

Sierra Vista City Council
Meeting Summary
September 12, 2024

Mayor Pro Tem Umphrey called the September 12, 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
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
Laura Wilson, Leisure, Parks, and Library Director
Matt McLachlan, Community Development Director
Jeff Pregler, Planner
Jill Adams, City Clerk
Nathan J. Williams, City Attorney
Adam Curtis, Marketing and Communications Manager
David Felix, Chief Financial Officer
Tony Boone, Economic Development Manager
Dianna Cameron, Management Analyst
Kennie Downing, Chief Procurement Officer
Mark Slania, Attorney for the Industrial Development Authority

Invocation – Pastor Greg Rowles, God is Good Church, led everyone present in prayer.

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

[Item 1](#) Acceptance of the Agenda

Council Member Landry moved that the agenda for the Regular City Council Meeting of September 12, 2024, be approved. Council Member Johnson 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.

Presentations and Awards

Mr. Boone, Economic Development Manager, stated that as of 2021, minority owned businesses accounted for almost 1.2 million American businesses, generating over \$1.4 trillion per year in revenue and creating over 4.2 million jobs. The impact they have on our local economy and community culture cannot go unnoticed. The President of the United States has

declared Minority Enterprise Development Week for the nation for the last 40 years. This year marks the second year that Arizona has joined in a concerted effort to organize statewide events to celebrate minority owned businesses.

Mayor McCaa and Council presented a proclamation declaring September 16 through 22, 2024 as Minority Enterprise Development Week to Tony Boone, Gary Packard, Hannah Rainey, and Michelle Hagel.

Dr. Packard, Economic Development Commission Chair, presented Ruby Tran and her family with a certificate recognizing Sakura as the Sierra Vista Minority Owned Business of the Year for their unique role, impact and dedication to the community as expressed by their clients and employees. Ms. Tran thanked the community, staff, friends, and family for their support.

City Manager's Report: Mr. Potucek reported that he attended the SEACOM Joint Powers Authority Meeting held at the Sheriff's new building on N Garden Avenue where two major items were discussed, the fund balance estimates for SEACOM are going to come in probably over \$650,000; therefore, the enterprise is in good financial shape. The other item was the Board's decision to proceed with the process of moving the Human Resources function for SEACOM from the City to the County; however, there is still a lot of work yet to be done with employees, but that process continues.

He announced the grand opening of the Sheriff's new building on N Garden Avenue on October 4, 2024, and that on Friday, September 6, 2024, the City took over the Pueblo Del Sol Golf Course that Paradigm is running. Things seem to be going well, but there are some issues that are outstanding with some of the nongolf related facilities that are being worked through. Paradigm will be present at the Council's Work Session on October 8, 2024 to provide a good briefing and answer questions as to how things are going.

He reported that water issues are perking up again and there has been some decisions with regards to water rights, both the SPRNCA earlier and now Fort Huachuca. Legal interpretations are necessary to understand what those mean, both to the Fort and the community; therefore, staff will gather legal information to report to Council over the course of the next couple of months. He noted that there are significant decisions out there that will probably be appealed. Lastly, he reported that the sales tax report for July has come in and unfortunately from July of last fiscal year to July of this fiscal year, retail sales tax is down \$187,000 or 15.25 percent. Although, the City is still up with regards to its budget because it was budgeted very conservatively on sales tax revenues which the City very dependent on. In closing, he displayed a chart that showed total revenues and retail revenues being closely matched to each other, persistently flat, meaning no growth and maybe even drifting downwards.

Item 2 Consent Agenda

[Item 2.1](#) Discussion and Possible Action of the Work Session Meeting Minutes of August 6, 2024

[Item 2.2](#) Discussion and Possible Action of the Regular City Council Meeting Minutes of August 8, 2024

[Item 2.3](#) Discussion and Possible Action of Resolution 2024-058, Authorizing the Removal of Chanse Frenette and Liza Quinones, and Appointing Iris Allison and Lana Tompkins-Stutzman to the Commission on Disability Issues, said terms to expire April 30, 2026

[Item 2.4](#) Discussion and Possible Action of Resolution 2024-059, Acceptance of resignation from Alvira (Vera) Gates-Williams, with regret, and appointment of Presence Massie, Roger Hunter, said terms to expire April 30, 2026, and Angela Givens, said term to expire April 30, 2025, to the Sierra Vista Neighborhoods Commission

[Item 2.5](#) Discussion and Possible Action of Resolution 2024-060, Appointment of Gregory Loughran to the Sierra Vista Transportation Commission, said term to expire April 30, 2026

[Item 2.6](#) Discussion and Possible Action of Resolution 2024-061, Acceptance of resignation from Ryley Absalon, with regret, from the Youth Commission

Council Member Benning moved that the Consent Agenda consisting of the minutes of the August 6, 2024 work session and Council Meeting of August 8, 2024; Resolution 2024-058, removal of Chanse Frenette and Liza Quinones, and appointing Iris Allison and Lana Tompkins-Stutzman to the Commission on Disability Issues, said terms to expire April 30, 2026; Resolution 2024-059, acceptance of resignation from Alvira (Vera) Gates-Williams, with regret, and appointment of Presence Massie and Roger Hunter, said terms to expire April 30, 2026, and Angela Givens, said term to expire April 30, 2025, to the Sierra Vista Neighborhoods Commission; Resolution 2024-060, appointment of Gregory Loughran to the Sierra Vista Transportation Commission, said term to expire April 30, 2026; and Resolution 2024-061, acceptance of resignation from Ryley Absalon, with regret, from the Youth Commission, be approved. Council Member Johnson 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.

New Business

[Item 3](#) Discussion and Possible Action of Ordinance 2024-007, Text Amendments to Article 151.06.005(E), Marijuana Facilities Operational Requirements

Mayor Pro Tem Umphrey moved that Ordinance 2024-007, Text Amendments to Article 151.06.005(E), Marijuana Facilities Operational Requirements, be approved. Council Member Rodriguez seconded the motion. The motion carried, 4/3. Mayor Pro Tem Umphrey, Council Members Landry, Messmer, and Rodriguez voted in favor. Mayor McCaa and Council Members Benning and Johnson cast the dissenting votes.

[Item 4](#) Discussion and Possible Action of Resolution 2024-063, Authorizing the Issuance of its Education Facility Revenue Bonds, Liberty Traditional Project, Series 2024, in an aggregate Principal Amount not to exceed \$3,500,000, the Proceeds of which will be loaned to Liberty Traditional Charter School, Inc., an Arizona Nonprofit Corporation

Council Member Rodriguez moved that Resolution 2024-063, authorizing the issuance of its Education Facility Revenue Bonds, Liberty Traditional Project, Series 2024, in an aggregate principal amount not to exceed \$3,500,000, the Proceeds of which will be loaned to Liberty Traditional Charter School, Inc., an Arizona Nonprofit Corporation, be approved. Council Member Landry 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.

[Item 5](#) Discussion and Possible Action of Resolution 2024-064, Authorizing the City Attorney to take action against Charles “Chuck” Long DBA Long’s Affordable Hauling Services

Council Member Johnson moved that Resolution 2024-064, authorizing the City Attorney to act against Charles “Chuck” Long DBA Long’s Affordable Hauling Services, be approved. Council Member Messmer 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.

[Item 6](#) Discussion and Possible Action of Resolution 2024-065, Acceptance of Tohono O’odham Nation Grant for Air Bag Lifting Equipment

Council Member Messmer moved that Resolution 2024-065, acceptance of Tohono O’odham Nation Grant in the amount of \$36,000 for Air Bag Lifting Equipment, 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.

Call to the Public

Susan Gamble stated that she lives close to the clubhouse and voiced her concerns over the proposals that were heard at the Parks and Recreation Commission Meeting that Paradigm may be planning on bringing in. Her main concerns are the noise level that may be emanating from all these new events, the expanded hours of the golf course, the tractors, mowers, and front-end diggers because they fire them up at 4:30 a.m.

Clyde Morris stated that he enjoys many nongolf activities at the course and he understands how important it is to the community. He further stated that he has heard many good things about the City's plans, but he also has concerns that since the course is now owned by the City, the course is going to lose some of the nongolfing recreational activities that were enjoyed when it was a private course. It seems to him that as a taxpayer that there should be recreational opportunities added since it is now a public course. He noted that the course is loved by those who use it before and after golfing hours, i.e. walkers, including families with children, dog walkers, joggers, bird watchers who flock to the course for nongolfing fun. Pueblo del Sol has been designated by Cornell University as a birding hotspot along with other famous Cochise County hotspot birding locations, and much revenue was generated by out-of-town visitors coming to see birds. No fewer than 203 species of birds have been seen on the golf course when it was under private ownership. Castle and Cooke would have its annual Christmas Bird Camp to allow birders special access to the course and provided birders with free golf courts for the mobility challenged. He urged the City to ensure that Paradigm implements specific environmentally responsible best management practices such as increasing tree cover, improving water management, judicious use of pesticides and recycling. In closing, he asked Council to create a Pueblo de Sol Advisory Committee to work with the City and Paradigm to ensure that the golf course provides nongolfing recreational activities and is operated in a sustainable and environmentally protective manner.

Bradley Clark stated that he is not a golfer, but he uses the golf course every morning as a dog walker before golfing hours. He further stated that he would hate to see nongolfing activities go away, restricted, minimized, or prohibited without taking the residents’ consideration of all they do. He researched websites i.e., Dobson Ranch concerning improvements to golf courses, but he envisions the Caddyshack movie and although, he is glad that the City has taken the golf

course over, he encourages Paradigm to find a way to keep those activities active following the dusk to dawn. In closing, he voiced his concern about all the folks who live there and feel like they did not sign up for this. Although, change is happening, everyone must digest it in some way, but it needs to be done smartly and taking into consideration all those concerns.

Comments and Requests of the Council

Council Member Benning thanked Pastor Rowles for his blessing, congratulated Ruby Tran, and thanked the Battalion Chief Sam Marshall, Retired Chief Bruce Thompson, Christy Barr, Principal at Colonel Johnston Elementary School, Stephanie Wright, Laura Wilhite, Mary Gutierrez, and Christy Teran, Father Greg, and Mayor McCaa for their participation during the 911 ceremony.

Council Member Johnson had nothing to report.

Council Member Landry congratulated Sakura, encouraged people to go to Sakura, announced the Oktoberfest 5K at 7:30 a.m., and encouraged people to find a safe way home if drinking or using marijuana and not drive after having a great time at Oktoberfest. Also going on during the weekend on Post at the Urban Pool is the Doggy Dip Day from 8:00 a.m. to 10:00 a.m. where there will be a lot of things that people can have their dog participate in, i.e., the long jump.

Council Member Messmer announced that September is Suicide Prevention Month and gave out the number for Lifeline (988 that can be called 24/7). She also announced that September is Hispanic Heritage Month.

Council Member Rodriguez thanked people for their comments during the call to the public and noted that it is always great to hear from people in person or e-mail because all the feedback is important to Council. He congratulated Ruby Tran and noted that Sakura is a great place. He thanked Chef Tony, an amazing guy in the community, an entrepreneur, good landlord, who is a philanthropist and supports the community. He stated that the 911 ceremonies were very powerful, ALA in the morning where he spoke amongst great people that spoke as well amidst well behaved kids, and Station III 911 ceremony where the Cananea Fire Department was present. He reported that Oktoberfest will have German beer and not just Bud Light where the tent looks bigger due to the different orientation. There is also a Council Meet and Greet at Oktoberfest at 5:00 p.m. on Saturday, September 14, 2024. In closing he stated that the City is doing what it can with a situation that Castle and Cooke left the City to deal with. The City did not ask for the situation, Castle and Cooke left the community with this situation. The City is doing the best that it can to help with what there is. He congratulated his current AOC class that will be graduating on Friday, September 13, 2024 on Fort Huachuca.

Mayor Pro Tem Umphrey echoed everything that was said before her.

Mayor McCaa stated that on Sunday, September 15, 2024, he and Mayor Pro Tem will be going to Cananea, Sierra Vista's Sister City, to participate in the Mexican Independence Day and swearing in of their mayor. He reported that the Buena High School Football is playing Catalina on Friday, September 13, 2024, and the basketball team has started their practicing. In closing, he stated that he is excited about Buena High School's athletics and the things that they are going to do this season.

Adjournment

Mayor McCaa adjourned the September 12, 2024, meeting of the Sierra Vista City Council at 5:53 p.m.

A recording of the Council Meeting is available at:

https://www.youtube.com/channel/UC8PtUpIbkQsixIhSy-jeR_Q/videos