

Sierra Vista City Council
Work Session Minutes
August 9, 2022

1. Call to Order

Mayor Mueller called the August 9, 2022, City Council Work Session to order at 3:00 p.m., Council Chambers, City Hall, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Mayor Rick Mueller – present
Council Member William Benning – present
Council Member Gregory Johnson – present
Council Member Angelica Landry – present
Council Member Mark Rodriguez – present
Council Member Carolyn Umphrey – present

Others Present:

Chuck Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Adam Thrasher, Police Chief
Laura Wilson, Leisure, Parks, and Library Director
Irene Zuniga, Engineer
Jill Adams, City Clerk
Dianna Cameron, Management Analyst

Mayor Mueller wished his sister, Sonia, a happy birthday. Council Member Umphrey wished her parents a happy 42-year anniversary.

2. Presentation and Discussion:

A. August 11, 2022, Council Meeting Agenda Items ([agenda attached](#))

Mayor Mueller stated that the Council Meeting for Thursday, August 11, 2022, starts at 5:00 p.m. with the call to order, roll call, invocation, pledge, and the acceptance of the agenda.

In response to Mayor Mueller, Mr. Potucek reported on the sales tax return for June 2022, which was up 6.5 percent, announced that the SEACOM Meeting has been rescheduled for August 18, 2022, and shared that the Avenida Escuela Extension behind Walmart finished by the end of August.

Mayor Mueller announced that in the audience is Ms. Messmer, newest Council Member to be.

Item 2.1 Discussion and Possible Action of the Regular City Council Meeting Minutes of July 28, 2022 – There was no discussion.

Item 2.2 Discussion and Possible Action of the Special City Council Meeting Minutes of August 3, 2022 – There was no discussion.

Item 2.3 Discussion and Possible Action of the Special City Council Meeting Minutes of August 4, 2022 – There was no discussion.

Item 2.4 Discussion and Possible Action of Resolution 2022-058, Designating David J. Felix, Chief Financial Officer, as the person authorized to sign and submit the City's Annual Expenditure Limitation Report for FY 2021 - Mr. Potucek stated that the Attorney General did not approve of the format that was used previously; therefore, this action is being taken to meet the requirements for

FY 2021 and FY 2022.

Item 2.5 Discussion and Possible Action of Resolution 2022-059, Designating David J. Felix, Chief Financial Officer, as the person authorized to sign and submit the City's Annual Expenditure Limitation Report for FY2022 – Addressed during Item 2.4 discussion.

Item 3 Discussion and Possible Action of Resolution 2022-060, a location transfer of a Series 6 Liquor License for Zameer Mallal on behalf of ADANAC, LLC, 325 W Fry Boulevard, Suite F, Sierra Vista, Arizona – Ms. Adams stated that Council approved this liquor license and ownership/location transfer in May, 2022; however, Mr. Mallal has decided to move to the West End into the old karaoke bar. He must go through the process all over again for a location transfer. The notice of the public hearing was posted on the facility and no comments have been received. The background was redone, and there are still no objections by the Police Department for approval. If approved on Thursday, August 11, 2022, it will go to the State for final approval.

Council Member Umphrey asked if the bar will have karaoke. Ms. Adams stated that she is not sure, but she will find out.

Council Member Rodriguez stated that originally Mr. Mallal bought the liquor license from the karaoke bar and start their business next to Bone Dry, but now they have decided to not do that and use the license back at the original location at the International Karaoke Bar under the name Tell Mama. Ms. Adams stated that he is correct and explained that anytime a license is relocated or there is a change of ownership, they must go through the application process and public hearing.

Council Member Rodriguez stated that before it was only the license, but he wonders if it is now the business as well. Ms. Adams stated that it is an ownership and location transfer near Bone Dry and now it is a location transfer, back to where it was before.

Item 4 Discussion and Possible Action of Ordinance 2022-003, Fiscal Year 2022-2023 Property Tax Levy - Ms. Yarbrough this is the final step in the budget process. There was a public hearing for the property tax levy during the Council's last meeting. This is the adoption of the property tax levy for Fiscal Year 2023. The property tax levy rate is being set at .1098 cents per \$100 of assessed value that translates to \$10.98 per \$100,000 worth of value on a property. It is adjusted slightly lower due to increase in valuation of homes; therefore, anyone with a home will pay the same amount this year as they did last year.

Item 5 Discussion and Possible Action of Resolution 2021-061, Appointment of Marta Messmer to the City Council, said term to expire December 31, 2024 – Mayor Mueller explained that the issue will be brought up, second the issue, offer to discuss and make comments by the Council, and he will then call for the vote. Once the vote is called for, Ms. Messmer will come forward to be sworn in by the City Clerk. Ms. Messmer will then join Council on the dais and participate in the comments and requests of Council.

B. Report on Recent Trips, Meetings and Future Meetings

Mayor Mueller stated that he attended the League of Cities and Towns Meeting, where they gave a rundown on several things going on at the Legislature, but the important thing to realize is that the League killed bills that needed to be killed and passed bills that will benefit the City in the future. In looking toward, the future, a key message in looking at elections in the primaries, the more moderate republicans and democrats were basically defeated in a lot of the primaries. There is no real understanding that there is going to be a lot of compromise in the next legislative session between the republicans and the democrats. The League feels that the republicans are still going to hold a slight edge in both houses, with a republican speaker and president in the senate. These are slow margins and probably no cooperation on a lot of issues that does not bode well for the next two years.

Mayor Mueller stated that at the meeting he brought up the recent bill that deals with the Water

Infrastructure Financing Authority (WIFA). He noted that there he had a great conversation with Representative Griffin and explained that the old WIFA had loans available to cities for water infrastructure and projects. It was a loan that had to be paid back and geared towards the smaller cities and towns; however, in most cases, paying back the loan over a long period of time did not make a lot of sense, especially when cities and towns could go to other federal agencies or private folks to get water infrastructure built. They have reworked that and now it is going to be a grant where 75 percent is going to be paid by the State and 25 percent would be by the entity. Representative Griffing stated that Fort Huachuca, Land and Water Trust or the Nature Conservancy to pay for the City's 25 percent. This is an ongoing effort. There are things in the bill that deal with projects that replace turf and yard, retire private pool use, which is something to look at in the future. Lastly, he stated that this legislation is not going to be in effect for another 60 days.

The challenge now with projects going on with the CCRN and the Upper San Pedro Partnership is that the cost of acre feet is going up and the number of acre feet that is acquired for projects is diminishing. The cost is only going to go up.

Council Member Umphrey stated that the PAC Meeting was cancelled, but she attended the West End Commission Meeting where discussed was the roll out of a program for neighborhoods, and not just on the West End, that will be called Adopt a Neighborhood. This program is like the Adopt an Event/Area. This program will be launched in September.

Mayor Mueller asked if the West End Commission will be making a recommendation to the Council. Mr. McLachlan stated that staff drafted a proposal that was presented to the West End Commission for feedback. This year's budget has \$25,000 to implement the Council's Strategic Plan Objective which is to broaden out the West Sierra Vista Partnerships Program to include a neighborhood grant program. However, this would be a citywide focus and staff would be glad to share the proposal with the amendments that were suggested by the West End Commission before formal launch. He added that he does not see a reason why it cannot be implemented in the next 30 to 45 days.

Mayor Mueller noted that Council needs to be better briefed on what is going on. Council appreciates the work by the West End Commission and their comments to make the program better.

C. Future Discussion Items and Council Requests

In response to Mayor Mueller, Ms. Yarbrough stated that the legislative update from Triadvocates is scheduled for August 23, 2022 to go over legislation that has passed that is of interest to the City of Sierra Vista, and what they forecast for next year. She added that she is doing her best to get the Commission Report done for Council by September 6, 2022.

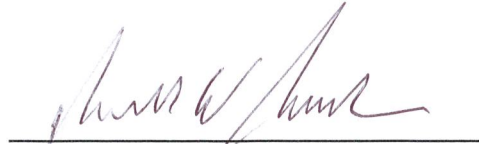
Mayor Mueller stated that at some point Council needs to meet with Potucek and give him his annual evaluation during an executive session.

Council Member Rodriguez stated that Council needs to talk about the commissions. He added that there are some changes that were pushed out stating that they cannot meet every month, but quarterly. Ms. Yarbrough stated that it is at least quarterly. Mayor Mueller stated that the commission can meet more than that if they have anything critical.

Mayor Mueller announced that the League Conference is at the end of the month, and he hopes that the Council Members will attend because it is productive.

3. Adjourn

Mayor Mueller adjourned the August 11, 2022, work session of the Sierra Vista City Council at 3:18 p.m.


Frederick W. Mueller, Mayor

Minutes prepared by:


Maria G. Marsh, Deputy Clerk

Attest:


Jill Adams, City Clerk