



## CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minute summary of the regular meeting of the City Council of Sierra Vista held on the 28<sup>th</sup> day of April 2022. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12<sup>th</sup> day of May 2022

SEAL

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

Maria G. Marsh  
Deputy City Clerk

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

Jill Adams  
City Clerk

Sierra Vista City Council  
Meeting Minutes  
April 28, 2022

Mayor Mueller called the April 28, 2022, City Council Regular Meeting to order at 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Roll Call:

Mayor Rick Mueller – present  
Mayor Pro Tem Rachel Gray – present  
Council Member William Benning – present  
Council Member Gregory Johnson - present  
Council Member Angelica Landry – present (telephonically)  
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  
Brian Jones, Fire Chief  
Sharon Flissar, Public Works Director  
Laura Wilson, Parks, Recreation, and Library Director  
Matt McLachlan, Community Development Director  
Irene Zuniga, Engineer  
Tony Boone, Economic Development Manager  
Jill Adams, City Clerk

Invocation - Firefighter Chaplain Jonathan Sturm conducted the invocation.

Pledge of Allegiance - Girl Scout troops, Brownie 419, Junior 104, and Cadette Senior 1224, led the Pledge of Allegiance.

Item 1 Acceptance of the Agenda

Council Member Johnson moved that the agenda for the Regular City Council Meeting of April 28, 2022, be approved. Council Member Benning seconded the motion. The motion unanimously carried, 7/0. Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Johnson, Rodriguez, Landry, and Umphrey voting in favor.

City Manager's Report: Mr. Potucek stated that next regular work session is scheduled for May 10, 2022 at 3:00 p.m. in the Council Chambers that will feature a preliminary budget balancing presentation. He noted that there is still a fluid situation with regards to some of the grants that staff is trying to pursue; therefore, the numbers could change after that, but staff will do their best at a balanced budget.

In response to Mayor Mueller, Mr. Potucek stated that the State provided preliminary numbers for state shared revenues. Staff is working with those numbers, although they seem a bit high; therefore, staff is massaging them down and trying to be a little bit more conservative with those.

Mr. Potucek stated that the next regularly scheduled meeting is scheduled for Thursday, May 12, 2022 at 5:00 p.m. in the Council Chambers. He reported that the Nancy J. Brua Animal Care Center Improvement and Expansion Project is underway. The Design Engineering Services were awarded to the architecture company and those are set to be signed as well as the Construction Manager at Risk, which was sent to Concord General Contracting. He further reported that there are a few street projects going on, the Avenida Escuela Extension Project, where work is being done on the bridge behind Wal-Mart, and the Charleston Road Pavement Replacement Project that will require lane closures and a full closure at some point which staff is trying to time after the Memorial Day weekend and the Buena High School graduation. Staff is working at keeping that area safe through that time. The Cyr Center Parking Lot Project and the Annual Street Maintenance Project were awarded to K&G, which are scheduled to be completed by June 15, 2022. J2 Engineering was awarded the contract for the Garden Avenue Improvements and Design Project, from Fry Boulevard to Buffalo Soldier Trail, Phase II of the West End projects, and they have a notice to proceed effective on May 2, 2022.

## Item 2 - Consent Agenda

Item 2.1 Discussion and Possible Action of the Regular City Council Meeting Minutes of April 14, 2022

Item 2.2 Discussion and Possible Action of Resolution 2022-020, Pre-Annexation Agreement for 203 Theater Drive Property

Council Member Rodriguez moved that the Consent Agenda consisting of the Regular City Council Meeting Minutes of April 14, 2022 and Resolution 2022-020, a pre-annexation agreement for 203 Theater Drive Property, be approved. Council Member Benning seconded the motion. The motion unanimously carried, 7/0. Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Johnson, Rodriguez, Landry, and Umphrey voting in favor.

## New Business

Item 3 Discussion and Possible Action of Resolution 2022-021, Authorizing the City to Accept a Grant Offer from the Arizona State Parks Non-motorized American Rescue Plan Act Grant Program

Council Member Umphrey moved that Resolution 2022-021, authorizing the City to accept a grant offer from the Arizona State Parks Non-motorized American Rescue Plan Act Grant Program, be approved. Council Member Benning seconded the motion.

Ms. Zuniga stated that this agenda item will approve a grant through the Arizona State Parks Nonmotorized Grant Program using American Rescue Plan Act funding. The funds will be used to construct a stabilized pathway and other amenities. The pathway will connect with an existing pathway just south of Kayetan Drive that connects over to the Soldier Creek Park. It will cross the street and move adjacent to the project that is currently under construction for the parking lot and continuing north and tying into the existing pathway that will connect ultimately to the Cyr Park. The grant award is in the amount of \$100,000 with an in-kind match from the City in the amount of \$3,250.

Mayor Mueller asked about the collection pond and which way will it drain. Ms. Zuniga stated that this is currently not detention; although that is what it is stated as. It has been designed as a



retention basin. If the City starts moving things at the park, staff will have plenty of opportunities to be able to modify that to help with whatever park amenities end upcoming thereafter.

Mayor Mueller stated that he thought that the City does not do detention basins because there is a requirement that the water must be out within 36 hours to prevent mosquitoes, encephalitis affecting ladies that are expecting. Ms. Zuniga stated that this location was slightly oversized to make sure that the requirement is met. However, if there are any issues, since every year is different with the rainfall, and depending on how quickly any of the park improvements come in, staff can easily modify those and make it all work.

The motion unanimously carried, 7/0. Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Johnson, Rodriguez, Landry, and Umphrey voting in favor.

Item 4 Discussion and Possible Action of Resolution 2022-022, Approval of the Industrial Development Authority of the City of Sierra Vista Economic Development Revenue Bonds Series 2022 (Georgetown Community Development Authority Project), and Declaring an Emergency

Mayor Pro Tem Gray moved that Resolution 2022-022, approving the proceedings of the Industrial Development Authority of the City of Sierra Vista regarding the issuance of its tax exempt and or taxable Economic Development Revenue Bond Series 2022 (Georgetown Community Development Authority Project) and an aggregate principal amount not to exceed \$5,000,000, and declaring an emergency be approved. Council Member Benning seconded the motion.

Mr. Potucek stated that Mr. Moro is the consultant to the Sierra Vista Industrial Development Authority. In October 2021, the Council approved the first issuance of Economic Development Convertible Capital Appreciation Revenue Bonds in two sets to the Georgetown Community Development Authority Project on behalf of their board, which is a 501(c)(3) corporation. That project was based in Seattle, Washington and at that time they were building 136,000 square-foot building for artists and artisans in an affordable housing development in that area. That bond issuance was in the amount of approximately \$40 million broken into two parts. One was a tax-free original amount of just \$34 million and a taxable series of about \$5.5 million dollars. These bonds were issued in a public offering last year after the Council approved them and they were sold out in one day. Within that original bond issue, a provision was made for the action that Council is being requested to take, which is an amount not to exceed \$5,000,000 again for the same project. This has already been approved by the Authority and as with all Industrial Development Authority bonds, they take all the liability and responsibility for those, and none is placed on the City of Sierra Vista

Council Member Johnson stated that typically Mr. Moro would tell Council what the Industrial Development Authority would get back in return for issuing these bonds. Mr. Potucek stated that he does not have that number, but he will get that number from Mr. Moro. The Industrial Development Authority will receive fees for the issuance of these bonds so they will make some money.

The motion unanimously carried, 7/0. Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Johnson, Rodriguez, Landry, and Umphrey voting in favor.

Call to the Public - There was no response.

#### Comments and Requests of the Council

Council Member Johnson had nothing to report.

Council Member Rodriguez stated that new path talked about earlier is going to eventually connect all the way to Soldier Creek Park; therefore, people can take that path from Garden Avenue if they are at that park and walk all the way down to Cyr Field and back, and eventually there will be a nice big loop in the City. He announced that there is wildfire currently going on in Huachuca City, which looks like another roadside fire. He encouraged people to be careful if headed in that direction and to stay safe. He thanked the crews who are out there fighting that fire and reported that they had to cut into the fence on Fort Huachuca's property to get in there, and hopefully they can get that under control because it is very close to the City's airport. He reported that he spoke to Mr. Boone about Fort Huachuca's gate because the West Fest is during the weekend, and he hopes that it would be, a good partnership. Mayor Mueller stated that the gate has been open on Saturdays, but he is not sure as to when the Fort closes the gate.

Council Member Rodriguez reported that he went to Buena High School for the incoming freshmen, of which he now has two, and noted that he was impressed. The school has scoreboards coming in, they will have an instant replay type for the basketball court, and for the football field, but the best part about it is that they are going to get the AV students involved. There are going to be young professionals that are interested in doing that, maybe as a career, and that have that experience already in high school. Lastly, he reported that the dog park is under maintenance. The City normally closes off one area, but the other area stays open. He thanked Firefighter Chaplain Jonathan Sturm and the Girl Scout Troops for being present.

Council Member Umphrey announced that on Friday, April 29, 2022, and Saturday, April 30, 2022, there will be a concert by Sierra Vista Sings at the United Methodist Church at 6:30 p.m. for \$5.00 to collect donations for NAMI. She also announced that on Saturday, April 30, 2022, at the Veterans' Memorial Park, there is a Celebration of Animals from 9:00 a.m. until 3:00 p.m. and on the same day from 3:00 p.m. until 9:00 p.m., the West Fest is scheduled on Fry Boulevard between North Avenue and North Garden Avenue to celebrate the new streetscape. This is the first time that this event will be held later in the day, which is going to make it a lot more fun.

Council Member Landry encouraged everyone to get out to the park during the weekend to celebrate the animals.

Council Member Benning thanked the Girl Scout Troops, Brownie 419, Junior 104, and Cadette Senior 1224, and noted that later in the evening he will be joining them on a late dinner run, where the girl scouts go to people's houses and cook for them. He also thanked Firefighter Chaplain Jonathan Sturm for his blessing, who he met at the Firefighters' award ceremony, and recognized two new firefighters in the audience. He announced that on Friday, April 29, 2022, the Chamber of Commerce has their Annual Gala from 5:00 p.m. until 8:00 p.m., and there are still tickets available. He also announced the City's Fifth Wine, Beer and Spirits Festival set for May 28, 2022 from noon until 7:00 p.m. at Veterans Memorial Park. In closing, he wished a Happy Mother's Day to his mother and all the other amazing mothers.

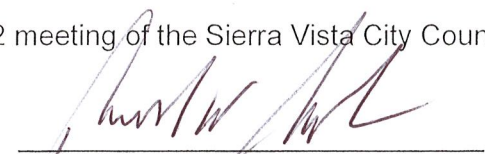
Mayor Pro Tem Gray had nothing to report.



Mayor Mueller thanked the Council and staff for the preparation for the Council Meeting. He added that he hopes that the West Fest will morph again next year for a different type of event downtown.

Adjournment

Mayor Mueller adjourned the April 28, 2022 meeting of the Sierra Vista City Council at 5:21 p.m.



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Mayor Frederick W. Mueller

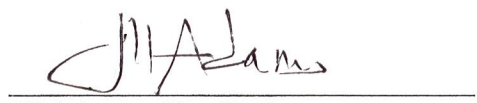
MINUTES PREPARED BY:

ATTEST:



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Maria G. Marsh, Deputy Clerk



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Jill Adams, City Clerk