



Sierra Vista City Council
Meeting Agenda
October 22, 2020

Call to Order: 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, AZ

Roll Call

Invocation – Pastor Jerry Preiss, Hope and Healing Christian Church

Pledge of Allegiance

Item 1 Acceptance of the Agenda

City Manager's Report: Upcoming Meetings, Bid Openings and Bid Awards

Item 2 Consent Agenda:

Item 2.1 Approval of the City Council Regular Meeting Minutes of October 8, 2020

Item 2.2 Resolution 2020-064, Substitution of documents for Holiday Phase 5A subdivision plat

Public Hearings

Item 3 Adoption of the Development Fee Schedule that corresponds to the Land Use Assumptions and Infrastructure Improvement Plans in Accordance with A.R.S. 9-463, and City Code 154.10-20

Call to the Public

Comments and Requests of the Council

Adjournment



Sierra Vista City Council
Meeting Minutes
October 8, 2020

Mayor Mueller called the October 8, 2020 City Council Meeting to order at 5:00 p.m., Council Chambers, City Hall, 1011 N. Coronado Drive, Sierra Vista, AZ

Roll Call:

Mayor Rick Mueller — present
Mayor Pro Tem Rachel Gray — absent
Council Member William Benning — present
Council Member Gwen Calhoun — absent
Council Member Sarah Pacheco — present
Council Member Carolyn Umphrey - present
Council Member Kristine Wolfe — present

Others Present:

Chuck Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Adam Thrasher, Police Chief
Brian Jones, Fire Chief
Jeff Pregler, Planner
Nathan Williams, City Attorney
Jill Adams, City Clerk

Invocation – Pastor Becky Preiss, Hope and Healing Christian Church, conducted the invocation.

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

Item 1 Acceptance of the Agenda

Council Member Umphrey moved that the Agenda for the Regular City Council Meeting of October 8, 2020 be approved as written. Council Member Wolfe seconded the motion. The motion passed by a 5/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

Awards and Presentations

A presentation of the Sierra VistAbility Award was made by the Commission on Disability Issues to Sierra Toyota for providing an application for customers to schedule appointments, which has been helpful for individuals with a speech impediment or social anxiety.

Mr. Pregler explained that the Sierra VistAbility Award recognizes businesses and individuals that go above and beyond the Federal and State Law requirements for accessibility and accommodations for individuals with disabilities. Sierra Toyota is being recognized because they provided an application for customers that allows them to schedule appointments. Ms. Charles, Commissioner for the Commission on Disability Issues, stated that she nominated Sierra Toyota because as a person who stutters with a speech impediment, the quick ride app created by Sierra Toyota made it easier for her.

Mr. Han thanked everyone and noted that Sierra Toyota's principle is, "4 everyone," and the first one is to welcome everyone, number two is to respect everyone, number three is to honor everyone and number four is to serve everyone.

The Mayor read and presented a proclamation declaring October as Fire Prevention Month to Fire Chief Jones. Fire Chief Jones thanked Mayor Mueller and Council and stated that the message this year is "serving up fire safety in the kitchen." He noted that although the Fire Department is not going to be able to get out to the schools, the Department has been in contact with the School District and will be sending out virtual messages.

City Manager's Report: Mr. Potucek announced that the next regularly scheduled City Council Work Session will be held on October 20, 2020 at 3:00 p.m. in Council Chambers and the next regularly scheduled Council Meeting will be held on October 22, 2020 at 5:00 p.m. also in Council Chambers. He reported that the Coronado Drive pavement replacement project, annual maintenance, bids were received on September 8, 2020 and was awarded to KE&G in the amount of \$711,453.10 (the curb from Mormon to Fry Boulevard). The WHIP Portal Project for the Upper San Pedro Partnership's public engagement portion was awarded to the Gordley Group in the amount of \$33,000, and the City Hall west wing remodeling project is progressing and should be finished by the end of the month. He also reported on the SEACOM JPA Board Meeting, where they discussed the emergency medical dispatch kickoff (hoping for a demonstration on October 20, 2020), and the County's application and receipt of a grant for the Motorola software upgrade in the amount of about \$160,000. He noted that the project was about a \$750,000 hit to the SEACOM budget, but the City and the County will both benefit positively in the budget this year.

Item 2 Consent Agenda:

Item 2.1 Approval of the City Council Regular Meeting Minutes of September 10, 2020

Item 2.2 Approval of the City Council Special Meeting Minutes of September 22, 2020

Item 2.3 Resolution 2020-058, Re-appointing Barbara Fleming, and Gary Smith to the Sierra Vista Police and Fire Pension Boards, said terms to expire August 1, 2024

Item 2.4 Resolution 2020-059, Release of Improvement Security for Retreat Phase 2, Lots 64-69, 91-141.

Council Member Pacheco moved that the Consent Agenda consisting of the City Council Regular Meeting Minutes of September 10, 2020 and September 22, 2020, Resolution 2020-058, re-appointing Barbara Fleming and Gary Smith to the Sierra Vista Police and Fire Pension Boards, said terms to expire August 1, 2024, Resolution 2020-059, release of Improvement Security for Retreat Phase 2, Lots 64-69, 91-141, be approved. Council Member Umphrey seconded the motion. The motion passed by a 5/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

New Business

Item 3 Resolution 2020-060, Approval of 2020 Title VI Nondiscrimination Plan for the City of Sierra Vista / Vista Transit

Council Member Wolfe moved that Resolution 2020-060, 2020 Title VI Nondiscrimination Plan for the City of Sierra Vista / Vista Transit, be approved. Council Member Benning seconded the motion.

Ms. Adams stated that the item is a triannual update of the Vista Transit Title VI Nondiscrimination Plan. The Plan is not different than the previous Plan submitted in October 2017. The update reflects the status of Vista Transit to correct names and contact information, with some information streamlined out. Due to the pandemic the Transportation Advisory Committee has not met; however, when they do get up and running, staff will provide an update of the Plan through the Transit System.

Plans are required by all transit agencies that receive federal grants for the operations or purchases of busses by the Federal Transit Administration and the Federal Department of Transportation. The City has benefited greatly over the years and continues to look forward to that relationship with the federal government. The City will submit this Plan, although the City has always abided by the federal laws. This is a document that provides a framework of how the City is going to do it to the utmost ability for the transit system, which does tend to serve a lot of the people who are in the protected classes.

Ms. Adams noted that at the work session, Council Member Pacheco asked about sexual orientation and gender identity, and after conferring with the City Attorney, and doing some research, it was found that sexual orientation and gender identity is not covered under Title VI. The other added federal regulations generally cover gender identity and sexual orientation under the term sex as a protected class. Therefore, the Plan does cover all those classes. If approved, the Plan will be uploaded to the federal website.

Council Member Pacheco stated that there is a law that passed through the House to put that in a separate class. Ms. Adams stated that it is called the Equality Act and it was passed by the congressional body in May 2019 and forwarded to the Senate, but it is still with the Senate and has not died. Until it goes through both bodies and up to the President, it does not become law. Case law and other equally enforceable rules for the most part have added those two groups under the term sex, specifically for employment practices.

The motion passed by a 6/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

Item 4 Resolution 2020-061, Authorization to Accept Arizona Governor's Office of Highway Safety Grant Funding (Contract #2021-PTS-063)

Council Member Umphrey moved that Resolution 2020-061, authorization to accept Arizona Governor's Office of Highway Safety Grant Funding (Contract #2021-PTS-063), be approved. Council Member Pacheco seconded the motion. The motion passed by a 5/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

Police Chief Adams stated that the resolution is to accept the grant from the Governor's Office of Highway Safety in the amount of \$5,220 to purchase two LIDAR speed detection devices. This is part of the Governor's Office selected traffic enforcement program to combat aggressive driving. The unit is to detect speed when it is a primary offense regarding the aggressive driving statute in Arizona. The two units will be used as part of the deployments and on regular patrol for those officers that are certified to use them.

The motion passed by a 5/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

Item 5 Resolution 2020-062, Authorization to Accept Arizona Governor's Office of Highway Safety Grant Funding (Contract #2021-AL-031)

Council Member Pacheco moved that Resolution 2020-062, authorization to accept Arizona Governor's Office of Highway Safety Grant Funding (Contract #2021-AL-031), be approved. Council Member Umphrey seconded the motion.

Police Chief Adams stated that this resolution accepts the grant from the Governor's Office of Highway Safety in the amount of \$31,829 to pay for overtime and employee related expenses regarding the separate DUI deployments that the City's Police Department does as part of the DUI Task Force. This grant also will reimburse the City for four portable drug testers that are used as part of a sobriety testing in the amount of \$1,829. These deployments are throughout the County as part of the Task Force. One was recently held in Wilcox, Arizona for the Rex Allen Days, but most of those deployments are in the Sierra Vista area.

In response to Council Member Pacheco, Police Chief Adams stated that the Police Department provides reports to the Governor's Office, which he can make available to Council. He added that one of the major goals of the Department, as part of the deployments, is to reduce DUI-related fatalities/crashes. He noted that the number of cases was over a 20 percent reduction last year. There were over 200 DUI arrests and that was not just through the deployments.

The motion passed by a 5/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

Item 6 Resolution 2020-063, Authorization to Accept Phoenix Police Department (Primary Grantee)/Arizona Internet Crimes Against Children (ICAC) Lead Agency Grant Funding

Council Member Benning moved that Resolution 2020-063, authorization to accept Phoenix Police Department (Primary Grantee)/Arizona Internet Crimes Against Children Lead Agency Grant Funding, be approved. Council Member Umphrey seconded the motion.

Police Chief Adams stated that this resolution accepts the grant and an intergovernmental agreement to become a part of the Arizona Internet Crimes Against Children Task Force with the Phoenix Police Department, the primary grantee. These funds are supplied by the Department of Justice, Office of Juvenile Justice and Delinquency Prevention Program and Task Force. The primary task is to investigate images taken for sexual exploitation of minors, and to combat the luring of minors for sexual offenses. The funds in the amount of \$5,000 will be used primarily for training new officers as part of the Task Force that help with the investigations and to probably buy some software upgrades for some of the computers that will be used.

Council Member Pacheco asked if this is the first year that the City has received this grant and how the program works. Police Chief Adams stated that this is the first year that the City has received the grant. There will be more operations available with local agencies including Fort Huachuca and Homeland Security working to identify and catch predators that are using the internet to lure children. The Phoenix Police Department is the primary grantee, and the Sierra Vista Police Department will work with all the other agencies that are also a part of the ICAC. The Phoenix Police Department operates the grant, get all the funding from Department of

Justice, and then distribute it to those that are members of the Task Force for training or equipment.

The motion passed by a 5/0 vote of Mayor Mueller, Council Members Benning, Umphrey, Wolfe, and Pacheco.

Call to the Public

Daniel Webster reported on a series of events that he witnessed at Veterans' Memorial Park and requested that police officers patrol the park on foot. He also talked about his disappointment of the County Attorney's decision on the McEntire case.

Michael De Carlo talked about the reason why there are governments, quoted Mark Twain, commented on the cancellation of the regularly scheduled Council Meeting and the setup of a Special Meeting to purchase property for \$200,000, and the Fort Huachuca Joint Research Utilization Study, a rename of the land use studies. Lastly, he commented on SEACOM and congratulated Police Chief Adams on securing \$42,000 in grants.

Comments and Requests of the Council

Council Member Benning congratulated Sierra Toyota, Fire Chief Jones and the Fire Department and Police Chief Adams for acquiring the grants. He thanked Mr. Webster and Mr. De Carlo for attending the meeting and addressing the Council. He also thanked Pastor Becky and quoted Mark Twain, "kindness is a language which the deaf can hear and the blind can see."

Council Member Umphrey wished her favorite Arizona Ranger, her father, a Happy Birthday.

Council Member Pacheco had nothing to report.

Council Member Wolfe announced the voter registration extension in the State of Arizona and encouraged people to register. She also shared her experience with smoke detectors and noted that the Fire Department will help with changing out the batteries.

Mayor Mueller announced that flu shots are now available, and encouraged people to get their shots, especially the elderly. He noted that the census has been extended to the end of October and announced that voting has started in Arizona. He encouraged people to register and go out and vote. Lastly, he reported that Monday, October 12, 2020 is a holiday, but a workday for the City because the employees will get the Friday after Thanksgiving off instead.

Adjournment

Mayor Mueller adjourned the October 8, 2020 meeting of the Sierra Vista City Council at 5:40 p.m.

Mayor Frederick W. Mueller

MINUTES PREPARED BY:

ATTEST:

Maria G. Marsh, Deputy Clerk

Jill Adams, City Clerk

October 8, 2020

MEMORANDUM TO: Honorable Mayor and City Council

THRU: Charles P. Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Matt McLachlan, AICP, Community Development Director

FROM: Jeff Pregler, AICP
Senior Planner

SUBJECT: REQUEST FOR AGENDA ITEM PLACEMENT
RESOLUTION 2020-064
Request for a Substitution of Documents for Holiday at
Pueblo Del Sol, Phase 5A Final Plat, Lots 1-29

RECOMMENDATION:

The City Manager recommends approval.
The Director of Community Development recommends approval.

BACKGROUND:

The final subdivision plat for Holiday at Pueblo Del Sol, Phase 5A, Lots 1-29, was approved by the City Council on June 25, 2020. At the time the plat was approved, the City Council accepted a Subdivider's Agreement and an Improvement Security (Improvement Bond) as an assurance for completion of the public improvements. The Surety for the improvement bond was Lexon Surety Group.

Castle & Cooke Arizona, Inc., the developer of the property, has decided to change Sureties from Lexon Surety Group to Seneca Insurance Company. As a result, a replacement Improvement Security with the Surety Seneca Insurance Company is required to be approved. Approval of the Resolution would release the current Improvement Security and substitute it with the proposed Security.

The settled policy of the City is to grant such a request if the City Council feels that the substitution is in the best interests of the public.

Attachments:
Substitute Improvement Security

RESOLUTION 2020-064

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING SETTLED POLICY GRANTING A SUBSTITUTION OF DOCUMENTS TO ASSURE THE COMPLETION OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF HOLIDAY AT PUEBLO DEL SOL, PHASE 5A, LOTS 1-29; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, on June 25, 2020, the Mayor and City Council passed Resolution 2020-036 approving the final subdivision plat for the Holiday at Pueblo Del Sol, Phase 5A, Lots 1-29; and

WHEREAS, certain documents were recorded with the Cochise County Recorder, said documents being an Improvement Security Guaranty Agreement by and between Castle & Cooke Arizona, Inc., and the Lexon Surety Group, under bond number LICX1190534 as recorded under Fee No. 2020-19443, for the completion and security of public improvements associated with the development of Holiday at Pueblo Del Sol, Phase 5A, Lots 1-29; and

WHEREAS, Castle & Cooke Arizona Inc., as developer of the subdivision, desires to substitute documents making Seneca Insurance Company the Surety of the Improvement Security Guaranty Agreement, as identified by Bond number POA1003249; and

WHEREAS, Castle & Cooke Arizona Inc., has requested that the necessary documents be prepared to accomplish the requested substitution; and

WHEREAS, the City of Sierra Vista feels that it is in the best interests of the public to accept a new document as security for the completion of the required public improvements associated with the development of Holiday at Pueblo Del Sol, Phase 5A, Lots 1-29.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That the settled policy to substitute surety documents to assure the completion of public improvements is hereby reaffirmed;

SECTION 2

That the City hereby accepts the new Improvement Security Guaranty Agreement, identified with the bond number POA1003249, from Castle & Cooke Arizona, Inc., for the completion of the required public improvements associated with the development of Holiday at Pueblo Del Sol, Phase 5A, Lots 1-29, and hereby releases the current Improvement Security Guaranty Agreement, identified with bond number LICX1190534 and recorded under Fee No. 2020-19443;

SECTION 3

That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THE 22ND DAY OF OCTOBER, 2020.

FREDERICK W. MUELLER
Mayor

ATTEST:

APPROVED AS TO FORM:

JILL ADAMS
City Clerk

NATHAN J. WILLAMS
City Attorney

PREPARED BY:
Jeff Pregler, Planner

RESOLUTION 2020-064
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October 22, 2020

MEMORANDUM TO: Honorable Mayor and City Council

THRU: Charles P. Potucek City Manager
Victoria Yarbrough, Assistant City Manager

FROM: David Felix, Chief Financial Officer

SUBJECT: REQUEST FOR AGENDA ITEM PLACEMENT
RESOLUTION 2020-XXX, Adoption of the Development Fee
Schedule that corresponds to the Land Use Assumptions
and Infrastructure Improvement Plans in Accordance with
A.R.S. 9-463, and City Code 154.10-20

RECOMMENDATION

The City Manager recommends approval of the attached Development Fees corresponding to the Land Use Assumptions and Infrastructure Improvement Plan approved by City Council on September 10, 2020.

BACKGROUND

Arizona Revised Statute 9-463 specifies the process by which the City Council updates its development (impact) fees. A draft copy of the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) and Development Fee report was uploaded onto the City's website in early January to advertise the City's intent to begin the process. In the following months, staff continued to work with the City's consultant, TischlerBise, to finalize required documents. On June 11th, Council held the required public hearing on the LUA and IIP and subsequently approved the documents on September 11, 2020. On October 22, 2020, Council held the required public hearing on the proposed development fees. On December 10th, Council will vote on the corresponding development fees and the new construction tax rate decrease. According to the City's Code of Ordinances, 154.10 - 154.20, the Council may adopt by resolution the updated LUA, IIP and development fees. The final step of the process will be Council's approval of the Ordinance in January, 30 days after the adoption of the fees. If approved, the new fees will go into effect on March 1, 2021.



City Council Public Hearing: Proposed Rates

Sierra Vista, Arizona
October 22, 2020

Bethesda, MD | 301.320.6900

[TischlerBise.com](https://www.tischlerbise.com)

IIP Summary

Description	Total Cost	Remaining	Growth Share
Fire Station Cost Recovery	\$8,560,534	\$766,052	\$592,940
Fire Apparatus Cost Recovery	\$3,951,016	\$568,136	\$439,749
Park Improvement Cost Recovery	\$13,694,175	\$3,346,352	\$3,104,227
Police Station Cost Recovery	\$8,560,534	\$917,421	\$920,582
Arterials	\$599,911	\$599,911	\$599,911
Improved Intersections	\$300,000	\$300,000	\$300,000
Development Fee Study	\$59,850	\$59,850	\$59,850
Total	\$35,726,021	\$6,557,722	\$6,017,259

Development Fee Fund	Balance	10-Yr Revenue
Fire Development Fees	(\$1,334,188)	\$1,044,659
Park Development Fees	(\$3,346,352)	\$3,119,190
Police Development Fees	(\$917,421)	\$932,552
Street Development Fees	\$123,159	\$920,858
Total	(\$5,474,802)	\$6,017,259

Land Use Assumptions Summary

Projections based on recent development and projects in the development process.

Sierra Vista, Arizona	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population	45,527	45,696	45,907	46,119	46,331	46,543	46,755	46,967	47,179	47,391	47,603	2,076
Housing Units												
Single Family	15,808	15,879	15,950	16,021	16,092	16,163	16,234	16,305	16,376	16,447	16,518	710
Multi-Family	5,101	5,101	5,135	5,168	5,201	5,235	5,268	5,301	5,335	5,368	5,401	300
All Other Units	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	0
Total Housing Units	22,236	22,307	22,412	22,516	22,620	22,725	22,829	22,933	23,038	23,142	23,246	1,010
Employment												
Industrial	1,754	1,765	1,776	1,787	1,797	1,808	1,819	1,830	1,841	1,852	1,863	109
Commercial	5,633	5,670	5,708	5,746	5,783	5,821	5,859	5,896	5,934	5,972	6,009	377
Office & Other Services	10,769	10,859	10,950	11,040	11,130	11,220	11,311	11,401	11,491	11,581	11,672	902
Total Employment	18,156	18,295	18,433	18,572	18,711	18,850	18,989	19,127	19,266	19,405	19,544	1,388
Nonres. Floor Area (x1,000)												
Industrial	899	906	913	919	926	933	939	946	953	959	966	67
Commercial	3,404	3,420	3,437	3,453	3,469	3,485	3,501	3,517	3,533	3,549	3,565	161
Office & Other Services	6,351	6,381	6,412	6,442	6,473	6,503	6,533	6,564	6,594	6,625	6,655	304
Total Nonres. Floor Area	10,655	10,708	10,761	10,814	10,867	10,920	10,974	11,027	11,080	11,133	11,186	532

New development includes:

2,076 people in 1,010 new housing units

1,388 jobs in 532,000 square feet of new nonresidential development.

Proposed Single Family Fee Comparison

<u>Classification</u>	<u>2006</u>	<u>2006 in 2019 dollars</u>	<u>Current (100%)</u>	<u>Proposed</u>
Parks	\$ 1,804	\$ 2,434	\$ 624	\$ 3,353
Library	\$ 553	\$ 746	\$ -	\$ -
Police	\$ 615	\$ 830	\$ 479	\$ 529
Fire	\$ 529	\$ 714	\$ 351	\$ 745
Infrastructure	\$ 1,853	\$ 2,500	\$ 2,641	\$ 746
Total Single Family	\$ 5,354	\$ 7,223	\$ 4,095	\$ 5,373

Estimated tax savings on a \$325,000 house from removing excess construction sales tax: \$1,056

Timeline

- **11 June 2020**
 - Public Hearing on IIP & LAU
- **11 September 2020**
 - Council votes to Adopt IIP & LUA
- **22 October 2020**
 - Public Hearing on proposed fees
- **10 December 2020**
 - Council votes on proposed fees
 - Council votes on proposed new tax rate
- **1 March 2021**
 - New fees and tax rate go into effect

RESOLUTION 2020-XXX

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; APPROVING THE DEVELOPMENT FEE SCHEDULE THAT CORRESPONDS TO THE LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLANS APPROVED BY CITY COUNCIL ON SEPTEMBER 10, 2020 IN ACCORDANCE WITH A.R.S. 9-463, AND CITY CODE 154.10-20; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the City of Sierra Vista assesses development fees to offset costs to the City associated with providing necessary public services to a development, as specified in Chapter 154 of the City Code of Ordinances; and

WHEREAS, Arizona Revised Statute §9-463 and City Code Chapter 154 specifies the procedure by which the City must follow in order to update its fees to reflect current growth patterns and anticipated new construction; and

WHEREAS, in accordance with state law, two public hearings were held on June 11, 2020 regarding the Land Use Assumptions and Infrastructure Improvement Plan, as well as the corresponding Development Fee schedule on October 22, 2020; and

WHEREAS, the Council approved the Land Use Assumptions and Infrastructure Improvement Plan on September 10, 2020 as the first step toward setting the revised development fees; and

WHEREAS, the new development fee schedule offsets infrastructure costs to the City for necessary public services and adoption of the revised development fee schedule is the last step in the process.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That the settled policy of the City Council, supporting the assessment of Development Fees to offset the costs to the City associated with providing necessary public services to new development be, and hereby is, reaffirmed.

SECTION 2

That the City Council hereby approves the revised development fee schedule identified on Attachment A that corresponds to the Land Use Assumptions and Infrastructure Improvement Plan reports previously adopted by the elected body on September 10, 2020, said fees effective March 1, 2021 in accordance with state law.

SECTION 3

The City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 10th DAY OF DECEMBER, 2020.

FREDERICK W. MUELLER, II
Mayor

ATTEST:

JILL ADAMS
CITY CLERK

APPROVED AS TO FORM:

NATHAN WILLIAMS
City Attorney

ATTACHMENT A

Schedule of Proposed Development Fees, Effective March 1, 2021

Residential (per unit)

Type	Parks & Recreational	Police	Fire	Street	Proposed Fee	Current Fee	Difference
Single-Family Unit	\$3,353	\$529	\$745	\$746	\$5,373	\$3,227	\$2,146
Multi-Family Unit	\$1,853	\$293	\$412	\$296	\$2,854	\$1,894	\$960
All Other Types	\$1,471	\$232	\$327	\$260	\$2,291	\$2,003	\$288

Nonresidential (per square foot)

Type	Parks & Recreational	Police	Fire	Street	Proposed Fee	Current Fee	Difference
Industrial	\$0.23	\$.33	\$0.27	\$.22	\$1.05	\$0.98	\$0.07
Commercial	\$0.34	\$1.64	\$1.38	\$1.12	\$4.48	\$4.07	\$0.41
Office & Other Services	\$0.42	\$.64	\$0.54	\$0.43	\$2.03	\$1.96	\$0.07
Hotel (per room)	\$83	\$551	\$463	\$366	\$1,463	\$880	\$583
Nursing Home (per bed)	\$150	\$202	\$169	\$134	\$655	N/A	N/A