



Sierra Vista City Council  
Special Meeting Minutes  
September 22, 2020

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Mayor Mueller called the September 22, 2020 City Council Special Meeting to order at 3:00 p.m., City Hall, City Manager's Conference Room, 1011 N. Coronado Drive, Sierra Vista, AZ

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  
Jon Kosmider, Deputy Police Chief  
Laura Wilson, Leisure and Library Services Director  
Nathan Williams, City Attorney  
Jill Adams, City Clerk  
Matt McLachlan, Community Development Director  
Judy Hector, Marketing and Public Affairs Manager

**Item 1** Acceptance of the Agenda

Council Member Umphrey moved that the Agenda for the Special City Council Meeting of September 22, 2020, be approved as written. Council Member Calhoun seconded the motion. The motion passed by a 7/0 vote of Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Umphrey, Wolfe, Pacheco, and Calhoun.

**New Business**

**Item 2** Resolution 2020-027, Intent to purchase real property located on Fab Avenue

Council Member Benning moved that Resolution 2020-027, authorization to purchase real property located on Fab Avenue, be approved. Council Member Umphrey seconded the motion.

Ms. Wilson stated that this is an administrative action to approve the purchase of the Fab Avenue property to obtain the title insurance needed to close on the property. The approved resolution directing the purchase of the property by Council is required to be furnished to the title company, and the approval of the item will achieve that purpose. The closing date is scheduled to occur on September 30, 2020.

Mr. Potucek stated that there is a willing seller and he has talked to the family personally before this would occur and there was only one minor glitch, which was the addition of some closing costs to the price that was previously discussed with Council. It was an additional 30 percent, a relatively small amount and therefore, staff proceeded. He also stated that the item was not in the budget and since the opportunity to purchase the property came after the budget was approved, which was discussed, and although not required, a vote is needed because the title company feels that it is important to have a public vote on an item with real property that was not in the budget.

Mayor Mueller asked when the budget would be amended to reflect the purchase of the property. Mr. Potucek stated that a budget amendment is not necessarily required. The City has a Capital Budget and there is money budgeted for the ambulance station, for which the City now has a decent grant for it.

Mayor Mueller noted that he is aware that the money is there, but his concern is in looking back at the record and noting where the money was spent. He asked how the purchase gets accounted for in the budget if this does not require a Council vote. Mr. Potucek stated that this does not require a change to the budget, but it will need to be reflected in the financial reports, which is more of an accounting issue.

In response to Mayor Mueller, Mr. Potucek stated that this action accomplishes that.

Council Member Pacheco asked about the purchase price. Ms. Wilson stated that it is \$230,000.03 which includes the three percent.

In response to Council Member Calhoun, Ms. Wilson stated that the price includes the buildings. Mr. Potucek added that the tenants of the buildings have been informed of the purchase and they will be vacated by the end of the year to avoid tax issues. The City will then proceed with demolition the next fiscal year.

In response to Mayor Mueller, Mr. Potucek stated that the demolition will be included in next year's budget.

Mayor Mueller voiced his concern in having vacant buildings sitting for months and noted that it will be an extra burden to make sure that they are not trashed because they are in the area that the City is trying to promote for people to come out.

Mr. Potucek stated that if it becomes a problem, a financial solution could be found prior to the budget, which will be brought before Council.

Council Member Calhoun asked about the age of the building. Mr. McLachlan stated that it was built in 1959.

Mr. Potucek stated that the usage is up to Council and staff will bring options regarding parking, event space and whatever the Council may want. Mayor Mueller noted that it must be a public process.

Council Member Pacheco asked if the City has conducted any border setting because there is terrible flooding in that area. Mr. Potucek stated that this is a fortuitous thing for the City because there is a drainage way through that parking lot and a drainage structure under Fry in

that area. The City will be able to include the property as part of the drainage solution for the Fry Boulevard Project and the flooding will be considered as part of this project.

Cary Berg, owner of one of the businesses in the building, stated that he had not been told anything about the sale of the property being a definite deal.

Mayor Mueller stated that the tenants need to be notified so that they understand what is going on. Mr. McLachlan stated that City staff has been communicating through Mike Dean, who represents himself as the property manager, who has indicated that the tenants have been informed.

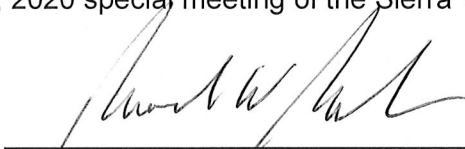
Mr. McLachlan asked Mr. Berg if he had been informed. Mr. Berg stated that he was sort of informed.

Mayor Mueller noted that a better job must be done in informing the tenants. Mr. Potucek stated that it would be done.

The motion passed by a 7/0 vote of Mayor Mueller, Mayor Pro Tem Gray, Council Members Benning, Umphrey, Wolfe, Pacheco, and Calhoun.

**Adjournment**

Mayor Mueller adjourned the September 22, 2020 special meeting of the Sierra Vista City Council at 3:07 p.m.



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Mayor Frederick W. Mueller

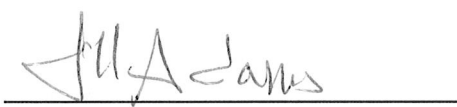
MINUTES PREPARED BY:



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Maria G. Marsh, Deputy Clerk

ATTEST:



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Jill Adams, City Clerk