

Sierra Vista City Council  
Work Session Minutes

October 8, 2024

Mayor McCaa called the October 8, 2024, City Council Work Session to order at 3:00 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 – present  
Council Member Angelica Landry – present  
Council Member Marta Messmer - present  
Council Member Mark Rodriguez – present

Others Present:

Chuck Potucek, City Manager  
Victoria Yarbrough, Assistant City Manager  
Chris Hiser, Police Chief  
Brian Jones, Fire Chief  
Don Foster, Fire Marshall  
Laura Wilson, Leisure, Parks, and Library Director  
John Healy, Sports and Aquatics Supervisor  
Sharon Flissar, Public Works Director  
Gabriel Squired, Public Works Internal Operations Manager  
Jeff Pregler, Planner  
Blake Fisher, Planner  
Kennie Downing, Chief Procurement Officer  
Barbara Fleming, Human Resources Manager  
Jennifer Dillaha, Budget Officer  
Tony Boone, Economic Development Manager  
Dianna Cannon, Management Analyst  
Lauren Healy, Management Analyst  
Adam Curtis, Marketing and Communications Manager  
Elizabeth Wrozek, PIO  
Jill Adams, City Clerk

2. Presentation and Discussion:

A. October 10, 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 Wesley Good, Kino Chapel, and the Pledge of Allegiance led by Council Member Johnson followed by a proclamation declaring the week of October 13 through 19, 2024 as Women in Business Week, the Economic Development Commission award for the Women-Owned Business of the Year, a proclamation declaring October 2024 as Fire Prevention Month, and the 2024 Achievement of Excellence in Procurement Award to City's Procurement Department.

In response to Mayor McCaa, Mr. Potucek reported that the on-call demolition services will first focus primarily on the King's Court property and those bids are due on October 17, 2024.

Council Member Rodriguez asked if this is the second time going out for bids. Mr. Potucek stated that he is correct. The people, Supreme Court, that own the property have a loan that the City is carrying, and they have been faithfully paying that loan, but they have agreed to a restructuring of that loan to include the cost of the demolition.

Mr. Potucek reported that the bids for the MLK reconstruction from Avenida Escuela to State Route 90 are due on October 28, 2024, and the speed bumps were installed on Tacoma that will help in slowing traffic in an area where there is a lot of activity and children playing. Lastly, he reported on the sales tax report for the month that indicates that the City is still running flat. Year to date revenues are down .45 percent and down 1.6 percent from this time last year. However, the City budgeted very conservatively; therefore, the City is still up about 1 1/2 percent for the year over budget.

Item 2.1 Discussion and Possible Action of the Work Session Meeting Minutes of September 10, 2024 – There was no discussion.

Item 2.2 Discussion and Possible Action of the Regular City Council Meeting Minutes of September 12, 2024 – There was no discussion.

Item 2.3 Discussion and Possible Action of Resolution 2024-066, Abandonment of a Sewer Easement and Acceptance of a Sewer, Drainage, and Public Utility Easement on Lots 8-11 of the Crossroads Commerce Center subdivision – There was no discussion.

Public Hearing Item 3 Discussion and Possible Action of Resolution 2024-067, an Owner Transfer Series 6 Liquor License for Sara Jill Adams on behalf of Sierra Vista Golf Center at Pueblo del Sol, 2770 St. Andrews Drive, Sierra Vista, Arizona – Ms. Adams stated that this is a liquor license transfer and interim permit for the series 6 bar liquor license at the golf center at Pueblo del Sol. The notice of the public hearing was posted on the facility and to date there have not been any comments, pro or con, received. The Police Department has done their background investigation and if approved on Thursday, October 10, 2024, the application will be forwarded to the liquor board for final action. She added that the name of the golf center will be updated; however, the application was submitted prior to the unveiling of the new name for the facility.

Public Hearing Item 4 Discussion and Possible Action of Resolution 2024–068, a limited liability-type of ownership for a Series 12 Liquor License for Kevin Arnold Kramber on behalf of Guadalajara's Sierra Vista LLC located at 99 S. Highway 92, Sierra Vista, Arizona– Ms. Adams stated that this is a new application for a restaurant liquor license for Guadalajara's Sierra Vista LLC. The notice of the public hearing was posted on the facility and staff has not received any comments pro or con. A background check did identify that one of the applicants had some issues in the past but had satisfied the Police Department's inquiry and they have no objection to this going forward. If approved on Thursday, October 10, 2024, the application will be forwarded to the liquor board for final action.

Public Hearing Item 5 Discussion and Possible Action of Resolution 2024-069, Submission of the US Housing and Urban Development (HUD) Program Year 2023 Consolidated Annual Performance Evaluation Report (CAPER) – Mr. Fisher stated that this item is the latest program

year Consolidated Annual Performance Evaluation Report, also known as the CAPER, for consideration. This latest program year is defined as taking place between July 1, 2023 and June 30, 2024. The City receives an annual entitlement allocation of Community Development Block Grant funds from the U.S Department of Housing and Urban Development. The majority or 70 percent of the funds went toward Soldier Creek Park's improvements, which includes the two new large slide structures and ancillary improvements that were constructed for \$205,561.70; the Emergency Home Repair Program concluded with \$11,000.02 expended for three households; \$12,360.56 went toward the construction spec phase of the Montebello Fire Safety Improvements, with the project expected to be out to bid later this year; \$32,657.76 went to administration; and \$30,138.00 worth of funds went to program assistance for 1,136 low to moderate income individuals.

All activities completed and in progress during the 2023 project year were consistent with the needs identified in the City's Consolidated Plan and comply with all CDBG regulations. The staff recommendation is for the approval of the 2023 CAPER.

Item 6 Discussion and Possible Action of Resolution 2024-070, The Estates II at Holiday Preliminary Plat, Lots 1-10 – Mr. Pregler stated that this is a request for approval of Estates II at Holiday preliminary plat. This request is coming from Castle and Cooke. Although they are the applicants and own the property, the actual construction of the homes will be from Walston Homes.

He displayed the location map of the property showing that the property is located on the northwest corner of Canyon De Flores and Great Basin Lane. There will be one access off Renee Drive to Great Basin Lane.

Specifics about the project - The Vista 2030 land use designation designates this as high density residential. The zoning on the property is multi-family residence which is consistent with the high-density residential land use designation. They are posing to construct single family homes, and the lot sizes range from 7,700 square feet to about 13,000 square feet. There is only going to be one phase on this subdivision because there are only 10 lots being proposed and the density is 2.2 homes per acre.

The front yard setback will be 24 feet. Typically, there is a 20-foot front yard setback; however, the sidewalk is located within the boundaries of the of the private lots. Therefore, to ensure that the cars do not encroach onto the sidewalk, they are going to be 24-foot setback for the front. The interior side will be 5 feet, the street side set back is 10 and the rear set back is 15.

There is a detention basin identified in Tract B, which will be dedicated and maintained by the city. All water will drain to the streets and into the detention basin where it will be metered into the wash.

All the roadways will be private and maintained by the homeowner's association and will have a width of 26 feet.

Lots 1 and 10 as well as the detention basin are located within a FEMA floodplain and the affected lots will need to be removed from the floodplain prior to the construction of these homes, which the developer's engineers are in the process of working with FEMA to get these lots removed.

Curb, gutter, and sidewalk will be constructed along all private roadways. The sidewalk will also

be extended along Great Basin Lane, which will connect the subdivision to multi-pass located in the wash, to a neighborhood park, and to a clubhouse with additional recreational amenities to the north of the subdivision.

The subdivision is consistent with Goal 2-4, Strategy 3, design sites to provide access and connections to alternative transportation routes, i.e., multi-use paths, sidewalks and bus routes. The subdivision is also consistent with Goal 12-9, Strategy One, promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.

There are four findings of facts to consider:

1 - The design of the subdivision is consistent with Vista 2030 and applicable development code requirements.

2 - The property being subdivided is physically suitable for residential use.

3 - The subdivision being subdivided is physically suitable for the proposed density of development.

4 - The subdivision is not likely to cause serious public health problems.

Mayor Pro Tem Umphrey stated that she is happy to see Walston Holmes step up to complete the work and noted that they do fine jobs on their homes. She added that she is aware that they will be usings at least three of the plans that Castle and Cooke already uses. Therefore, it will look more seamless.

Item 7 Discussion and Possible Action of Resolution 2024-071, Appointment of Daniel D. Haws II as Counsel for Water Representation – Mr. Potucek stated that there are many legal and litigation issues surrounding water recently in the area to include the General Adjudication Federal Reserve

Right allocations for both the San Pedro River and Fort Huachuca. Potential implications for the Fort's biological assessment, biological opinion process, potential litigation regarding active management areas as well as 100-year water adequacy certificates for the Tribute property.

In the past, Sarah Ransom working for the Copeland Law Firm was the City's water attorney, who is very experienced with the County and very helpful. However, she has taken a position with Sulphur Springs and is no longer available to the City. Copeland Law Firm has been covering for the City, but Ms. Copeland is located out in Phoenix and does not have the local knowledge of water issues that the City would like to see. Mr. Haws has been the Fort's water attorney for 30 years or so and is very experienced in all these various water issues. He has now retired from Fort Huachuca, and the City will be retaining his services upon approval by the Council of this resolution.

Item 8 Discussion and Possible Action of Resolution 2024-072, Amending the Personnel Rules and Regulations to add Paid Parental Leave – Ms. Fleming stated that this resolution amends the Personnel Rules and Regulations to add the paid parental leave benefit. The intent of this benefit is to give parents paid time off to have the opportunity to care for and to bond with children. It would provide 160 hours of paid leave to the 40-hour-a-week employees and 224 hours to the 56-hour employees, fire employees, and it would be good for one year and would

run concurrent with FMLA.

Item 9 Discussion and Possible Action of Resolution 2024-073, Rescinding Resolution 2024-029, Donation of two surplus vehicles, 2000 Chevy Silverado 1500 truck, 2005 Ford F250 Truck to Sister City Cananea, Sonora, Mexico – Ms. Downing stated that due to a reorganization of the government administration at the City of Cananea, they have requested to rescind the donation of the two trucks that Council approved several months ago. Many attempts have been made to get them to pick up the vehicles because they were already set aside and ready; however, they finally responded via e-mail notifying the City that they were unable to receive them and would probably start receiving new ones in January. Therefore, legally the Council must rescind the resolution to be able to sell them. However, in January of 2025, the Department will again reach out to Cananea to see if they are ready to start receiving the City's surplus vehicles.

Council Member Johnson asked about the value of the vehicles if they were to be auctioned? Ms. Downing stated that the City gets between \$3,500 and \$5,000 apiece.

Council Member Johnson noted that he would rather give them to Cananea if they will take them. Ms. Downing stated that if it is Council's request, the Department can set them aside in the Public Work's yard until Cananea is ready to pick them up.

Council Member Rodriguez asked about the process to donate to another organization, city, or agency. Ms. Downing stated that the City's surplus technician could reach out to other agencies to see if they wanted them locally. The Department would try to stay within Cochise County because those are the people that would benefit. However, it is up to Council to make that determination.

Council Member Rodriguez stated that if Cananea does not want to take the vehicles, he would rather give them to somebody that can currently use them instead of having them sit somewhere and rot.

Council Member Johnson asked if this would be in violation of the gift clause. Ms. Downing stated that donating to Cananea is equivalent to donating to another government agency. She explained that if it is a government, then the donation would be the same as donating to Cananea.

B. [Presentation by Launch on Demand](#)

Mr. Boone stated that this is the culmination of several months on the work for the Feasibility Study for the Spaceport Re-entry Port and introduced Kit Carson, Chief Technical Officer of Black Star, Kevin Hatton, Chief Operating Officer for Launch on Demand.

Mr. Hatton stated that he is going to go through some of the high points, provide general information, and an opportunity for questions and answer. He shared that he previously worked at the FAA, air traffic control and air traffic management, as well as at SpaceX from 2016 to 2019 where he was manager of Mission Assurance and Flight Reliability, and then at Arctos Technologies where he worked in commercial launch licensing services as well as public risk and safety analysis.

There were multiple partners supporting the feasibility study, Ninyo and Moore, Tierra, both Arizona companies that worked on the environmental aspects, Arctos Technologies for the

public safety analysis, and Prodims that supported the project management schedule and timeline analysis.

The report has several major sections, introduction, goals and objectives, re-entry vehicle concept of operations, public health and safety, environmental and geotechnical, airspace, and recommended next steps.

Currently the space industry is seeing a massive acceleration and growth in launch and re-entry. In 2020 there were only 33 FAA license launches and re-entries in the United States, in 2023 that tripled to 113, and as of today there have been 117. FAA projections for 2028 could potentially reach 338 launches and re-entries.

Mr. Hatton displayed a graph of FAA launch and re-entry activity and forecast and explained that the

red and blue lines are future projections with the high end being 338. This is driven by a variety of factors, commercial interest in manufacturing. There are a variety of different industries that are interested in going to space and doing work in space. There is also interest from the public in terms of commercial space for tourism. Therefore, many of those flights have been seen happening within the last couple of years and that is expected to grow as well.

A map was displayed with licensed spaceports in the United States with licensed re-entry sites. There is one at Huntsville and another at the Shuttle Landing Facility. There are currently only two licensed re-entry sites in the United States and Sierra Vista could become the third if Council decides to pursue that path and get an FAA license. This would be the first license re-entry site West of the Mississippi in the whole Western United States. There are advantages to operators to be able to come back to different locations and there are also logistical advantages depending on where payloads are moved to and from. However, having another re-entry site in the West would be very advantageous.

In terms of national interests, in 2020, President Trump signed the National Space Policy for the United States that directed government agencies to work among other things and to develop infrastructure and services that will enable science driven exploration. This White House support is augmented by congressional support. The Commercial Space Launch Act entailed Congress directing the rest of the government to take action to facilitate the strengthening and expansion of the United States space transportation infrastructure, which includes development of re-entry sites with government, state and private sector involvement. Additional re-entry and launch sites are beneficial to the nation because it furthers US capabilities to return to launch and to return from space.

The goals and objectives in the feasibility study for a re-entry site for Sierra Vista and what the benefits can be are:

- Economic development, typically with a new re-entry site, seen are the attraction of additional jobs, particularly high quality and usually high paying jobs in high tech areas that can be tied directly to the support of the space vehicle in the space operations.
- Economic diversity because of the aerospace industry that operates the space vehicles, but the other industries that use space to do business as well, i.e., pharmaceutical companies that want to develop drugs in orbit or testing, food and beverage companies, and the cosmetics industry.
- Improving airport utilization, a great benefit/asset that Sierra Vista has a 12,000-foot runway. Having that infrastructure already in place reduces the number of resources to

expand to be able to support the re-entry and it also increases utilization of an asset that is already there.

- Educational benefits because universities and academia are interested in space, doing experiments that go to space. Often seen are student groups at different universities that want to send something to space and bring it back as part of their work. Also, there is the benefit of having a re-entry operator that can provide educational opportunities such as internships and other exposure to high tech space industry.
- Promoting Fort Huachuca, there is Cape Canaveral on the East Coast and Vandenberg on the West Coast that are both Space Forces with associated launch and re-entry capabilities. Adding a re-entry capability to Fort Huachuca would be a benefit in terms of having an association with a DOD entity and a supporting space infrastructure.

Many people are familiar with the space shuttle that has been retired, which provides an idea of the relative sizes of what is being talked about for the newer re-entry vehicles. The Black Star Space Plane is about eight by four feet, considerably smaller than a shuttle. The Dream Chaser was built

by Sierra Space and is planning to launch to orbit soon for the first time. It is another vehicle that is out there that would be capable of landing at Sierra Vista.

A slide was shown of an early mockup of the Black Star Space Plane that answers the question on how these space planes get to orbit. Typically, they are placed on top of a traditional vertical launch rocket. The slide also contained an image of the Dream Chaser, and it is encapsulated in a payload fairing. The rocket carries it to orbit and then deploys the space plane to carry out its mission.

Another slide was shown of the re-entry vehicle concept of operations process and what it would look like for Sierra Vista. The space plane would be launched on a vertical launch rocket that can occur at any traditional launch site. It could be launched from Florida or someplace else. It reaches orbit, it is deployed, the spacecraft carries out its mission. It may stay in orbit for days or weeks or months, depending on what its mission is and at some point, there is a plan to return. They conduct a re-entry at which point the vehicle when it enters the atmosphere will act as a glider and it will guide to a landing potentially at Sierra Vista.

An analysis of some trajectory information was done for public health and safety. A generalized approach of a similar spacecraft returning was done because there needs to be an actual trajectory for a specific mission. The slide depicted an orbital trajectory re-entry coming in over the South Pacific, crossing over Mexico, and then across the border to Sierra Vista.

An analysis of public risk is required by the FAA, and it involves looking at the trajectory of the vehicle, types of materials on the vehicle, and the types of debris that might result if something happened to the vehicle in the atmosphere. Also looked at are populations on the ground, airborne populations in terms of aircraft for airspace. All that data is considered along with the probabilities that the vehicle could fail. The analysis is required by the FAA as part of the licensing process and then results are given.

In this case the preliminary results were that the expected casualty number, the risk to the public number, as  $6.23 \times 10^{-6}$  in 100,000. The regulatory requirement is one in 10,000. The analysis shows that the risk was below the FAA thresholds and within the allowable risk thresholds by the FAA.

The report has a wealth of information and there was a site visit by an environmental engineer. There were reviews of the available geologic data, the federal, state, and local regulatory databases, the regulatory agency documents, aerial photographs and topographic maps. The takeaway from that was that the information reviewed for this report documented no significant environmental impacts within the project area. However, there was some soil that was moved and compacted on the airport and the environmental engineers recommended soil testing of that before beginning construction.

Other environmental considerations were looked at, including species investigations, wetlands, flood plains, social and economic impacts, cultural and historic resources, wilderness area review, and noise. There were no potential significant impacts on the natural or human environment identified during that review.

A site visit was conducted, background review, topography and historic, and aerial photographs as well as geology and subsurface conditions, geologic hazards and faulting and seismicity, and nothing was identified that was a showstopper or a barrier to moving forward.

Airspace was reviewed, low altitude airspace, restricted areas, military operations areas, and high-altitude structure. The Black Star Space Plane is relatively small at four by eight feet, which comes in unpowered as a glider. There is not going to be noise or emissions in the terminal area. However, different space planes have different mechanisms for their landing gear. The Space Dream Chaser does not have a nose wheel as a landing skid. Also, once the vehicle lands, it is not going to have power to taxi off the runway. Therefore, due to these reasons, it cannot turn itself nor power itself off the runway. Typically, a tow or some type of vehicle is used that comes out to the runway and tows the spacecraft off the runway.

Airspace impact means that the runway is closed for a few minutes while that vehicle is recovered and moved off the runway.

No significant impacts on the existing lower high-altitude route were found. The flight safety analysis looks at hazards to people aboard aircraft. Therefore, the FA requires airspace to be closed for launch and re-entry missions, and the extent of that airspace depends on the details of the specific mission. Therefore, this could not be provided at this level until there is more detailed information on a specific mission. However, it is likely that an airspace closure could impact some routes in the area. It is not unusual to have airspace that close some air routes for some period. The ultimate analysis of this was that there were no significant challenges seen for the airspace management around this. They did identify that coordination would need to be done. Therefore, the use of restricted airspace must be done with the DoD, and particularly with the Mexican border being so near, likely coordination with Mexico as well.

Next steps being recommended are to move forward with a re-entry site license application, conduct a pre-application consultation with the FAA that is required by federal regulation. This is an informal process where the FAA must be engaged to exchange with them plans, information about the site, and draft documents. Typically, there will be meetings with the FAA regularly iterating the application until getting to a point where they say that it looks good.

The second recommendation is to collaborate with Black Star or any other re-entry vehicle operator to establish a concept of operations, identify a specific vehicle operational and performance requirements and data that goes into the public safety evaluation. The preliminary



level provided some information, but to get an actual re-entry site license, there must be a higher fidelity public safety analysis and that would come from that data, which is recommendation number three to perform the flight safety analysis.

Recommendation number 4, establish plans and procedures for site operations, mishap response, etcetera. These are normal plans that the FAA requires if operating a re-entry site. There must be an operations plan that describes how the site is managed. There must be a security plan that describes how the site is secured, a mishap plan that describes how to respond to any mishaps.

Recommendation number 5, perform environmental analyses sufficient to enable the FAA to comply with regulations. The FAA is the responsible authority for the environmental compliance. During that FAA application process, the FAA will guide the applicant and advise as to what environmental actions or analysis that you need to perform.

Recommendation number 6, coordinate with US and Mexican stakeholders to establish agreements for ensuring the safety of the public in areas of land, sea, and air. Typically done are letters of agreement with air traffic control, letters of agreement with the Coast Guard if the trajectory over flies, any public waterways and letters of agreement with any operators of land areas that may be affected by risk, which is for re-entry, not expected to be that extensive. These agreements need to be in place with any of those external entities that would be coordinating with during these missions.

Council Member Rodriguez stated that the 75-page document was very informative, but there are a lot of acronyms that were not explained regarding the environmental issues. Therefore, he had to do research to find out what the acronyms meant. He recommended breaking some of those down in the future. He added that the findings seem to be simple and wondered about Mount Dooley being moved from one place to another, an easy fix, certification that the soil was not brought from somewhere else.

Council Member Johnson asked about the potential for noise, sonic booms, etc. with respect to the re-entry. Mr. Hatton stated that preliminary information is being looked at. However, needed is more actual concrete information to be able to provide a definitive quantitative answer. The analysis that was done indicates that the sonic boom would be very minimal because a sonic boom is driven largely by the size and shape of the vehicle. Therefore, a four by eight-foot vehicle's sonic boom would be the equivalent of a gunshot and it would occur above 60,000 feet and probably ten to 20 nautical miles from the airport. More analysis needs to be done to get more specific information.

Council Member Rodriguez noted that the document states that it is 20 nautical miles West of the airport. Therefore, he assumes that the location would be res land between here and there. He also mentioned that the partners would be Mexico and the DOD, but he believes that added should be where that sonic boom is going to be, tribal land, a city, etc. He further stated that he is aware that this is based on trajectory because currently it comes right over Puerto Penasco, over Rocky Point.

Mr. Hatton stated that this will be a part of that environmental study. The FAA will require this, and a higher fidelity analysis would be done to look at essentially the sound waves that move out from it and to be able to estimate what those decibels are at different points and distances from it.

Mayor Pro Tem Umphrey noted that the Thunderbirds train in the area and what is being described is much quieter than what is heard out of them.

Council Member Landry stated that the feasibility study is a very comprehensive document. She commented that it contains a lot of interesting things that she would not have thought about that need to be looked at. She voiced her appreciation of the presentation and the map of the launch and re-entry points.

Mr. Hatton stated that the City of Sierra Vista did this right because not everyone does the feasibility study. This was that step to take a broad look at everything and see if there are any roadblocks or big red flags. This lays the groundwork for making a good decision down the road.

Mayor Pro Tem Umphrey asked if the case when it deploys become space junk. Mr. Hatton explained that usually the payload fairings fall to earth and the missions are designed to do that over remote ocean areas. For a while SpaceX was toying with recovering them and they equipped them with parachutes and GPS guidance. Some had success, but not a lot. They get dumped thousands of miles away.

Council Member Rodriguez noted that FFA estimated approximately 18 to 30 months, 1 1/2 to 2 1/2 years. However, he is curious as to when that clock would start. Mr. Boone stated that the feasibility step was the first piece. There is money in the budget that Council passed to get started on the licensing process. That window of time is estimated at 24 months; however, the FAA has six months to respond. Therefore, if the City is at 24, that is  $\pm 30$ . At this point the Economic Development Department is trying to finalize the request for proposal for the consulting services to help through this. The area which will be covered on the environmental analysis is significant and unique because of what has been done for environmental in this location. The distances and the altitudes will be significant. The initial \$700,000 that Council passed in the current budget will get the City started. This will go at least two if not three budget cycles to get to the completion. From the community's perspective, it is going to take time to work through this. The City of Yuma is about two years ahead on a launch site and they are starting to close in on the tail end of their licensing process.

Mr. Boone stated that this presentation to the Council and to the community was to make everyone aware of where this is at. The feasibility study information gets rolled into this and it is not a non-needed step. All that data and initial work that Launch on Demand did informs the next step of the process.

### C. [Strategic Plan Update](#)

Ms. Yarbrough stated that this is Council's one-year report that officially goes through the end of July. She noted that things have changed in the past couple of months, but there has been a lot of work done on the Plan and a lot of progress is being made; therefore, it is sometimes hard to decide where to cut off the update, end of July, or bleed over a little into August or September.

Most of the items in the Plan are marked as ongoing because generally they are actions or activities that occur on a regular basis. They are not something that would be marked as complete because they are going to continue and there is no completion expected.

The following two items will change in the next report because of recent presentations and events that have occurred. Priority One which is related to the pavement condition index survey

was on schedule through July because staff was still reviewing the report. However, this item will be marked behind schedule in the next report due to the average PCI having slipped in this past report. Initiative 12.2, Hummingbird Month, is complete. The City had a great month of activities planned and Council will be receiving a full report on all the wonderful activities that happened during that month at Parks, Recreation, and Library Department.

The priorities and initiatives that were marked ongoing:

Priorities two and three address the unfunded liabilities of PSPRS and the General Fund reserves. The mid-year financial review indicated that headway was made on both of those items using the \$5.6 million fund balance from Fiscal Year 2023 when the books were cleared and closed, \$1.2 million to the Police Department unfunded liability, \$750,000 to the Fire Department unfunded liability, \$2 million to HURF, and \$1,000,000 to the Capital Improvement Fund.

Priority four related to water resources and to an extent priority five because it deals with grant funding are marked as ongoing. The City has had great success with being awarded grants on behalf of the SPRNCA Adaptive Management Committee. The City was awarded the America the Beautiful Challenge Grant for \$1 million in December. Recent awards include \$900,000 from the Foundation for America's Public Lands, who visited last December, and selected this group as their first awardee. The \$900,000 will be split into \$300,000 each year over three years, which will fund regional hydrological monitoring. Also, the City was recently awarded a grant by BLM.

Ms. Yarbrough thanked Holly Richter, coordinator for the SPRNCA AMC Group and the staff that have put a lot of work into all those grant applications.

Initiative 7.1, expanding the Fry Boulevard streetscape. The City did not receive the RAISE grant and staff will probably not reapply. However, the City is moving forward with the reconstruction of N Garden Avenue. That scope and the RFP are almost ready to go out to get proposals to move into the construction phase.

Initiative 13, construction of Roadrunner Park - The final concept is at 95 percent completed and staff is looking forward to bringing that back to Council for final approval soon.

Priority 14, evaluation of facility needs - Public Works completed their facilities condition assessment study, which was a lot of work over the past year. This will be used to prioritize the annual capital maintenance and replacement plans and regular O&M requests, which will be reflected in the back part of the budget book.

Initiative 14.4, regional Convention Center - staff brought in an architect in July to look at the Golf Center and is currently working on concepts and cost estimates for maximizing the available space. There are other updates in the Parks Master Plan related to the Golf Center.

Council Member Rodriguez asked if anything has been done to speed up the hiring process. Ms. Yarbrough stated that staff has been working on that, but she has not yet tracked the timeline for an average person to make it through the process. It depends on the process around the specific job. The City has been trying to hire another recruitment coordinator, but

there have been a couple unsuccessful recruitments, although the job has recently been reposted. Also being looked at is expanding the responsibilities of the recruitment person at the Police Department to cover public safety recruitment. It is believed that between those three things that there will be significant improvement on the hiring time across the City.

Council Member Rodriguez asked if the background checks are still taking a longer time. Ms. Yarbrough stated that the City has multiple possibilities for background checks between the Police Department and the work being done in Human Resources through Mr. Cline. She added that she does not know if the wait is as long because a lot of that still has to do with how long the fingerprints and the federal background checks take in coming back to the City, not so much on the local information check side.

- D. [Pueblo Del Sol Golf Course Update/Pool Operation Discussion](#) (In accordance with City Code Section 30.16, this item is being notice for public comment)

Ms. Wilson introduced the staff from Paradigm who will talk about the operations of the Center itself.

She thanked Tony Boone, Kennie Downing, who has done so much heavy lifting on this, John Healy, who has been available to go through the logistical Olympics that sometimes comes with acquiring a new property, especially one that had such a tight timeline. She stated that she is very proud of the work that has been done and she thinks that Council will be happy with the operations moving forward with Paradigm as a partner.

The property recorded on September 6, 2024 and by some miracle Paradigm Golf Group started operating that on the same day. Folks were able to go to bed with PDS going out of business on September 5, 2024, and waking up to Sierra Vista Golf Center on September 6, 2024, and still getting to go out on the course and have a meal.

Folks have experienced some of the growing pains in moving through the transition, but all in all it has gone as well as anyone could have expected.

On day one the public was able to see price changes and there were accesses to tee times online, which sometimes comes with a bit of a learning curve. However, it has been about a month into operations and folks seem to be getting the hang of it and they are communicating well with Paradigm.

The City was able to successfully transition the temporary liquor license so that there could be continuation of alcohol ordering. This is an important revenue generator for the operator.

Procurement's staff has been amazing, and Paradigm has been finding out what is on the property that they can use and what they do not need. As they find those items, they inform Procurement, and once picked up are put on the City's public surplus website. Procurement has also been working with Paradigm and Castle and Cooke on the transitioning and closing of any necessary contracts/agreements, but those are going to be hanging chads that will be there for a bit.

Some of the things that were found were not working well, but Castle and Cooke has been outstanding in their support of the closing. They paid for the AC unit that had to be replaced in the golf shop that was totally inoperable. The hole in the roof was repaired and they also paid

for the update to the fire suppression system in the kitchen that has been completed.

The Health Department noted during their inspection that some of the appliances in the kitchen were not commercial grade and those have been replaced. Also, Paradigm's insurance company brought to the City's attention that the tag from the fire riser was not in compliance, but that has been inspected and in compliance. All the fire extinguishers were inspected, repaired, or replaced and in compliance; therefore, Paradigm will have a safe place to operate and the best chance for success.

Ms. Wilson stated that communication has gone well with the public. She noted that she gets a lot of emails and phone calls, and she has spent a lot of time at the golf course and has been talking to people one-on-one and group settings. Paradigm is very good on communicating on social media with some of their Instagram posts totaling 100,000 views. It is important for them to communicate and let people know about specials and things going on. The City is collaborating with Paradigm on marketing messages. Paradigm came out to Oktoberfest, and they were able to interact with the public and take questions.

The driving range upgrade is working its way through the process now. Ms. Downing is working on that with Paradigm and with KE&G to cover the driving range area that will include 21 covered lit bays with dividers, electrical work, establishing the infrastructure for communications and Internet capabilities. KE&G has been working with ALLO to get fiber infrastructure there at the same time so that the area is not opened twice.

The addition of concrete for future seating areas, LED lights for night usage, and lit targets are being worked on and the City will be providing the infrastructure since Paradigm is making the investment on the in-range system. Over a 10-year period, they will be investing over \$600,000 of their money and the City is making an improvement to the property which is the City's responsibility in the agreement as a Capital Improvement Project. This is going at the current driving range site, and it is an improvement.

The City is in discussions with Paradigm about a putting course. They have a lovely nonprofit at Dobson Ranch that they are hoping to be able to provide something similar, which is a family friendly putting course, nine-hole. The City is thinking about an 18-hole, but it is something that will be talked about as things move forward.

There is an issue with one of the two irrigation wells due to its age. One of the switches went down during the first week of operations; therefore, the lake got very low, but they worked with Paradigm, and they were able to provide a workaround solution. However, they had to wait for a part so that the system would set and automatically refill the lake. They wanted to get PDS water brought to the site during that time, but they had a pump down as well. Since then, PDS water has been brought in that has recovered the lake and the part that was also needed for the well has also been received.

Discussion on path repairs is forthcoming as creative financing solutions are being investigated. There are a few dead trees on the property and the Parks Maintenance Team will coordinate with Paradigm and go ahead and get those taken care of because they have been on the property for quite some time.

Mr. Boone stated that he has gone through the clubhouse with the structural engineer and he and Ms. Downing are still working through the contract with the architect and the plans. The

intent is to provide a couple different proposals to enable Council to see where they would like to go. The big issue is whether the clubhouse can be opened to additional seating. The facility seats about 90 folks on the righthand side, but the goal is to see how far it can be expanded without potentially moving the kitchen and some of the other upgrades that may need to be done such as the restrooms. Lastly, he stated that the architect is backed up on their on their work on their end. Proposals and concepts will be shown to Council and the community.

A slide was shown of the putting course located at Dobson Ranch, which is what the City would like to add in the future.

Ms. Wilson introduced Joe and Amy Dahlstrom, owners of Paradigm Golf Group. Mr. Dahlstrom thanked Council and everyone present. He stated that they were unsure about the opportunity, not being overly familiar with Sierra Vista when it was brought to their attention. However, the more times they came out to look at the property, the more they realized how truly special it is. He shared that he and his wife grew up in a small town and it has been neat to meet so many nice people. They hesitated because usually when they walk into an opportunity, there are people that are very passionate about the way it was, which they understand. However, they have been well conditioned and trained to understand that they are part of the community too. Throughout this entire process, it has been very good during the time spent with the community before taking over and after. A lot of the people at the property have been there for a long time and the relationship is very good with the pricing and the things like that too. Paradigm is not an operator that comes in and says this is the way we do it and no matter where they are at or what the demographic is. They have been able to customize a lot of different pricing and packages to accommodate them, which is good for the business but also good for them. Paradigm continues to look forward to doing more of that.

Mr. Dahlstrom further stated that in talking to the team, he heard a lot of people say that they have never seen more new people, which is great. There are different programs like a sunset program where people can utilize those last few hours for less than a movie to go out and enjoy a round of golf. It was very encouraging that at their first Junior Program there were a lot of kids that came out and it appeared that they had a wonderful time. This is going to be the first of many because they feel that golf can be a lot more than just a sport, it is a place for kids, people, adaptive groups, and veteran groups. They will work with the City to provide a lot of great opportunities in a very nontraditional way because golf has been pretty set in stone for a long time. There is more to come with ladies' leagues and leagues for all different groups/organizations to utilize unused time. Also, he stated that when they got into the business, they did not know what to expect on an in-range because it is different and they were unsure how people would feel about it and how it would be welcomed, a nontraditional or somebody that has not been to a golf course field. Lastly, he encouraged people to get up to the Valley and see it and be their guest where seen will be the most diverse group of people because it takes away the three historical challenges of traditional golf, too expensive, difficult, and takes too long. They can utilize the technology to improve their game, or just to get together with friends and family to get out there and still enjoy the game in a way that is not threatening. In closing, he stated that by the end of the month they are going to have a whole new set of golf carts, 70 new Golf carts, which are state-of-the-art, along with a couple \$100,000 worth of equipment for burn because a lot of the equipment is deferred. Paradigm will continue to invest in the property and make it better.

Council Member Rodriguez thanked Mr. Dahlstrom for attending the meeting and noted that he

has seen Paradigm's team out and about in the community participating at Oktoberfest. He noted that the youth is very important to him and anything that is done for the adaptive veterans. He further noted that the Dahlstroms bought locally to kind of go back and forth and thanked them for not being the type of property owners that just own property in town but are never seen because there are already a lot of those in the City. He is looking forward to this getting better and better of a situation that the City never wanted but got it and Paradigm has helped with the best outcome possible.

Mr. Dahlstrom stated that they have been involved with different processes with municipalities and a lot of times, it is a different mindset; however, Ms. Wilson, Ms. Downing, and Mr. Boone have been amazing to work with, the ability to openly share back and forth on what the mission is, along with everybody else. It is great what the City is doing, and they are very grateful to be a part of it.

Mayor McCaa stated that he had an opportunity to stop by when the kids were at the golf course, and he believes that this was the most kids he has ever seen out there in 30 years. He thanked Mr. Dahlstrom for putting on the event. Mr. Dahlstrom stated that this is going to be regular. They will have weekly clinics. They are trying to staff it and get it going and it will be a staple of the property and the kids' program is always free. The goal is to help build the kids' programs. There are kids that have expanded into the program and have excelled at a national level. There are a lot of kids that come every single week that are not that overly passionate about golf, but there are other activities for them.

Mayor McCaa asked about the instructor to the student ratio. Mr. Dahlstrom stated that they have a couple people locally that are interested and when it is done, they will bring a team of people. In a clinic format, it can be from one to eight or ten, but it is very structured and then throughout the weekly classes, they have different levels that they can continue to grow with based on their skill set. They also plan to do a lot of different things with vendors and to get golf clubs.

Council Member Benning asked about the proposed hours of operation for the driving range with the lights and the music. Mr. Dahlstrom stated that at Dobson they sell the last bucket at 9:00 p.m. and it is over at 10 p.m. It is understood that locally it is based on the demand level and to be a good neighbor.

In response to Council Member Benning, Mr. Dahlstrom stated that the lights on the slide are stadium lighting. When Paradigm got to the property, the lighting was already there. They would not do stadium lighting because that would be very bad. However, the nice thing about Dobson is that there are no homes in the area; therefore, stadium lighting is not bad. It is very immodest LED that they put in the front of the structure. It goes down and very noninvasive and they got in a temporary structure with the new clubhouse in Florida and there are residents probably even closer than in Sierra Vista that never had an issue with it.

Mayor Pro Tem Umphrey thanked Paradigm, Ms. Wilson, Mr. Boone, Ms. Downing, Mr. Healy, and everyone that has been helping. She stated that she should not be surprised at how smooth it went because Ms. Wilson has jumped into stuff before and has helped make magic happen. She further stated that she is impressed with how well the transition went because she was expecting a lot more emails and phone calls. She shared that everything that she has heard from the golfers has been positive. She goes to the club house and true to their word, Paradigm

kept the same people working there and the food is still good.

Ms. Wilson stated that she believes that there has been a lot of rumors and publicly stated that she has never said that the pool was going to be filled in. She noted that there has not been a decision made regarding the pool. A couple months noticed that the City was going to be owning a golf course with a pool provided no way for the City to staff that operation because it was unexpected.

There are not full operations at the Cove due to the lifeguard shortage.

The pool is an outdoor heated pool loved by a lot of neighbors and folks who utilize that. It has a small hot tub, 2,500 square feet of space and has an occupancy load of 125. The City utilizes American Red Cross standards, which is 20 feet per person, 125 for 2,500 square feet. It was formally membership based and did not require lifeguards when it was a Country Club. However, Arizona State law requires that municipal pools owned by government agencies are always staffed with lifeguards.

Ms. Wilson stated that she has been unable to obtain information from records. She has been working with the good folks at Castle and Cooke in trying to get documentation, but unfortunately, they just did not have a good record keeping system at the pool to determine usage. They had a sign in sheet, but it was not regularly staffed so they do not know who was utilizing it. They used a social membership that they sold monthly that was a different rate depending on if they were 12-month, 8-month, or a four-month member, but they did not track who was using the pool out of the social memberships.

Mayor Pro Tem Umphrey asked if there must be two lifeguards at a time. Ms. Wilson stated that she is correct. One lifeguard is needed on stand at the place, but a lifeguard cannot sit and stare at the water for more than an hour at a time. The City has 30-minute rotations. A second person is needed to assist if something happens, to get them out of the pool, and to call an ambulance. Also, a third person needs to come in for lunch breaks and there is a way that those are scheduled. In addition to three, there is a need for someone with a phone at the front for operations, taking in money, etc.

The methodology and assumptions used when conducting the cost benefit analysis were 12-month invoices to determine the annual utilities for the space. The actual, June through July of last year was \$56,629.85 and required is a minimum of five part time guards to run a 7-day a week operation assuming a burden rate of \$15.00 an hour. Three-part time CSRS for a 10-hour day operation seven days a week at a burden rate of \$15.00 an hour. A four-month month operation of the pool was assumed, May through August. If the pool was to run for a longer period, it would increase the revenue capture. Ending it in August is the best chance of success because that is when the City loses most of its students back to college and that is where the City will plus up for the summer.

Those folks are kept on payroll even though they are not taking hours. Therefore, there may be 27 lifeguards on payroll, but there was a time where only six were taking hours because the rest were college students that went back.

Used were the current Cove rates at \$6 for adults and \$4 for seniors and children. Considered was the idea of adding a premium rate on to this pool. However, this was not used in the assumptions because it was unknown how to charge more for a smaller area that could take on 125 folks versus the City's water park that has an occupancy rate of 750. Assuming full capacity daily for 65 adults and sixty children, selling out every day.



Ms. Wilson thanked Kelly Burns and Kevin Moats for spending time with her and the team while looking at the numbers. She wanted to have them feel as part of the process and not feel like the City was hiding anything or drive data into deciding. She explained that she took the utilities which total the \$56,000, the staffing cost for the pool for four months that totaled \$59,604.93 plus the utilities and maintenance. The cost for a four-month operation because of the 12-month expenses regardless is about \$116,234.78. This would leave an annual balance of staffing that could either be rolled into this exercise or leave it to the side, but because the City does 100 percent staffing in the budget process, that \$75,890 needs to be reflected. The total annual cost for the budget would be \$192,125.21, not assuming any capital repairs or projects.

The revenue on site fee, if the full daily fee is charged at 65 adults and sixty children, the City is looking at bringing in \$76,860 which leads a delta when looking at four-month cost of about \$40K and if looking at annual, \$115,000.

In response to Council Member Johnson, Ms. Wilson stated that the City will lose about \$40,000 in looking at a four-month operation. If Council is looking at the whole year, it would be \$115,000.

Council Member Benning asked about the daily numbers at the Cove. Ms. Wilson stated that it depends on seasons. The Cove had 12,000 in July.

Council Member Johnson stated that he was under the assumption that Paradigm was overlooking the entire operation. However, currently, the City is parsing off a pool and suddenly it is the City's responsibility to figure it out. He wonders how that happened when the City had an agreement with Paradigm. Ms. Wilson explained that these numbers would cut into their profits. Currently they are not profiting, and they are taking all the operational losses for the course, and they do not take swimming pools.

In response to Council Member Johnson, Ms. Wilson stated that the pool was taken out of that agreement because Paradigm would not take it, and it was part of the negotiation process.

Council Member Johnson noted that Council was not informed of that. The only thing that they heard early on was that Paradigm was going to try to monetize the pool. Ms. Wilson stated that he is correct. Paradigm looked at that and they decided it was not a good business decision for them.

Mayor Pro Tem Umphrey stated that she was under the impression that because it is a City-owned facility, the City would have to provide the lifeguards, and it would be the City's liability. Ms. Wilson stated that she is correct and even if Paradigm would have taken it, because it is a municipal property, they would have had to staff it the same way and they would have been responsible for having lifeguards at the property. Therefore, it would not have saved anything to do that. The golf center agreement with Paradigm is not a lease. They are operating the City's property and the City would not be exempt from that requirement.

Council Member Landry stated that she would like to know more about the Southwest Desert Images Line, maintenance and supplies. Ms. Wilson stated that they acquired a swimming pool maintenance company and that is the only charges on those invoices. Everything on property was handled formally through PDS, through GMS Management for their landscaping and golf course maintenance. Currently they are Paradigm's employees that do that.

Council Member Johnson noted that the meeting has gone over the allowable 90 minutes.

Mayor McCaa asked if there was a consensus to continue. There was a consensus to continue.

Council Member Benning stated that currently there is a perfect scenario where the City hires five people seasonally, but he would like to know what would happen month one of being open and there are not five people. Ms. Wilson stated that an operational decision would need to be made of

which pool property would get priority. She stated that she reached out to Fort Huachuca inquiring how they manage their two pools, and they close their indoor pool during the summer and move their staff to the other location and vice versa. It is seasonally using their same existing staff.

However, this is one of the City's biggest operational challenges as to how many footprints there are that operations are being diversified. Therefore, if it is the will of Council to continue operations, the Department will do so the best that it can. She then asked Council if she prioritizes the water park that is staffed over the course's pool when they are short. She explained that if they were in the same footprint, it would be easier because they could shut down a feature and give everybody a bit of what they want. However, this is a challenge that may be successful, and the City would take an operational loss and that is the Mayor and Council to make. The staffing issue would be resolved by closing facilities based on staffing.

Council Member Johnson asked about the assumption of charging \$6, \$5, or \$4. He noted that the pool is not large enough to call it a municipal pool and the people that were using that pool were

paying a lot of money to use that pool through a social membership. He wonders if staff could look at the funding differently because it is an outdoor facility with amenities that the Cove does not offer. He shared that these are questions that he has been inundated with through emails. The Cove is not that venue so perhaps a premium could be charged, a family plan, monthly, and getting creative with financing this and make it less of a liability for the taxpayer.

In response to Council Member Benning, Ms. Wilson stated that the four-month fee was \$115.00 from Castle Cooke for a year. It is a monthly fee based on how long of a contract people had signed and annual was \$90.

Mr. Potucek noted that all swimming pools lose money. If a person owns one at, they house, they know that, and it is no different for the City. The City has two operations that it subsidizes, one is a transit system, the other is the Cove. In listening to the discussion with what Council Member Johnson brought up, when the City took over the course, obviously the City wants its partner to be successful financially or the City does not have a partner and then the City is running it. What would happen then is unknown, the City is very fortunate to have Paradigm. He then asked if Paradigm would be willing to operate the pool if the City were to subsidize it. Maybe they can do a better job or maybe there are advantages that can be negotiated, that they as a private company can take advantage of that then could cut the cost down. Paradigm indicated to Ms. Downing that this could be something they would like to discuss as a partner and maybe he can have an opportunity to have his group discuss that possibility with them. Lastly, he stated that Council does not have to currently decide, but by January there must be a decision because there are some repairs that need to be done to the pool and that is an expense that the City would have to bear.

Council Member Johnson stated that he hopes that his comments did not sound negative regarding

Paradigm. He stated that he is very happy that they are working to make this thing work for the

City, neighborhood, and for all the residents of Sierra Vista. The pool seems to be a real sticking point with quite a few people that have been to the call to the public. He further stated that he looks at that pool as an asset and it is big hole in the ground that will have money thrown at, but it is still an asset. The idea of filling it up with dirt and planting flowers that was going around as a rumor is improper. He would like to see if there is a way that this can work either for the city or for Paradigm and the City.

Council Member Rodriguez echoed what Council Member Johnson stated regarding pricing. He noted that if people paid before, then they would probably pay it again if they could still use the same pool. He asked if renting the pool for a party or private event could be looked at. He added that that he would like to see what that revenue would look like. Lastly, he stated that he agrees in that pools are money pits, but they are obviously very important to the community.

Ms. Wilson stated that she has gotten creative, and the City would operate it a loss and that is ok, if that is what is going to be done. However, it will not operate making a profit.

Council Member Benning asked about the delta at the Cove. Ms. Wilson stated that she believes that it covers staffing, and the goal was 50 percent of staffing. Mr. Potucek stated that the City is probably in the hundreds of thousands.

Council Member Benning stated that he agrees with Council Members Johnson and Rodriguez, but he also worries about taking business from the Cove resulting in the delta being even less. Mayor McCaa noted that it is a different population.

Council Member stated that it is not, a pool is a pool. If somebody wants to go to Pueblo del Sol because they want to be outside and that is how it is being sold, then they will take people away from the Cove. He added that they do not have a chance because of the fees, knowing the delta at the Cove and at the golf course. Both must be looked at because at the end of the day, the City is paying the delta on both.

Council Member Messmer asked how somebody living in Fry Town would be able to afford the fee at Pueblo Del Sol if they are to charge more. She wonders how that is encompassed and noted that this is a city pool. Mr. Potucek stated that this is the reason why Ms. Wilson ran the numbers the way she did, with the same pricing as the Cove. This is an assumption, but if there is an agreement with Paradigm, that may change the equation. As a public facility, the equation changes. Before when Castle and Cooke owned it, it was membership based. Now the City owns it, and the City must be concerned about the public. The clientele may change because of that.

Mayor McCaa stated that his thoughts are that the City must make this work.

Tracy Freeman has lived in Sierra Vista for 17 years and recently moved to Hereford and they have always used the Cove, and they like the Cove, but there are issues at the Cove, i.e., as being closed until noon, closed, fitness classes, the wave machine was broken, or there is a swim meet. She needed something that she could take her kids to go swim, and they paid \$100 a month to swim at the country club, which was worth doing because it was open from 7:00 a.m. until 7:00 p.m. and they could go swimming whenever they wanted to. She noted that the people that were going to the Country Club were only going because of issues at the Cove.

Council Member Benning clarified that he did not mean taking the people that are leaving the

Cove to go to the outside pool. He meant exactly what Council Member Messer brought up. If the City opens to a public pool, not a private country club, they can get more people throughout the City that in their mind can afford \$6 like when they take their kids to the Cove. They might now start going out there also, taking from one pool to the other. Also, if it is \$100 a month, if they only go 16 times a month, it is \$6.00 a day, which is what is charged at the Cove. If they go every day for 30 days, then they are paying \$3 to go a day. To increase it, the City will have to charge more than \$100.

Dorothy Robertson stated that she has heard rumors that the pool was going to be filled in and she is very much against it. She shared that she has been in Sierra Vista for over 60 years and there was an outdoor pool that the City built before the Cove due to kids in high school that were on the swim team. They decided to do this Cove so that the kids at the high school could be able to practice and swim all year round. She loves the outdoor pool at the country club, and the kids can take their own floats, toys, dive stuff and get to play and be outdoors. The water at the Cove is freezing cold even in the summer. She urged Council to find a way to work out the finances. She noted that she has paid the membership and maybe has gone only three times, but those three times that she went were worth it. She is aware that if the City charges more at the country club, there will be some people that will not be able to afford it, but there are people that can shop at Dillard's and others that can only shop at the Dollar Store. The Council cannot fix everything for everybody.

Jill Vandenheuvel stated that she lived in Virginia and spent her career as a park ranger, park assistant manager, park manager and spent 26 years running municipal pools and 14 years running golf courses. She worked for a regional park authority, and they got funding from three counties and three cities in Northern Virginia. Their parks had to be self-sustaining because they did not have the counties or a city paying a lot of money for them. They had to make sure that the parks ran efficiently. They innovated things, parks that would draw people, golf courses, and those pools and golf courses paid for the other parks that did not make any money, trails, garden park, and a farm park. She stated that most park systems run with about 25 percent of their operating expenses coming from fees and charges and theirs was 82 percent. People from all different agencies used to come to Virginia to visit and see how this was done. She further stated that the numbers presented are Castle and Cooke's way of doing things and the City can do better. The Cove fees are either \$6 or \$4 for kids and it is \$11.50 to come in for the day. As a member of the country club for 14 years, she has played golf and gone to the club; she loved the aerobics classes and being outside. She did not go to the Cove until a few months ago when it was stated that the pool at the country club would be closed. However, she did not like the fact that the Cove is indoors. The kids in a neighborhood hardly play outside unless they are going for a walk with their parents in the evening and walking the dogs or on their bikes. Lastly, she stated that the fees are from the Cove and at Pueblo Del Sol they used their staff to do the water testing and vacuum the pool. There can be cost cuts in this budget for the pool and not just for four months of operation. In closing she offered her knowledge as she knows about golf courses, and she would be willing to help.

Cassandra Cherry stated that they brought some of the neighborhood kids because they wanted to let Council know how much the pool means to them. She suggested having a staff person applying for grants because there are programs for outdoor senior citizens and water aerobics as well as outdoor grants that are also available for kids. She also added that she does not agree with the numbers because those are numbers for only four months and that is not comparable because if the pool is only going to run for four months, they will not be using any

heat. Therefore, there should not be any gas expenses. She also suggested having bake sales to subsidize the pool and offered that she and others are willing to help with finding lifeguards. Lastly, she stated that they all want to be outside in the pool to watch these kids learn to swim and grow up.

Courtney Hodge stated that she is present because she is a pool person, and she has been a member of the Sierra Vista community for about 4 1/2 years and halfway through that year she became a member at Pueblo del Sol. It was an amazing way to build the community because it is not just a pool, it is a community, and it is a way of making friends. She added that she also loves the Cove, and her son loves water slides and wave pools, but it is not the same experience.

It is not a community building experience. Lastly, she stated that she thinks that the numbers alone should not be a reason to give up. She suggested brainstorming and meetings, perhaps installing a membership program and not being open for a full 8-hour day every week.

Kelly Burns stated that he has mixed emotions and shared that he spent the morning with his sister in Tombstone and really enjoyed it. He further shared that his sister lives in Florida, about 50 miles South of Tampa, and she barely squeaked by, and it has been stressful. However, his sister and family are enjoying being in town. The discussions that have taken place relative to this town and Council are what have prompted him and others to attend. The kids present are Pueblo Del Sol's kids, and they represent the future. If the town is going to pull together for something, it needs to pull together for these kids. Everyone benefits from the pool, some have health needs, emotional needs, but these kids live for a community, and you will see the work that they have done. These kids are looking to adults for solutions, for help. There are a lot of people that want to contribute too. In closing, the kids demonstrated their posters requesting to save the pool at Pueblo Del Sol.

Mayor Pro Tem Umphrey stated that she is grateful that Paradigm is going to talk to the City about

a possible solution if the City collaborates with them on operating the pool. She asked if there needs to be a consensus of Council to have them move forward. Mr. Potucek stated that if they allow him and his team to discuss with Paradigm the issue of the pool, he and staff and come up with some ideas.

Mayor McCaa and Council Members concurred.

Council Member Benning stated that he likes Council Member Johnson's idea, but he would like to have people pay as low as possible to make it a true pool for the community. He remarked on the comment made about the fact that some people can shop at Dillard's and others can only shop at the Dollar Store. If he cannot shop for a suit at Dillard's, he is going to save up because he wants that suit. He does not want a kid to have to do that, save up to go to the outdoor pool or the Cove. He suggested making the fee as low as it can be and let everyone use it.

Council Member Landry stated that a valid point was made, and she feels that it is true, not ideal but it is the truth, and she looks forward to future conversations about this.

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

Council Member Rodriguez reported on the Youth Commission Meeting held on Sunday, October 7, 2024.

Council Member Landry reported on the Transportation Commission's tour of Vista Transit and announced that the next meeting is scheduled for Wednesday, November 6, 2024 at 3:30 p.m. in the 2<sup>nd</sup> Floor Conference Room.

Council Member Messmer announced that the Arts, Humanities, and Culture Diversity Commission is scheduled for Wednesday, October 16, 2024 4:30 p.m. at the Oscar Yrun Community Center.

F. Future Discussion Items and Council Requests

In response to Mayor McCaa, Ms. Yarbrough stated Council's calendar is filling up quickly for the rest of the year. The executive report will be on the next work session because staff knew that the schedule for the work session of Tuesday, October 8, 2024 was going to be heavy. There will be another report in November as well as the Fire Department Staffing Assessment by the consultant and the Municipal Court Assessment. In December, Mr. Boone and the Economic Development Commission will be providing an update on the Plan for Prosperity.

3. Adjourn

Mayor McCaa adjourned the October 8, 2024 work session of the Sierra Vista City Council at 5:19 p.m.

\_\_\_\_\_  
Clea McCaa II, Mayor

Minutes prepared by:

Attest:

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

\_\_\_\_\_  
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)