

Sierra Vista City Council
Meeting Minutes
[May 27, 2021](#)

Mayor Mueller called the May 27, 2021, 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
Council Member Carolyn Umphrey - present

Others Present:

Chuck Potucek, City Manager
Victoria Yarbrough, Assistant City Manager
Adam Thrasher, Police Chief
Brad Dever, Deputy Fire Chief
Laura Wilson, Leisure and Library Services Director
Matt McLachlan, Community Development Director
Sharon Flissar, Public Works Director
Jill Adams, City Clerk
Tony Boone, Economic Development Manager
Nathan J. Williams, City Attorney

Invocation – Reverend Greg Adolf, St. Andrews Catholic Church, led everyone present in prayer.

Pledge of Allegiance – Council Member Benning 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 May 27, 2021, be approved. Council Member Umphrey seconded the motion. The motion unanimously carried, 6/0. Mayor Mueller, Mayor Pro Tem Gray and Council Members Benning, Landry, Johnson, and Umphrey voting in favor.

City Manager's Report: Mr. Potucek announced that the regularly City Council Work Session is scheduled at 3:00 p.m. on June 8, 2021, in Council Chambers, and the regularly scheduled City Council Meeting is on June 10, 2021, at 5:00 p.m. also in Council Chambers. The annual budget work sessions will begin on June 14, 2021, at 3:00 p.m. in Council Chambers as well as other scheduled meetings if needed. He noted that June will be a busy month primarily focused on the budget. He reported that the rebid for the North Garden Avenue/Fry Boulevard Improvements Phase I was posted on May 26, 2021, with a due date of June 14, 2021; the new lighted airport entrance sign's bid was posted on May 25, 2021, with a due date of June 9, 2021; and the five-year capital financing for FY21 refuse trucks' bid was posted on May 23, 2021, with a due date of June 8, 2021. Also, the Taxiway J Rehab Project is projected to begin in late July or early August and work around the rainy season, the street maintenance by KE&G for

pavement patching and crack and seal is currently ongoing and expected to be completed by June 15, 2021.

Awards and Presentations

Mayor Mueller presented a Certificate of Appreciation to former Council Member Pacheco for service to the City of Sierra Vista. Ms. Pacheco thanked Council and stated that it has been a pleasure.

Item 2 Consent Agenda

[Item 2.1](#) Approval of the Special City Council Meeting Minutes of May 11, 2021

[Item 2.2](#) Approval of the Regular City Council Meeting Minutes of May 13, 2021

[Item 2.3](#) Resolution 2021-036, Electrical Utility Easement for the Veteran's Memorial Park Sports Complex Sports Division Building

[Item 2.4](#) Resolution 2021-040, Appointment of Gregory Johnson to the Sierra Vista Metropolitan Planning Organization Board of Directors

Council Member Umphrey moved that the Consent Agenda consisting of the Special City Council Meeting Minutes of May 11, 2021, the Regular City Council Meeting Minutes of May 13, 2021, Resolution 2021-036, an electrical utility easement for the Veteran's Memorial Park Sports Complex Sports Division Building, and Resolution 2021-040, appointment of Gregory Johnson to the Sierra Vista Metropolitan Planning Organization Board of Directors, be approved. Council Member Benning seconded the motion. The motion unanimously carried, 5/0. Mayor Mueller, Mayor Pro Tem Gray and Council Members Benning, Landry, and Umphrey voting in favor. Council Member Johnson abstained.

New Business

[Item 3](#) Resolution 2021-037, Authorizing the Submission of the Program Year 2021 Community Development Block Grant (CDBG) Annual Action Plan to the U.S. Department of Housing and Urban Development

Mayor Pro Tem Gray moved that Resolution 2021-037, submission of the Program Year 2021 Community Development Block Grant Annual Action Plan to the U.S. Department of Housing and Urban Development, be approved. Council Member Umphrey seconded the motion.

Mr. McLachlan stated that staff is seeking Council's authorization to submit the proposed annual Action Plan to HUD for the upcoming program year. The city's revised CDBG allocation amount is expected to be \$258,431. The recommended projects were selected through the regular application and public hearing process, which follows the requirements of the Citizen Participation Plan. There are four funding requests included in the Plan, two from the city and two from outside agencies. The city's application includes construction funds for installing 113 space parking lot at Cyr Center Park, which is an integral component of the master Plan for the property. The proposed funding will be combined with last year's grant amount to construct the project in a single phase to save costs. The total construction budget is \$446,255, which is in line with the engineer's estimate. Any savings realized during the bidding process will be applied to the landscape improvements.

The Plan designates \$50,000 for reactivating the Emergency Home Repair and Disabilities Modification Program. This program assists low-income residents, makes emergency repairs to

substandard housing conditions as well as accessibility modifications needed for the elderly and disabled.

With respect to nonprofit assistance, \$15,000 is earmarked for grading and paving seven additional parking spaces and a drive aisle to provide barrier free access to the food bank and conference offices at St. Vincent De Paul on Bartow Drive, and \$18,945 for a kitchen remodel at the emergency shelter operated by Good Neighbor Alliance.

The 30-day public comment period was closed earlier in the week, and two comments were received in support of the proposed funding at St. Vincent De Paul. One citizen questioned the relative benefit and use of CDBG funds for carrying out the proposed parking lot improvements at Cyr Center Park.

Staff finds that the projects provided in the annual Action Plan are consistent with and furtherance of the goal objectives contained in the City's Five-Year Consolidated Plan for CDBG funding.

Council Member Benning thanked Mr. McLachlan for his hard work and stated that he thinks bringing back the home modification program is going to be great, and it also allows the city to partner with some other partners within the city. He also stated that he is glad that they were able to fund the projects for Good Neighbor Alliance and St. Vincent De Paul. They both do wonderful things for the community that is often overlooked.

Council Member Umphrey echoed Council Member Benning's comments, and thanked Mr. McLachlan. She pointed out that it is not just a parking lot that the city is funding. It is one piece of a bigger plan, but it must get done first to move forward. She also stated that she thinks that Council is doing the right thing.

The motion unanimously carried, 6/0. Mayor Mueller, Mayor Pro Tem Gray and Council Members Benning, Landry, Johnson, and Umphrey voting in favor.

Item 4 Resolution 2021-038, Approval of FY 2022-2023 Strategic Plan

Council Member Landry moved that Resolution 2021-038, FY 2022-2023 Strategic Plan, be approved. Council Member Benning seconded the motion.

Ms. Yarbrough stated that this item will approve the FY 2022-2023 Strategic Plan that would go into effect on July 1, 2021, through June 30, 2023. This would be the seventh strategic plan that Council has approved and within the new Plan defined are goals and accompanied actions under four priority areas. Within those priority areas, Council has identified 18 goals and 58 accompanied actions to fulfill those goals.

If the Plan is approved, the next steps are to assign each goal to staff objective leaders followed by updates and reports every six months.

Mayor Mueller noted that historically, this is not the Council's seventh plan. The first strategic plan was in 1968 and there have been a couple ever since then. This is the seventh of the two-year incremental plans that have been done. The bottom line is that every two years for seven times was put into law by Governor Napolitano. There were a few communities that did have strategic plans before that, and she saw those as beneficial and that is why she incorporated

the two-year requirements. The city has benefitted as a community for both the earlier plans and the current plan.

Council Member Umphrey thanked Ms. Yarbrough and staff for being patient and making sure that they got just right because it is important that everyone do the best that they can with this.

Mayor Mueller stated that if they did not get it just right, Council may review it within a year or two to modify it to make it better.

Council Member Landry voiced her appreciation at being able to be a part of the strategic plan process and to get together with different voices and discussion and collaboration that came together to make it what it is. It was a great process and experience; the future of Sierra Vista is going to be great.

Council Member Benning stated that the knowledge that Mayor Mueller provides is amazing, thanked staff because Council Members were heard during the retreat, which was better than last year's. They were all provided with time to provide input, and everyone was heard. He added that he is looking forward in seeing where the city is going with it because he thinks that it is a good plan.

Mayor Mueller stated that the goals have been set and asked about the next step. Ms. Yarbrough stated that she will be assigning objective leaders/key staff who will be tasked with carrying out the goal and the accompanying actions. The Plan will also be posted on the web site so that the public can review it as well as regular updates every six months and in every other month executive report.

The motion unanimously carried, 6/0. Mayor Mueller, Mayor Pro Tem Gray and Council Members Benning, Landry, Johnson, and Umphrey voting in favor.

[Item 5](#) Resolution 2021-039, Ratifying the Sale of the City Property Located at 3514 King's Court Drive

Council Member Johnson moved that Resolution 2021-039, ratifying the sale of the City property located at 3514 King's Court Drive, be approved. Mayor Pro Tem Gray seconded the motion.

Mr. Boone stated that after several years of work, the resolution before Council if approved ratifies the sale of the property commonly known as King's Court, the former business. This will allow staff to do the final closing and work through all the mechanics to sell the property.

A brief history was included in the Council's packets and there was good discussion on Tuesday, May 25, 2021, that included Mr. Miller, future owner of the property from the Supreme Court in Toronto, Canada. The property has been shown to multiple folks and staff has worked hard over the last three years to move the property forward. Staff is also excited to work with Mr. Miller and his team as they see great potential.

Council Member Benning stated that back in 2012/2013 timeframe, this was the number one question by people and the basis for running for Council because it was huge. He added that he is honored to be a part of the team that sold King's Court.

Mayor Mueller stated that it is not just the sale because the company is interested in this and wants to rehabilitate and invest additional monies to bring the property up to quality playing standards and that is going to be a win-win for the entire community.

Council Member Umphrey voiced her appreciation in that Mr. Miller took the time to be in the community and speak to people. She added that she enjoyed his letter, and it sounds like he is the exact person that Council would want to invest in the community.

Mayor Pro Tem Gray asked if the company has done all their due diligence and past the point of uncertainty. Mr. Boone stated that the former report in 2014 was passed off, and an onsite inspection was done, where they had their own inspector present. They have done some additional background and staff has been coordinating with them to discuss with the County Assessor the property tax piece. The intent of the resolution is to authorize the City Manager to sign the offer on Friday, May 28, 2021. The remaining process will be worked through by staff to move the property forward.

The motion unanimously carried, 6/0. Mayor Mueller, Mayor Pro Tem Gray and Council Members Benning, Landry, Johnson, and Umphrey voting in favor.

Call to the Public – There was no response.

Comments and Requests of the Council

Council Member Benning stated that he will not talk about the Summit Challenge and the wine festival because he is sure that other Council Members will do that, but the white fences are looking good, and he believes that it was one of the best things done. He announced that movies in the park are coming back this year. June 12, 2021 is the first movie, Playing with Fire followed by June 26, 2021, Wonder Woman 1984. He stated that he will see everyone out at the Wine, Beer and Spirits Festival, but not at the Summit Challenge, and noted that Father Greg said it the best, he wants everyone to have a great Memorial Day Weekend and to remember that some gave all, sacrificing so that others could enjoy themselves. As a Veteran, he is honored when someone says Happy Memorial Day to him, but these are young men and women that gave all and did not come home for defending everyone's freedom. He encouraged people to say a prayer or remembering those people and their families in mind. Lastly, he stated that he is glad that King's Court was sold, and that the city gets to keep it as tennis courts.

Council Member Johnson mirrored Council Member Benning's sentiments regarding Memorial Day. He shared that as a Veteran, he appreciates the sacrifices that some people made, who he went to boot camp with, that did not come back from Vietnam. In closing, he stated that he had the pleasure of sitting in as an observer at the Sierra Vista Metropolitan Planning Organization Meeting that was conducted by Mayor Pro Tem Gray. He noted that he has a lot of learning to do with respect to all these organizations that are combined to keep transportation and roads in good repair.

Council Member Umphrey stated that she is happy that Council Member Johnson has agreed to join the SVMPO because it is a lot, congratulated all students, graduates who finished school. She added that for the District May 27, 2021, was the last day, and she is now a mother to a middle schooler now and a fourth grader, whom she is super proud of as they both made honor roll for the first time.

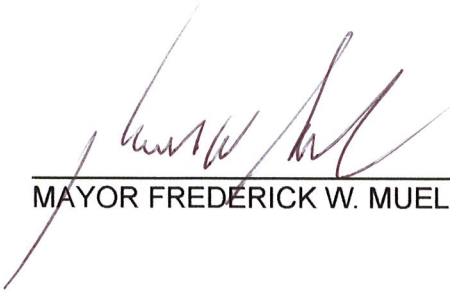
Council Member Landry stated that Memorial Day is a day that is set aside to remember with gratitude and pride all of those who served and died for the country and freedom. She announced that on Fort Huachuca, they will honor America's veterans and salute fallen service members during their annual Memorial Day ceremony at 11:00 a.m. on May 31, 2021, at the Post cemetery. The event is open to the public for folks that have access to Fort Huachuca, but since there is limited parking at the cemetery, they will have a shuttle service in the parking lots of Christy and Chips Avenues and Hines and Andrews Roads. Lastly, she stated that she hopes to see everyone at Sips and Skies during the weekend on Saturday from noon to 7:00 p.m. and have a good time, have some drinks, see the vendors, have some food, and get out there.

Mayor Pro Tem Gray thanked Mr. McLachlan, Ms. Wilson, Ms. Flissar and all the people on the Parks Master Plan. She is aware that it has been a lot of hard work and Council appreciates all the ideas. She is also aware that it is a stretch, but she knows that it can be done. It is a good solid Plan and a lot of things for Council to consider. She announced that the Senate and the House adjourned until June 10, 2021, and no budget was passed, but the good news is that it looks like when they come back, they have a plan in place to hold cities harmless from the flat tax. This was a big stress and deal to the city and the legislators are working hard and trying to make deals and come up with ways to keep everybody happy, which is impossible but as far as cities/municipalities are concerned, it is looking like it is good news.

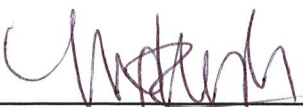
Mayor Mueller stated that they have been working on this issue together at the Legislature. He thanked Mayor Pro Tem Gray for her efforts and noted folks may not realize that it would be at least \$1.6 million income tax that the city normally receives that the city would not receive, but the latest numbers state that it is a little over \$2 million and that kind of revenue is very hard to make up and still be able to provide roads and all the other services that is provided to the citizens. This is something that Council has been very concerned about and will continue to watch. He shared a story about a republican legislator that decided that he was going to go hide for the day. The houses are relatively even with maybe just a little republic lead, so basically, he was showing that he was not ready to decide and pulled a shenanigan, but it got the Governor's attention and the leadership of the republican's side as well. He added that it is interesting what is seen at the different levels of government and what can be learned from it. In closing, he stated that Memorial Day Weekend has already been mentioned and it is a solemn weekend, but it is also a weekend where a lot of people travel and everyone is coming out of COVID, people are going to want to travel more this weekend and it is very important to keep safety in mind. The city is having an event where there will be wine and beer at the park, and alcohol and travel do not mix. He asked people to make sure that they have designated drivers and if they are going long distances to take breaks so that they are not overtired in getting back to work on Tuesday morning. The city will be closed on Monday with trash moved back a day for the first two days of pickup. He highly recommended that everyone goes out and enjoy the weekend, go out to Sips and Skies, and do the Summitt Challenge. Lastly, he stated that Council met in Executive Session, which he cannot talk about, but there were 22 applicants, and it was a very interesting and productive session. They have come up with people to be interviewed and they will be notified shortly as to when and where before deciding. Council is meeting all the statutory requirements and there will be more information forthcoming.

Adjournment


Mayor Mueller adjourned the May 27, 2019, meeting of the Sierra Vista City Council at 5:29 p.m.


MAYOR FREDERICK W. MUELLER

MINUTES PREPARED BY:


Maria G. Marsh, Deputy Clerk

ATTEST:


Jill Adams, City Clerk