



EXTRAORDINARY SKIES.
UNCOMMON GROUND.

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 13th day of February, 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 27th day of February 2020

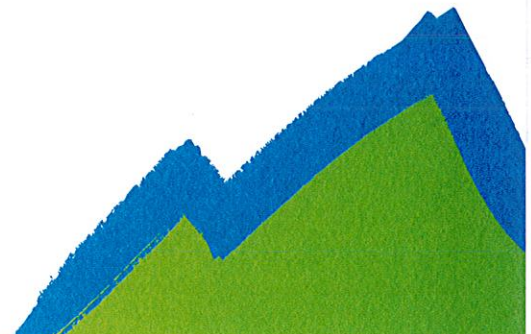
SEAL

A handwritten signature in blue ink, appearing to read "M. 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
February 13, 2020

Mayor Mueller called the February 13, 2020 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 Gwen Calhoun – present
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
Laura Wilson, Leisure and Library Services Director
Sharon Flissar, Public Works Director
Matt McLachlan, Community Development Director
Jeff Pregler, Planner
Jill Adams, City Clerk
Nathan J. Williams, City Attorney
Susan Papatrefon, Cochise County 9-1-1 Administrator
Abe Rubio, IT Chief Officer

Invocation - Pastor Jeffery Anselmi, M.A., First Christian Church, conducted the invocation.

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

Item 1 Acceptance of the Agenda

Council Member Wolfe moved that the Agenda for the Regular City Council Meeting of February 13, 2020 be approved as written. Council Member Benning seconded the motion. The motion passed by a unanimous vote of Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Calhoun, Pacheco, Umphrey and Wolfe.

City Manager's Report: Mr. Potucek announced that City offices will be closed Monday, February 17, 2020 in observance of Presidents' Day. The next regularly scheduled City Council Work Session will be held at 3:00 p.m. in Council Chambers on February 25, 2020 and one of the items will be the mid-year budget review. The next regularly scheduled Council Meeting will be held at 5:00 p.m. in the Council Chambers on February 27, 2020. He reported that the Community Development Block Grant Projects for First Street Alleyway & Fifth Street Improvements bids close on February 21, 2020. The architect for the Nancy Brua Animal Care Center Improvement and Expansion Project is under advertisement and those qualifications

close on February 27, 2020. The Vista Transit Parking Lot Resurfacing Project has been posted and quotes will be accepted until March 4, 2020. The Environmental Operations Park Mechanical Bar Screen Replacement Project bids closed on March 10, 2020. The Annual Street Maintenance Chip Seal Project has been awarded to VSS International in the amount of \$637,000.00. Lastly, he reported on the following external meetings:

- JPA SEACOM Board met and are in budget discussions with a proposed budget by March to present to Council.
- Upper San Pedro Partnership Advisory Commission has received the grant from the Bureau of Reclamation for approximately \$100,000 to be matched \$100,000 between ADWR, Cochise County, City of Sierra Vista and the Nature Conservancy that will be for the construction of a web portal project. All relevance science and data for future reference for the public will be made available through the portal.

Item 2 Consent Agenda

Item 2.1 Approval of the City Council Regular Meeting Minutes of January 23, 2020

Item 2.2 Resolution 2020 - 008, Appointment of Lawrence R. Goodhue, Adrienne Weiss, Brandy Kea-Robinson and Johanna Scott to the Industrial Development Authority, said terms to expire December 31, 2024

Item 2.3 Resolution 2020 - 009, Acceptance of the Resignation of Kathy Calabrese, with regret and Appointment of Julia V. McCaa to the West End Commission, said term to expire December 31, 2020

Mayor Pro Tem Gray moved that the Consent Agenda consisting of the City Council Regular Meeting Minutes of January 23, 2020, Resolution 2020 - 008, appointment of Lawrence R. Goodhue, Adrienne Weiss, Brandy Kea-Robinson and Johanna Scott to the Industrial Development Authority, said terms to expire December 31, 2024 and Resolution 2020 - 009, acceptance of the resignation of Kathy Calabrese, with regret and appointment of Julia V. McCaa to the West End Commission, said term to expire December 31, 2020, be approved. Council Member Benning seconded the motion.

Mayor Pro Tem Gray stated that she is pleased to see four new members coming onto the Industrial Development Authority because it provides the ability to have more regular meetings. The Industrial Development Authority has been operating with only three members for a while. Lastly, she gave kudos to Mr. Simonton for his recruitment of excellent candidates.

Council Member Wolfe stated that she will recuse herself from the vote because she was not present at the January 23, 2020 meeting. She added that she is excited about the appointments.

The motion passed by a vote of Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Calhoun, Pacheco and Umphrey. Council Member Wolfe abstained.

Public Hearing

Item 3 Resolution 2020 - 010, Development Code Amendments to Section 151.08.002 - Public Improvement Standards - General Regulations, Article 151.19-Subdivision Platting Procedures and Requirements and Declaring a 30-day Public Record

Council Member Calhoun moved that Resolution 2020 - 010, Development Code amendments to Section 151.08.002, Public Improvement Standards, General Regulations, Article 151.19, Subdivision Platting Procedures and Requirements and declaring a 30-day Public Record, be approved. Council Member Pacheco seconded the motion.

Mr. McLachlan stated that the proposed amendments are a product of multiple work session with the Planning and Zoning Commission and the feedback that was received from users of the platting process. With every update, the Department is looking at the practical aspect of how the Department reviews and evaluate submittals, making sure that each step serves a purpose and that the amount of information that is required is proportionate to the decision being rendered. The Department also factors in the feedback that is routinely received from applicants on potential improvements.

Some of the specific issues that the Department is seeking to resolve through the amendments is to redefine and providing for a more streamlined process for minor subdivisions of 10 lots or fewer where there are existing streets forming the boundary, outside of a floodplain or erosion setback area and utility services are readily available. In these cases, the applicant can go straight to final plat approval stage, saving time. This process is primarily oriented to infill sites where the infrastructure is already in place and where the City is trying to facilitate redevelopment. Also being built in is a process that does not currently exist for minor amendments to an existing approved plat. Currently any change, no matter the significance must be approved by Council. The proposed amendments would allow a property owner to correct errors, adjust a drainage or maintenance easement boundary or to adjust lots in a manner that does not increase the number of lots or changing existing utility easements, street access or other public dedications. The adjustments cannot exceed 50 percent of the total lots identified on the plat.

Mr. McLachlan stated that this would be useful in those cases where a developer wants to combine smaller lots into larger lots based on changes in market demand. Since the density is being reduced, the action would not affect the water adequacy certificate. The minor amendments would be approved administratively versus going through a full platting process.

There is also no mechanism in the Code for doing a land split in an existing platted subdivision without going through the full re-platting process. The Code requires owner permission on the application and in cases where there are lots within a subdivision that have been sold off it poses a challenge in gathering signatures from all the owners in the subdivision. Pursuant to State Law, this would apply to lot divisions consisting of two or three lots in property that is 2.5 acres or less. The review would be administrative and can be conducted under 30 days.

Performance security is in place to ensure that public improvements are constructed according to the City's standards, the Department is recommending allowing sidewalks to be deferred until after the home is constructed but no longer than five years from the date that the final plat is approved. This is a request by developers who are having to replace damaged sidewalks post construction from heavy equipment operators during the construction. The Americans Disability Act is a priority and that is why the Department is recommending a five-year maximum timeframe.

Mr. McLachlan noted that the Department has identified inconsistency between the definition of minor subdivision in the definition section under Article 151.01.02 and the definition of a minor subdivision in the proposed amendments. This discrepancy will be reconciled when the

amendments are brought back to Council for final adoption and should Council decide to proceed with the amendments.

The Planning and Zoning Commission voted unanimously to approve the amendments and to-date there have been no public comments received.

Mr. McLachlan stated that the Department is providing for consistency between the definition section of the Code and the subdivision regulations.

In response to Mayor Pro Tem Gray, Mr. McLachlan stated that any subdivision which matched the County's definition of a subdivision would need to apply to the State for water adequacy certification, which would be noted on the final plat.

Council Member Pacheco asked about the process for bringing forth regulations and adjusting them. She added that the Council has seen quite a few regulation adjustments to which she does not object since the processes are being streamlined. She also asked if the Department is systematically going through and streamlining as she would like to know the Department's process for choosing where the attention will be focused. Mr. McLachlan stated that as the Department administers the Development Code, staff notes conflicts or discrepancies between operating a smooth process or in this case, the Department is building avenues that do not exist to fulfill the purpose and intent of the Code legally without posing an undue burden on the applicant. The Department is responding to the Council's Strategic Guidance to remove unnecessary and obsolete Code provisions. The Planning and Zoning Commission is used as a sounding board for the proposals to vet from a community perspective whether they are appropriate and worthy of recommendation for approval to the Council.

The motion passed by a unanimous vote of Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Calhoun, Pacheco, Umphrey and Wolfe.

New Business

Item 4 Resolution 2020 - 011, Text to 9-1-1 Grant Agreement

Council Member Umphrey moved that Resolution 2020 - 011, acceptance of a grant through the Arizona Department of Administration, Office of Grants and Federal Resources, Arizona 9-1-1 Program to provide Text-to-911 services throughout the City of Sierra Vista and surrounding areas, be approved. Council Member Benning seconded the motion. The motion passed by a unanimous vote of Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Calhoun, Pacheco, Umphrey and Wolfe.

Ms. Papatrefon stated that Text to 9-1-1 services ensures members of the public who are limited in their ability to use voice communication to communicate with primary service answering points. The Arizona Department of Administration State 9-1-1 Program has allocated funds specifically to implement Text to 9-1-1 services in the State of Arizona.

A grant has been secured in the amount of \$67,200 which will cover the cost for equipment, installation and maintenance for all primary service answering points in Cochise County. This award covers the period from the date of award through June 30, 2024 and the tentative schedule for initial deployment in Cochise County is between March 2021 and May 2021. Citizens requiring emergency services who are not able to communicate verbally will be able to utilize Text to 9-1-1 to reach a qualified dispatcher.

Mayor Mueller stated that this a big step forward and very important to folks that have disabilities in those areas.

Council Member Pacheco asked if dispatch currently accepts calls that go through a translator. Ms. Papatrefon stated that every counsel is equipped with the ability to accept those calls.

City Councilwoman Gwen Calhoun stressed that there are times when people may not want to use their voice to call 9-1-1, which is important for the public to hear that. This can also be resource for those who need to communicate quietly with 9-1-1.

Call to the Public

Diana Wilcox voiced her concern about an island of land located north of Pet Smart that is continuously littered with garbage that is not being picked up. She noted that she does not know who the property owner is, but she picks up the garbage herself and needs help.

Demetry Simonton thanked Council for appointing new board members to the Industrial Development Authority and noted that it has been almost 10 years since the Industrial Development Authority has had a full board. He added that they have a new web site aligned with the City's marketing plan and have begun looking at the Vista 2030 to address housing needs and other issues. Lastly, he thanked Ms. Wilson for meeting with a group of community leaders looking into potential projects on the West End.

Comments and Requests of the Council

Council Member Pacheco wished everyone a great Valentine's Day and Presidents' Day weekend.

Council Member Wolfe stated that it is good to be back and echoed Mayor Pro Tem Gray's comment regarding the Industrial Development Authority, voiced her excitement about the Text to 9-1-1 Grant because anything that can be done to make the system more accessible to everyone is a good thing. Lastly, she wished everyone a good weekend.

Council Member Benning also echoed Mayor Pro Tem Gray's comments about the Industrial Development Authority and stated that he is glad that Ms. Scott was able to make it to the meeting. He also thanked Mr. Simonton, who is very involved in the community, for stepping up and commenting on the Industrial Development Authority. He thanked Council Member Wolfe for the valentine card and the anonymous person for the beautiful flowers. In closing, he wished everyone a Happy Valentine's Day and good weekend.

Council Member Umphrey echoed everything stated and thanked Ms. McCaa for stepping up to serve on the West End Commission, wished Ms. Calabrese well, who will be missed and thanked Mr. Simonton for his touching comments.

Council Member Calhoun echoed what everyone else said.


Mayor Pro Tem Gray had nothing to report.

Mayor Mueller wished everyone a Happy Valentine's Day and Presidents' Day, asked everyone to be safe while travelling and reported on his meeting with Mr. Ricardo Pineda Albarran,

Consul General for Douglas coming to the community via Tucson, whose focus for discussion was to get to know the City and to re-instate the Across the Border Mayors group. He explained that the group had stopped meeting because of a Mexican Election Law, which was recently corrected, where the mayors could only be elected for three years and not reelected for a second term, which made it difficult to work with each other; therefore, things came to a dead stop for the mayors in trying to work on friendships/relationships. In closing, he welcomed Consul General Pineda Albarran and his family to the community.

Adjournment

Mayor Mueller adjourned the February 13, 2020 meeting of the Sierra Vista City Council at 5:31 p.m.



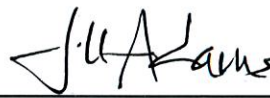
Mayor Frederick W. Mueller

MINUTES PREPARED BY:

ATTEST:



Maria G. Marsh, Deputy Clerk



Jill Adams, City Clerk