand, that is when Council was voting on the final budget. The City can spend funds because it must by State Law budget fully for any potential grants that the City may get. Therefore, there are two of them that are falling away short of, but

the room is still in the budget to be able to use those dollars. The reason for using the bequest for this project would be to free up \$1 million in the Capital Improvements Funds so that Council could go forward and decide as to how that money could be best used. Identified are a few potential projects, one would be the next phase of the Animal Control Facility and Mr. Kirkpatrick is looking into what that might entail to get the cost for that to Council. There are other projects like Roadrunner Park, which had to be cut back during the budget process and still awaiting on grants for that later in the year that may fall short of what is needed. Also being discussed is Council's Strategic Plan objectives on the conference centers at the golf course. These are decisions that the Council should make and have those priorities. It is staff's job to give Council the options.

Council Member Landry stated that she always enjoys reading the Executive Report and noted that it is available for the public to access, which she highly recommends. She congratulated Barry Midgorden, who served the City for over 25 years, on his retirement, voiced her excitement at the ADA accessible toilets at Garden Linear Park for everybody that is going to be out there. She further stated that she is aware that people made comments to the Mayor and Council in the past about the street sweeper, and noted that during the monsoon season, the street sweeper, removes hundreds of pounds of debris in a single day, and having the street sweepers out there regularly is very important to meet the Federal Stormwater Compliance Guidelines. She gave a shout out to Mike Goodman in the Police Department as the employee of the quarter. Lastly, she voiced her appreciation at the explanation about the Animal Shelter and asked about Council being able to decide what happens going forward with other projects. Mr. Potucek stated that staff needs to gather more information on what the potential costs are going to be for the clubhouse, the costs for Roadrunner Park, the bids for North Garden, and the cost for what would be the next phase of Animal Control. Once staff gathers that information, staff will bring that up in work session and have Council prioritize.

Council Member Rodriguez stated that he also enjoys reading the Executive Report as it has a lot of good information. He further stated that he failed the Borgstadt traffic quiz, but it is entertaining. Throughout the whole document there is mention of great event, things that happen annually, monthly, most which falls under the Parks and Recreation Department. He thanked Mr. Potucek for clarifying the grants and it is unfortunate to hear that last year the City was told that the North Garden and Fry Boulevard Project had merit and thus were given false hope. He added that he respects that staff is not going to pursue the grant again because that is too much time to be told no again. However, there are people in DC that continue to fight for Sierra Vista. He thanked Council Member Landry for talking about Garden Linear Park. He further added that the Fire Department's stats are great, and they explain a lot of the things that are happening in all the different houses. He asked if Animal Control is helping them out with the snake calls. Police Chief Hiser explained that the reason it transitioned over to the Fire Department is due to the after-hours calls rather than calling an Animal Control Officer on overtime. However, he is not aware of the volume in taxing the Fire Department. It is a matter of weighing whether to call out somebody who is at home off duty to handle the snake calls on overtime versus someone that is on duty. Fire Chief Jones stated that the frequency of the snake calls is seasonal. For the most part the Fire Department's employees enjoy doing it because it is something different. He noted that the Police Department is much too busy to do that, and it allows the Fire Department employees to get to meet with community and to help with the critters.

Council Member Rodriguez stated that he looks forward to the Sentinel publication that the Police Department is going to put out annually.

Mayor McCaa stated that he read it and praised Police Chief Hiser and his Department for the transparency, and he is looking forward to hitting the streets with them and distributing it. He also stated that there is a lot of good information in the Executive Report and asked about the uptick on fire calls. Fire Chief Jones stated that he does not think that they will hit 12,000 calls, but they did have a record month last month, over 950 calls and the month before was 880, which was a record as well. The troops will be handling the calls as they come in and are working very professionally to serve the community the way that they should.

Mr. Potucek stated that the fire calls that continue seem to increase month over month and year over year. Staff will need to look at those numbers to find out if it is the demographic of the community because the population growth rate is not keeping up with the growth rate and the calls for service that are being received. This is also being seen in Transit and staff will need to investigate it to address those by altering how service is provided going forward.

Council Member Rodriguez asked if in that research staff can include staffing versus what is being done with less. It is important to see those metrics when it comes to all around stats.

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

Council Member Landry announced the Transportation Commission on August 7, 2024, at 3:30 p.m. at City Hall in the second-floor conference room.

Mayor Pro Tem Umphrey announced that the League Conference is later in the month.

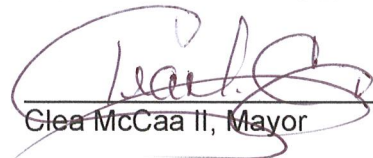
Council Member Rodriguez reported on the Youth Commission Meeting held on August 4, 2024. He added that he would still like to discuss the Youth Commission's future.

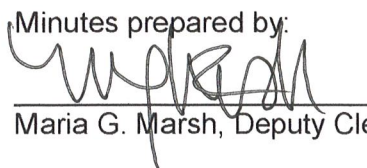
#### E. Future Discussion Items and Council Requests

In response to Mayor McCaa, Ms. Yarbrough stated there are two items in September, first is the Pavement Condition Index Survey that was completed earlier this year. Currently Ms. Flissar is reviewing the results and will be ready to present those to Council in September. Also, the Municipal Court assessment will be wrapping up this month and staff should be able to present the results to Council in September as well.

### 3. Adjourn

Mayor McCaa adjourned the August 6, 2024 work session of the Sierra Vista City Council at 4:07 p.m.

  
Clea McCaa II, Mayor

Minutes prepared by:  
  
Maria G. Marsh, Deputy Clerk

Attest:  
  
Jill Adams, City Clerk

A recording of the Council Meeting is available at:  
[https://www.youtube.com/channel/UC8PtUplbkQsixlhSy-jeR\\_Q/videos](https://www.youtube.com/channel/UC8PtUplbkQsixlhSy-jeR_Q/videos)