



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 9<sup>TH</sup> of November 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 14<sup>TH</sup> day of December 2023

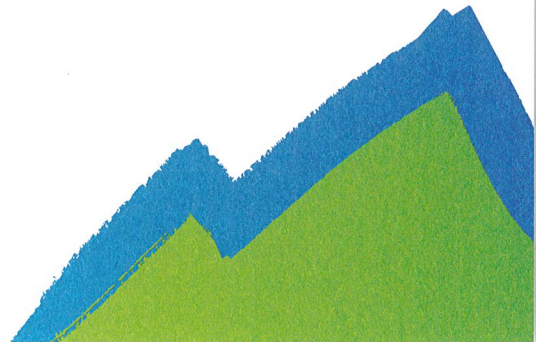
SEAL

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 blue ink, appearing to read "Jill Adams", written over a horizontal line.

Jill Adams  
City Clerk



Sierra Vista City Council  
Meeting Minutes  
November 9, 2023

Mayor McCaa called the November 9, 2023, 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 Clea McCaa II – present  
Mayor Pro Tem Carolyn Umphrey – absent  
Council Member William Benning – present  
Council Member Gregory Johnson - present  
Council Member Angelica Landry – present  
Council Member Marta Messmer - present  
Council Member Mark Rodriguez – present

Others Present:

Victoria Yarbrough, Assistant City Manager  
Chris Hiser, Police Chief  
Brian Jones, Fire Chief  
Laura Wilson, Parks, Leisure, Library Services Director  
Sharon Flissar, Public Works Director  
Matt McLachlan, Community Development Director  
Jeff Pregler, Planner  
Blake Fisher, Planner  
Nathan J. Williams, City Attorney  
Adam Curtis, Public Affairs and Communications Manager  
Jill Adams, City Clerk

Invocation – Reverend Donna Smith, Graceful Passages for Vets, led everyone present in prayer.

Pledge of Allegiance Council Member Rodriguez led the Pledge of Allegiance.

[Item 1](#) Acceptance of the Agenda

Council Member Landry moved that the agenda for the Regular City Council Meeting of November 9, 2023, be approved. Council Member Benning seconded the motion. The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

City Manager's Report: Ms. Yarbrough stated that City offices will be closed on November 10, 2023, in observation of Veterans' Day. Council's second set of meetings in November will be canceled in honor of Thanksgiving, the work session on November 21, 2023 and the Council Meeting on Thanksgiving Day, November 23, 2023. City offices will also be closed in observation of Thanksgiving Day on November 23, 2023, and on November 24, 2023. Consequently, Thanksgiving trash pickup during this week for those who have Monday and Thursday schedules, the pickup will switch to Monday and Wednesday, and for those with Tuesday and Friday schedules, there will be no change; however, there will not be any special pickups on this week. The next City Council meetings in December are on December 12, 2023 for the work session at 3:00 p.m. in Council Chambers followed by the regular City Council



Meeting on December 14, 2023, at 5:00 p.m., also in the Council Chambers. Lastly, she reported that out to bid is the Request for Proposal for a Feasibility Study for a Potential Space reentry port at the Sierra Vista Municipal Airport was issued on November 6th and that will close on Monday, December 4th.

## Item 2 Consent Agenda

[Item 2.1](#) Discussion and Possible Action of the Work Session Meeting Minutes of October 24, 2023

[Item 2.2](#) Discussion and Possible Action of the Regular City Council Meeting Minutes of October 26, 2023

[Item 2.3](#) Discussion and Possible Action of Resolution 2023-082, Acceptance of Pre-annexation Agreement for Parcel # 106-71-181A

[Item 2.4](#) Discussion and Possible Action of Resolution 2023-083, Acceptance of Pre-annexation Agreement for Parcel # 106-70-111

[Item 2.5](#) Discussion and Possible Action of Resolution 2023-084, Acceptance of Pre-annexation Agreement for Parcel # 106-71-159

[Item 2.6](#) Discussion and Possible Action of Resolution 2023-085, Acceptance of Pre-annexation Agreement for Parcel # 106-70-132

[Item 2.7](#) Discussion and Possible Action of Resolution 2023-086, Acceptance of the resignation of Patrick Murphy, and Appointment of Joelle Buffa to the Sierra Vista Environmental Stewardship Commission, said term to expire April 30, 2025

Council Member Johnson moved that the Consent Agenda consisting of the minutes of the October 24, 2023 Work Session, October 26, 2023 Regular City Council Meeting, pre-annexation agreement Resolutions 2023-082, parcel # 106-71-181A, 2023-083, parcel # 106-70-111, 2023-084, parcel # 106-71-159, and 2023-085, parcel # 106-70-132, and lastly, Resolution 2023-086, acceptance of the resignation of Patrick Murphy with regret, and appointment of Joelle Buffa to the Sierra Vista Environmental Stewardship Commission, said term to expire April 30, 2025, be approved. Council Member Benning seconded the motion. The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

## Public Hearing

[Item 3](#) Discussion and Possible Action of Ordinance 2023-010, Request for a Zoning Map Amendment, Designation of Recreational Vehicle Park Overlay District, 405 S. Garden Avenue - Garden Grove Manufactured Home Park

Council Member Messmer moved that Ordinance 2023-010, a request for a zoning map amendment, designation of Recreational Vehicle Park Overlay District, 405 S. Garden Avenue, Garden Grove Manufactured Home Park, be approved. Council Member Benning seconded the motion.

Mr. McLachlan stated that this is a request to amend the City's zoning map to designate the property as Recreational Vehicle Park Overlay District. The property is now referred to as Garden Grove, which used to be Garden Canyon Mobile Home Park, and is comprised of two tax parcels encompassing 14 acres of property. The Garden Canyon Terrace Subdivision lies to the south, Sterling Point Apartments, and the Edge Townhomes to the east, and Mexican commercial uses to the north, and Fort Huachuca to the west. The property was acquired by GL Garden Canyon LLC in August of 2020, which sat virtually idle for many years under the prior ownership. The pre-HUD mobile homes, which were substandard, were boarded up to prevent vandalism because there were several arson fires that went unsolved over the years, but during the last couple years since the acquisition, the older units have been cleared out, new landscaping has been installed, electrical upgrades have been made and are continuing to be made.

A slide was displayed of the site depicting a view from South Garden Avenue, the spaces along the north property line that are currently being leased for recreational vehicles.

The City's Future Land Use Plan designates the property for High Density Residential Development and the zoning currently reflects its historical use, manufactured home residences. The site currently has 231 spaces and under the MHR zoning, up to 30 percent of the spaces can be leased for recreation to vehicle use, which equates to 69 spaces. The applicant is currently seeking the RV Park Overlay District to increase the number of spaces that can be devoted for RV use above the 30 percent threshold. The factors that should be weighed to evaluate this request are meeting justification for the change, making sure that the rezoning is consistent with the goals and objectives of the City's General Plan, and whether the public benefits, and does not constitute a special privilege to an individual. The need and justification for the rezoning is to facilitate the redevelopment, revitalization, and repositioning of a once largely abandoned mobile home park that has been a source of blight and criminal nuisance activity for many years. Manufactured homes have gotten larger since the park was originally developed and the existing sites are not designed for modern homes without them being combined. Recreation of vehicles will use the same hookups and utilities as manufactured homes, using a smaller footprint and making them a more economically viable use. The RV spaces will fit vehicles up to 55-feet in length and there are concrete pads in place, electrical service, water/sewer hookup, and Wi-Fi. The property is on the West End, close to restaurants, retail, services, and the main gate to Fort Huachuca. Property is relatively flat and outside the 100-year flood zone.

There are four driveways that connect with South Garden Avenue, which functions as a frontage road to Buffalo Soldier Trail, designated as a principal arterial on the City's Traffic Circulation Plan. There are also two driveways to the east that connect with South Carmichael Avenue, a collector street. Staff looked at the estimated daily trips, comparing manufactured home parks to recreation of vehicle parks, and according to the International Transportation Engineer's Manual, it is about 10 percent projected vehicle trips for an RV park or campground in comparison to a manufactured home park. Therefore, the estimated traffic will be substantially less as an RV park relative to retaining its historical use as a manufactured home park.

The City received Federal Transit Administration funds to improved accessibility to the City's transit stops and the City is currently in the procurement stage of bidding out sidewalk connections serving not only along Carmichael adjoining Garden Grove, but the Sulger Neighborhood. There are neighborhood parks in the vicinity that will benefit the nearby residents and the sidewalks will provide safe access to those parks as well as the transit stops in the vicinity.

The application is consistent with the General Plan, Goal 1-1, to increase this participation in the governmental decision-making process, designing sites to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, bus routes, and continuing the City's commitment to revitalize/redevelop the West End, and making Sierra Vista the hub of tourist activities in Southeastern Arizona.

The RV Overlay District requires in terms of development considerations, one washer and dryer per 25 spaces, at least one men's and women's shower stall per fifty spaces, and storage units containing a volume of no less than 180 cubic feet be provided for at least 25 percent of the RV space above 30 percent of the overall spaces within the park.

The applicant has provided a preliminary site plan and are in the process of preparing the associated building permit applications to construct a new clubhouse, bath houses, and amenity area. The pool will be the second phase, although the applicant is anticipating this will be a continuous phase, but they will be starting with the vertical, the building improvements followed by the pool.

Conceptual renderings of what the site could look like were shared with Council depicting the clubhouse, a dog park that will be across the RV check-in area, green space, landscaped area around the pool, playground equipment, and an arbor trellis, possible recreational features.

The Department notified property owners within 500 feet of the site and received a comment from a resident on Witt Drive concerned about the increase in people and the possibility of recreation of vehicles such as dirt and ATVs disturbing the quality of life in the neighborhood. Also, an e-mail came in during the afternoon from the owner of the Stanley Apartments questioning if the City had factored in the weight of the recreation vehicles in terms of the streets ability to support those. Staff is confident that there will be no issues in that regard. The applicant held a virtual meeting on August 23, 2023 and no members of the public attended. On October 30, 2023, the Planning and Zoning Commission held a public hearing and no members of the public attended. The Planning and Zoning Commission unanimously voted to recommend approval of the application.

Mr. McLachlan introduced Mike Rothschild, CEO of Good Living Ventures, and Juan Carlos Ramirez, who serves as their architectural project manager, to elaborate on their proposed improvement plans, what they are seeing in terms of leasing activity, how the property will be marketed and what is under way as well.

Jan Ruth Mills stated that she is not sure that people in her community know as much as have been presented about this and she wonders if this can't be postponed because of some communication problems. She noted that she did not get notification of what was going on, and noted that while walking her dog, she talked to people in the last two days, and she is not sure that people understand what this change is going to be. She voiced her concern about the increased traffic and bringing in people because there is a small park in her neighborhood that is well used. She added that somebody said that there would be less people in this than there would be in a traditional manufactured home park because fewer people would be in a camper or a trailer or whatever, but it seems to be a lot, a big change and these people will not be dedicated to the community as people who live in a manufactured home park might be. These people are going to come and go, and she does not want her neighborhood to be the hub of tourism. Lastly, she stated that it has improved a great deal since she moved there in 2012 and

asked if the space being proposed to bring people in be dedicated to green space and fewer sites.

Michael Rothschild, retired Command Sergeant Major from the U.S. Army Special Forces for 32 years, with Good Living Ventures stated that they are a value-add company that came in because they used to own Sierra Grand and Mountain Vista and now Garden Grove, and their biggest issue was in cleaning up all the old trailers and revitalizing them. Saddleback runs Sierra Grand and Mountain Vista now and he is sure that the Police Chief and Fire Chief know what it used to be like in these communities. It was rough and a lot of money went into cleaning the whole place. Currently people coming in total about 51 percent vacation, workforce is 28 percent, construction nurses, army, and first responders. First responders get a 10 percent discount, and he is currently working with Command Sergeant Major Kuhling from Fort Huachuca on plans for housing guys when they come to the short-term schools at Fort Huachuca for the Intel Course. They also have seasonal people at 17 percent and returning guests at three percent and have now started getting bird watching people in the community. They are also working with Cochise College for student housing. He added that they are not just taking a place and putting mage back in there and doing the same old thing. They are considering this like a resort. In Phase II they are going to spend \$250,000 upgrading the power and that is 66 lots, but it could be another half a million for the rest of the lots. The clubhouse is \$1.2 million, and they hire all local people, i.e., Wilson Electric. Lastly, he stated that they are working with Mr. McLachlan, and they want to improve it and make it a great resort, not a shade and shelter community that is seen in a lot of the RV parks. They are redoing the infrastructure and putting money into it, and they will be in the City until it gets finished.

Council Member Benning asked about the lot rates. Mr. Rothschild stated that there is a monthly rate and they rent daily, weekly, and up to six months. Mr. Ramirez stated that currently their normal average is 28 days, but it can go up.

Mr. Rothschild stated that they are competitive with Quail Run and noted that the owner, Michael Horton, is totally into green spaces and any extra space will be landscaped along with trees, but the rent will go up a lot higher once there is a clubhouse with a pool and a gym because it is going to be a resort. The clientele coming in will be good clientele plus they will always have discounts for workers, first responders, and military.

In response to Mayor McCaa, Mr. Rothschild stated that the build out will take a while as it took a while with SSVEC, but they did get approved for Phase II, 66 lots and they have a permit in the next couple of weeks. Phase II will probably three to four months. Also, they just went out for bids on the clubhouse, and they are resubmitting some permits for the clubhouse. He noted that they work with Workman, and they are bidding on it as well as KSC.

Council Member Rodriguez stated that \$ 1.2 million is considered a small job depending on the location, but on the contractor's side, there is a shortage everywhere on products and what people will pick based off the price. He added that the timeline is good, and it is night and day to what it used to be. He voiced his appreciation and noted that the improvements make the community look better. Lastly, he stated that he walked around the park, and it looks nice, and people that were there seemed very happy to be there and enjoying the free laundry.

Mr. Rothschild stated that they put vegetation, trees in front, and on almost every side. Also, the picnic area where that eagle is will be landscaped. Mr. Ramirez stated that for each of the sites, they are going to be landscaping to separate them. Therefore, it is going to be landscaped all the way across and throughout the clubhouse and across the street where they have the dog



park. Overall, aesthetically they want to be a high-end RV park with great modern aesthetic as well as all the RVs that are currently at the park. They have regulations to make sure that they have limited to not necessarily higher end, but something that is not too old or breaking down.

Mr. Rothschild explained that the older RVs can start fires due to hot weather because they are being plugged into their 15 amps.

Council Member Johnson asked if there has been any planning with respect to security on the site because once it becomes quite populated there could be concerns. Mr. Rothschild stated that they do not currently have any plans. There were ideas of eventually looking at a gated community, putting up walls in the front and back, as well as entry monuments, but it is still in the thought process.

Mr. Ramirez stated that at the other parks, they have worked with the Police Department before so that they can do rounds during the night and helping them by providing parking spaces while they are doing runs. Mr. Rothschild stated that they have put up parking spaces and access to the building so they can always use restrooms or get to the coffee during the night.

Council Member Rodriguez stated that if anyone in the community sees vehicles that should not be there and are not allowed, they can bring up that concern to the Police Department. Mr. Rothschild stated that once they are set up, they will have security cameras throughout the park as well as a recording in the in the main office.

The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

#### New Business

[Item 4](#) Discussion and Possible Action of Resolution 2023-087, Amendment to Development Agreement with Ticor Title Agency of Arizona, Inc., related to the Buffalo Soldier Ranch Subdivision

Council Member Johnson moved that Resolution 2023-087, an amendment to the Development Agreement with Ticor Title Agency of Arizona, Inc., related to the Buffalo Soldier Ranch Subdivision, be approved. Council Member Benning seconded the motion.

Mr. Pregler stated that the Buffalo Soldier Ranch Subdivision is located east of the Holiday Retreat Subdivision, off Golden Acres Drive, east of Highway 92, and southeast of the Golden Acres Subdivision.

The preliminary plat for this project was submitted in 2005 and after that, the preliminary plat and the development agreement were approved on May 25, 2006. A year later, the final plat was submitted in March 2007, and then later in 2010, the developer requested a postponement of the review at that time due to the slow market conditions, and the property has remained vacant ever since. However, the owner did obtain a letter of Water Adequacy from the Arizona Department of Water Resources on June 6, 2011.

In response to a question raised during the work session regarding an expiration date on the letter of water adequacy, staff contacted the Arizona Department of Water Resources and were told that there was no expiration date on the letter of Water Adequacy and that the letter is still

valid, provided that the developer has not made any substantial changes as defined by the Arizona Administrative Code and that the final plat is consistent with the preliminary plat.

The current developer, Canyon Vista Land LLC has submitted the updated final Plat and public improvement plans for completion of the project. The improvement plans have been conditionally approved by Public Works. Approval of the plat by Council will allow development of the subdivision. The developer is requesting three separate items, requesting that Council consider an amendment to the development agreement as some conditions are no longer applicable, consideration of a phasing plan which will be an amendment to the preliminary plat as the preliminary plat and final plat must be consistent with each other, and consideration/approval of the final plat.

The land use designation for the for the subdivision is Medium Density Residential and the zoning on the current property is Single Family Residence Eight which means that the lots must be a minimum of 8,000 square feet. The developer is posing to construct single family detached homes on the property. The lot sizes will range from 8,000 to 15,000 square feet and the number of lots will be 349. There will be a total of five construction phases on the property and the total density is 3.17 homes per acre. Drainage generally flows east and there are six detention basins with additional drainage channels. All washes, basins and drainage ways will be dedicated to the City and the outside drainage will meet Development Code requirements. The roadways are 34 feet in width as per the requirement in the Development Code and will all be public. There will be three access points to the subdivision, two proposed along Golden Acres and a third access will be connecting to Buffalo Soldier Trail to the north. The two access points will be constructed during the first phase of the project and then the third access will be constructed after the 150th building permit is issued for the site.

The developer is proposing five separate phases to build out the site. The first phase will consist of 47 lots, the second phase six lots, the third phase 88 lots, the fourth phase 64 lots, and the fifth phase 64 lots. The build out for each phase is two years and the total ultimate build out is five years.

The development agreement has three conditions that will be amended/removed from the existing agreement:

- Condition three will tie the completion of the landscaping on Canyon de Flores Drive to the acceptance of the public improvements in phase one of the final plat.

The previous language indicated that the landscaping would be contingent upon the extension of Canyon de Flores Drive. In 2013, ADOT performed that extension that was a part of a safety project, and therefore this condition is no longer applicable to the development agreement.

- Condition four has been removed altogether.

This condition specifically stated that the developer would be required to extend Canyon de Flores, which is no longer applicable.

- Condition five has been removed.

This condition dealt with offsite drainage, but the Development Code addresses offsite drainage whereas it did not previously, and security is no longer needed as currently the plat meets drainage requirements.



The development agreement conditions are:

- One, that the developer constructs a six-foot block wall on the rear lot lines as well as landscaping in the rear yards because they are adjacent to a light industrial property. This is a way to buffer and screen some of those homes from the light industrial use directly to the north. The developer is also required to tell the proposed homeowners that they will be residing adjacent to a light industrial use.
- Two, that the developer constructs a 10-foot-wide multi-use path along the drainage way which will be dedicated to the City and maintained by the City.

The great thing about this pathway is that it will connect to the pathway to the east which was constructed in the Holiday Retreat Subdivision area. It will be a nice connectivity trail between both subdivisions as well as connect to the roadway of Splendor Drive in the Subdivision.

- Three, that the developer be required to provide landscaping along Golden Acres Drive during the acceptance of the final phase of the public improvements for phase one.
- Four, that the third access be constructed when the 150th building permit is issued.
- Five, that an eight-foot-wide multi-use path be constructed along Splendor Drive that will connect to Buffalo Soldier Trail.

The Development Review Committee recommended approval for the final plot on November 3, 2023.

In terms of the General Plan consistency, it meets Goal 2-1, Strategy 2, encourage open space areas and recreational amenities for new developments, and Goal 3-2, Strategy 3, ensure local roads, allow pedestrian, and bicycle connections to washes, parks, open space, and multi-use paths.

Mr. Pregler introduced the developer, Mr. Robert Workman, who can answer any questions regarding the project.

Council Member Landry asked if anything can be changed or adjusted going forward. Mr. Pregler stated that the Development Code has an amendment process for subdivisions; therefore, if the developer wanted to make an amendment to the plat, he would file a plat amendment and that would be handled administratively. The plat, development agreement conditions can be amended.

The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

[Item 5](#) Discussion and Possible Action of Resolution 2023-088, Amendment to the Buffalo Soldier Ranch Preliminary Plat, Approval of a Phasing Plan for the Development and Dedication of Required Public Improvements

Council Member Benning moved that Resolution 2023-088, an amendment to the Buffalo Soldier Ranch Preliminary Plat, and a phasing plan for the development and dedication of required public improvements, be approved. Council Member Johnson seconded the motion. The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

[Item 6](#) Discussion and Possible Action of Resolution 2023-089, Buffalo Soldier Ranch Final Plat

Council Member Rodriguez moved that Resolution 2023-089, Buffalo Soldier Ranch Final Plat, be approved. Council Member Johnson seconded the motion. The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Mayor McCaa gave a shout out to Mr. Workman, who built his home in 2002 and is still standing.

Item 7 Discussion and Possible Action of Resolution 2023-090, Renewal of an Intergovernmental Agreement between the Sierra Vista Police Department and Phoenix Police Department/Arizona Internet Crimes Against Children (ICAC) Lead Agency for future Grant Funding

Council Member Landry moved that Resolution 2023-090, renewal of an Intergovernmental Agreement between the Sierra Vista Police Department and Phoenix Police Department/Arizona Internet Crimes Against Children Lead Agency for future grant funding, be approved. Council Member Benning seconded the motion.

Police Chief Hiser stated that this resolution is for the renewal of an agreement that the Sierra Vista Police Department has with the Phoenix Police Department to be members of the Arizona Internet Crimes Against Children Task Force. The Phoenix Police Department is the lead agency for that task force and the City's involvement in that task force allows to jointly investigate crimes against children. The City only receive cases within its jurisdiction; therefore, being a member of this task force does not create extra work, but it does provide access to resources and support for some of the complicated investigations. In addition to being a member of this task force, it also allows the City to be eligible for grant funding that will pay for training and equipment. The Police Department wants to expand this program; therefore, passage of this resolution will allow the Department to apply for the next grant cycle.

Council Member Landry thanked everybody working with this and bringing in more grants.

The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

Item 8 Discussion and Possible Action of Resolution 2023-091, Appointment of Ann Lund as Hearing Officer

Council Member Johnson moved that Resolution 2023-091, appointment of Ann Lund as Hearing Officer, be approved. Council Member Messmer seconded the motion.

Council Member Johnson moved to amend Resolution 2023-091, appointment of Ann Lund as a temporary/interim hearing officer until such time as a formal search for a hearing officer takes place, a person selected, and approved by Council. Council Member Benning seconded the motion.

Mr. Williams stated that periodically under City Code, Personnel Rules and Regulations, the City has issues that are required to be heard by a City Hearing Officer. Currently there is one case pending which is the reason why this item has come before Council. The City's Hearing Officer had been John McKinnon, appointed by Council in 2017. Unfortunately, he passed away within the last few weeks; therefore, the City needs a new hearing officer. City staff reached out to a



couple of individuals who may be interested, one was a retired judge and the other was Judge Anne Lund. Judge Lund is a proud 1980 graduate of the University of North Dakota School of Law. She has from the time of graduation until about 2002 served both as an Army Jag Active Duty and Army Jag Reserve Officer, as the Justice of Peace Pro Tem for Justice of the Peace Precinct 5 from 1990 to 2002, as an initial appearance master for the courts, and for the last 14 or 15 years off and on as the Magistrate and Assistant Magistrate for Huachuca City. She is currently not licensed in the state of Arizona to practice law. However, she has an extensive legal background and would be a fitting candidate for this appointment.

Council Member Benning asked if Ms. Lund will have an opportunity to apply, be vetted, and go through a process as the interim. Mr. Williams stated that she will.

The motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

The amended motion unanimously carried, 6/0. Mayor McCaa, Council Members Benning, Johnson, Landry, Messmer, and Rodriguez voted in favor.

#### Call to the Public

William Lacy of Mary's Mission announced that they are hosting a football camp, which he has done several times in the City of Sierra Vista, and it is his network with the Cardinals, which he has retired Cardinal players attend. The camp is on November 18, 2023 that is free to the community. They will also have food and it is an opportunity to help kids and have a good time during the holiday season. This is his 6th camp, and he has players like Michael Bankston, Sid Benton, Darrell Clark and Jerome Davis, all former Cardinal players. The reason he holds this camp is to get more exposure in Cochise County. He has networked with the Cardinals, met the owners, and his objective is for the kids in the community to get exposure like the kids in Maricopa County. However, the problem is that Maricopa County is more in tune with the Cardinals players. In Cochise County there is a better and stronger following that is not represented, and this is what he is trying to do. He added that he is planning on getting one of their marketing person's, Steve, to come to the football camp. A lot of the kids in Maricopa County are getting more exposure, being seen by Cardinal players.

Pauline Fredericks, President of the Saint Vincent de Paul with the Saint Andrews Conference, introduced Larry Powers, Food Bank Chair, and reported that for the past 35 years, Saint Vincent de Paul Society has been entrusted with the operation of the Sierra Vista Community Food Bank. At Saint Vincent de Paul, they are very grateful for the generosity of the community and long collaboration of the City of Sierra Vista in providing the safety net for the City's most economically vulnerable citizens. The Community Food Bank is one of the largest nonmetropolitan in Arizona and has been peer recognized for its effectiveness in meeting the needs of the disadvantaged.

Larry Powers stated that they have had an increase in demand for food assistance for several different reasons. Food prices have gone up significantly over the past 18 months, rents are escalating at a fierce rate in Sierra Vista, and the Food Bank is looking at a median range of people coming in between \$850 and \$1,800 per month. On top of that, Saint Vince de Paul has been dealing with agents that are outside the City regarding late fees, which are nonnegotiable. In FY 23 Saint Vince de Paul along with what it does with the Food Bank paid out over \$60,000 towards utility bills and over \$96,000 in rental assistance and what is driving that is the way the employment works in Sierra Vista. There are jobs available, but people are frequently told that

they are working parttime and they are not getting fixed schedules. Consequently, they have a parttime schedule and they cannot get a second parttime job because they do not know what their schedule is week to week. This also causes problems with childcare. They are not getting fulltime employment because of the requirements for health insurance. Therefore, coming into Saint Vincent De Paul are younger people. They used to have a group of elderly poor, but now there are single men that would not normally be seen between the ages of mid 20s to early 50s. In closing, he stated that there is a crisis going on and Saint Vincent de Paul is doing what it can to stay on top of it. There is a whole substrate of people in the City that is growing that cannot buy enough food weekly and pay their rent.

Ms. Fredericks reported that during FY 2022 to 2023, the Community Food Bank distributed 479,000 pounds of food in Sierra Vista, 40,000 pounds per month, and with the help of volunteers, they distributed 12,400 food boxes with an average of 1,000 a month. The food boxes fed over 42,000 people and half of those were children. Saint Vincent de Paul could not have done this without the support of so many people in the community, especially the churches. Their guidelines direct that a monthly food box be given out. However, the present conditions have forced Saint Vincent de Paul to set aside the guideline to not say no to giving out food. She noted that food stamps have been cut drastically that it is almost a sin and as a result, the economically vulnerable are having a difficult time feeding their families. In closing, she stated that Saint Vincent de Paul is not asking for anything, but everyone at Saint Vincent de Paul wanted to thank all those who partner with them at the Community Food Bank, and to express their concern over the sharp escalation in the need of food assistance, especially those among the working people. Lastly, she stated that Council is welcome at any time to get the nickel tour of their operations, the food bank, main office and the Sierra Saint Vincent de Paul thrift store on Meyer.

#### Comments and Requests of Council

Council Member Rodriguez thanked the ADOT crew who came out and cleaned Buffalo Soldier Trail at Highway 92, which has been an issue because that gravel keeps coming out onto the road, in trying to keep the people safe. He thanked the people that did Call to the Public that talked about issues relevant to the community. He announced that Veterans' Day is during the weekend and thanked all veterans, past and present. He noted that there is a big difference between Memorial Day and Veterans' Day, Memorial Day is a bit more somber. Veterans' day is more of a celebration; therefore, he is looking forward to the Veterans' Day Parade and all the businesses supporting and offering discounts as well as the free meals during the weekend. He added that he is also looking forward to everybody on social media changing their profile pictures, i.e., Council Member Benning's young picture while in the Army. In closing he wished a Happy Birthday to his twins, Marcus, and Marissa, who are turning 16 years old, his mother on November 20, 2023, his wife, Nancy, on November 29, 2023, and the Marine Corps.

Council Member Landry thanked the people that came out to speak and noted that it is important to share information, i.e., the upcoming football camp that she will also be sharing because it is something to get the kids involved, to get them excited, as well as the report by Saint Vincent de Paul. She voiced her concern and stated that it is a real shame when people are not able to have their basic needs met, and food is a basic need; hopefully everybody that is listening will do something to help their neighbors whether it is gathering food or getting people in with the right resources that they need. She reported that last weekend the Rotary held their Rising Sun Run which they hold every year on the first Saturday in November, and NAMI hosts their bike ride on the first Saturday in October. She shared that she has participated before in the Rising Sun Run, a great event. She voiced her appreciation to all the people that set it up



because it is a huge year-long planning event, getting registrations, organizing everything, gathering the packets for people to pick up, and putting the signs out. She also thanked the volunteers that are watching traffic for the people and at that various rest areas, getting people water and making sure that they are ok. In closing, she wished everybody a very happy Thanksgiving Holiday and encouraged people to spend time with friends and family, be thankful, and to reach out to their neighbors, friends, or people in the community that may not have family with them or are in the military.

Council Member Johnson wished all his Marine brothers and sisters a Happy 248th Birthday, the only branch that was formed in a tavern in Philadelphia on November 10, 1775. He announced the Veterans' Day Parade on Saturday, November 11, 2023, at 9:00 a.m. followed by a brief ceremony at 10:00 a.m. at Veterans' Memorial Park. In closing, he congratulated all veterans, thanked them for their service, as well as Council Member Rodriguez's Marine Corps daughter.

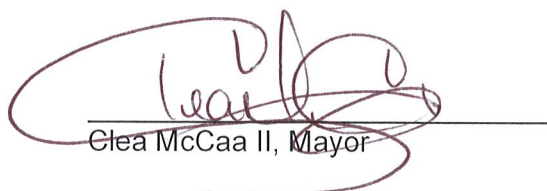
Council Member Messmer wished everybody a great Thanksgiving, wished her husband a Happy 42<sup>nd</sup> Wedding Anniversary, and encouraged everyone to shop locally after Thanksgiving Day because it helps the community.

Council Member Benning thanked Ms. Lund for stepping up and filling in, even if it is interim, but he hopes that she will apply when the City goes through the process of appointing a permanent hearing officer. He congratulated Council Member Landry who ran the half marathon, thanked Mr. Lacy for his presentation about the football camp, thanked Ms. Fredericks and noted that Saint Vincent de Paul does so much and offered his assistance and that of Council over the Thanksgiving Holiday. He wished all his brothers and sisters in arms, past, present, and future a Happy Veterans' Day, thanked them for serving - Go Army beat Navy! He encouraged people that on December 9, 2023, to root for the green, announced the Veterans' Day Parade, and wished a Happy Birthday to the young Marine Corps. In closing, he thanked the people that attended the meeting and wished everyone a Happy Thanksgiving.

Mayor McCaa thanked Police Chief Hiser for the First Amendment Training, thanked all the officers, and remarked on No Shave November. He thanked Mr. Lacy for the football camp, announced that the Buena High School Fighting Colts are playing against the Desert Edge Scorpions in Goodyear, announced that Berean Academy is playing Ajo at the City of Sierra Vista's field, thanked Ms. Fredericks, and stated that he stands by his words and will support her in anything that she may need. He also announced that Buena High School's basketball season starts this month and Coach Dennis Baker is at the helm. In closing, he wished everyone a Happy Veterans' Day to all veterans and congratulated the City's First Lady Ramona McCaa, his beautiful wife, for being inducted into the Veterans Wall of Fame at the hospital.

Adjournment


Mayor McCaa adjourned the November 9, 2023, meeting of the Sierra Vista City Council at 6:06 p.m.



Clea McCaa II, Mayor

Minutes prepared by:

Attest:



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Maria G. Marsh, Deputy Clerk



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Jill Adams, City Clerk

A recording of the Council Meeting is available at:

[https://www.youtube.com/channel/UC8PtUpIbkQsixlhSy-jeR\\_Q/videos](https://www.youtube.com/channel/UC8PtUpIbkQsixlhSy-jeR_Q/videos)