



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 14th day of July 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 28th day of July 2016

SEAL

Maria G. Marsh
Deputy City Clerk

Jill Adams
City Clerk

Sierra Vista City Council
Meeting Minutes
July 14, 2016

Mayor Mueller called the July 14, 2016 City Council Meeting to order at 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, AZ

Roll Call:

Mayor Rick Mueller – present
Mayor Pro Tem Bob Blanchard – absent
Council Member Alesia Ash – absent
Council Member Gwen Calhoun – present
Council Member Rachel Gray – present
Council Member Hank Huisking – present
Council Member Craig Mount – present

Others Present:

Mary Jacobs, Assistant City Manager
Adam Thrasher, Police Chief
Joshua Meeker, Fire Department Captain
Sharon Flissar, Public Works Director
Mat McLachlan, Community Development Director
Tina Moore, Planner
Emily Scherrer, Library Manager
Linda Jones, Management Analyst
Jill Adams, City Clerk

Invocation – Pastor Johnny Blair, Apostolic Truth Tabernacle Church, conducted the invocation.

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

Item 1 Acceptance of the Agenda

Council Member Ash moved that the agenda for the Regular City Council Meeting of July 14, 2016, be approved. Council Member Huisking seconded the motion. The motion was approved by a unanimous vote, 5/0.

Awards and Presentations

Ms. Scherrer presented the following Leisure & Library Employees of the Year:

- Heather Stewart – Runner Up, Kids World and Therapeutic Recreation part-time employee of the year;
- Ricardo McDonough — Kids World and Therapeutic Recreation part-time employee of the year;
- Ruthy Fenchak — Runner up, Library and Teen Center part-time employee of the year;
- Angela Penn — Library and Teen Center part-time employee of the year;
- Justin Waller — Runner up, Sports/Admin/Instruction/Maintenance part-time employee of the year;
- Jeromy Titus — Sports/Admin/Instruction/Maintenance part-time employee of the year;
- John Gaspardo — Runner up, Aquatics part-time employee of the year;

- Mollie Shelton — Aquatics part-time employee of the year;
- Tami Clark — Runner up, full-time Library employee of the year;
- Susan Abend — Full-time Library employee of the year;
- Teresa Penny — Runner up, full-time Leisure employee of the year;
- Parmalee Mitchell — Full-time Leisure employee of the year; and
- Sierra Baril — Overall employee of the year.

Mayor Mueller presented a proclamation declaring July 15, 2016, as Sister Cities International Day to Council Member Huisking and John C. McBee.

City Manager's Report: Ms. Jacobs made the following announcements:

- Fleet Hardware/Software for the Automated Fuel Management System is being awarded this week;
- SVMA Taxi Way G&J Strengthening Project's bid opening will be conducted on July 26, 2016 at 2:00 p.m.;
- City Council Work Session on July 26, 2016 at 3:00 p.m., City Hall Council Chambers regarding normal update, Fry Corridor Study and Health Impact Assessment Overview; and
- Congratulated all individuals promoted at the Police Department.

Council Member Huisking announced that the City's Adventure Guide won the Print Content and Collateral category for the 2016 Governor's Tourism Awards. The award was presented at the Governor's Conference on Tourism in Tucson earlier this week.

Item 2 Consent Agenda

Item 2.1 Approval of the City Council Special Meeting Minutes of June 23, 2016

Item 2.2 Approval of the City Council Regular Meeting of June 23, 2016

Council Member Calhoun moved that the Consent Agenda consisting of the City Council Special Meeting Minutes of June 23, 2016 and the City Council Regular Meeting of June 23, 2016, be approved. Council Member Gray seconded the motion. The motion was approved by a unanimous vote, 5/0.

Public Hearing:

Item 3 Resolution 2016-046, Requesting an Abandonment of Public Right-of-Way of Alley located on Denman between North 4th and North 5th Streets

Council Member Gray moved that Resolution 2016-046, requesting an abandonment of public right-of-way of alley located on Denman between North 4th and North 5th Streets, be approved. Council Member Mount seconded the motion.

Ms. Moore stated that this is a request for an abandonment of a public alley located off of Denman Avenue with Fourth Street to the west and Fifth Street to the east. This is an irregular shaped alley and the size of it is approximately 20 to 21 feet wide and 272 to 276 feet in length. This alley was previously used for access for trash pickup and utility connections for the Hummingbird Mobile Home Park and the alley is no longer used by the City.

Per adopted standards, the City has notified all utility companies in the area and has received no objections to the abandonment. Liberty Water informed the City that they have lines in the

alley and are requesting that the property owner provide an easement so that they can retain access to their lines in the alley.

Notices were also sent out to property owners within 500 feet of the property and a sign was posted on the property as well as legal advertisement in the Sierra Vista Herald. There was no comment received from the public.

The item was reviewed by the Planning and Zoning Commission on July 5th where two members of the public voiced their support for the project and the Commission voted 4/0 in favor of the project.

Per State Law if the abandonment is approved, the ownership of the alley will revert to the adjacent property owner. Staff is recommending approval of the abandonment.

Council Member Calhoun asked how the utility company's request will affect the discussion held on Tuesday. Ms. Moore explained that the private easement will be worked out between the utility company and the owner once the alley is abandoned, which will be reviewed by the City during the site review process.

The motion was approved by a unanimous vote, 5/0.

Item 4 Resolution 2016-047, Requesting a Conditional Use Permit authorizing a Place of Worship and Accessory Uses on Tax Parcels 106-70-086A and 106-70-086B

Council Member Huisking moved that Resolution 2016-047, requesting a conditional use permit authorizing a place of worship and accessory uses on tax parcels 106-70-086A and 106-70-086B, be approved. Council Member Gray seconded the motion.

Ms. Moore stated that this is a request for a conditional use permit from Christian House Fellowship to allow for the construction of a new church and accessory use on the properties. The properties are located off of Denman Avenue with Fourth Street to the west and Fifth Street to the east of the property. The property consists of two separate parcels that are separated by the alley that is being abandoned. Total size of the combined properties is roughly 1.76 acres and zoned Multi Family Residential.

Per the Development Code the church use is located in a residential zoning district and must go through a conditional use approval process. The applicant is in the early stages of planning and they have provided a conceptual plan, which may be modified in the future as they work through the stages of the site plan.

The development will occur in two phases. The first phase will consist of 4,000 square foot multipurpose building, which will serve as the church and activity center. The applicant is proposing 60 total parking spaces, which exceeds the minimum parking standards. The second phase will consist of the main church that is 3,500 square feet and office space of 4,000 square feet. At full built out the applicant is proposing 112 parking spaces which meet the Development Code standards. Direct access to the site will be provided off of Denman, Fourth and Fifth Streets, which are all local to lane streets and the projected weekday traffic at built out is at 32 daily traffic. Most traffic will be generated on Sunday because of the church service.

The property is surrounded by residential property and one is zone General Business that is in the County, south of the lot off of Fifth Street.

The applicant was required to hold a neighborhood meeting prior to the hearing and that was held on June 4th at the applicant's current location. Thirteen members of the public attended with positive feedback. The City is also required to provide notice to the public and letters were sent out to people within 500 feet of the property. Only one comment was received and it was from the adjacent property owner where a concern was voiced with regard to drainage and parking and both issues will be addressed during the site plan review process.

The item was reviewed by the Planning and Zoning Commission on July 5th where two members of the public showed up and voiced their support for the project. The Commission voted in favor of the project.

Council Member Huisking noted that it looks like the applicant has done their homework and it seems like it is ready to go forward.

Mayor Mueller thanked the applicant for bringing the church to the community.

The motion was approved by a unanimous vote, 5/0.

New Business

Item 5 Resolution 2016-048, Appointment of Karl Hallsten to the Commission on Disability Issues, said term to expire September 22, 2018

Council Member Calhoun moved that Resolution 2016-048, appointment of Karl Hallsten to the Commission on Disability Issues, said term to expire September 22, 2018, be approved. Council Member Huisking seconded the motion. The motion was approved by a unanimous vote, 5/0.

Mayor Mueller congratulated Mr. Hallsten and noted that he is looking forward to working with him.

Item 6 Resolution 2016-049, Reappointing Joan Blaylock to the Library Advisory Commission, said term to expire June 30, 2018

Council Member Mount moved that Resolution 2016-049, Reappointing Joan Blaylock to the Library Advisory Commission, said term to expire June 30, 2018, be approved. Council Member Gray seconded the motion. The motion was approved by a unanimous vote, 5/0.

Call to the Public

Joe Kraps stated that he has been watching with great interest some drawings, give and take about the West End, additional parking, two lanes and landscaping; added that he grew up in Yuma and the fact that Yuma has done downtown three times and how it is still not right; and voiced his concern with the June 7th budget work session where the City Manager talked about the \$1,200,000 Coronado Project's bid coming in at \$1,500,000, the disappointment because another bid had come in low and about the recommendation of a redesign with less asphalt.

Mr. Kraps displayed drawings of the proposed Coronado Drive, section between Busby and Golf Links, with two lanes northbound, two lanes southbound, a center turn lane with existing curb, gutter and sidewalk on the east side and curb and gutter only on the west side. He added that it

is the way it should be built as it moves traffic and allows for movement and noted that there are:

- Five existing curb cuts in the Windermere Subdivision; and
- Four or five curb cuts for Canada Vista.

Mr. Kraps also noted that at the north end of Busby and Coronado there is a parcel that is zoned Office Professional that will probably have a curb cut and across the street it is zoned Open Space that will probably also have curb cut at some. To move traffic efficiently, four lanes with two in each direction and a center turn lane is efficient.

Mr. Kraps stated that at the work session the City Manager also mentioned that at Wilcox and Busby there are only four lanes and it seems to work. He also noted that there are only two north/south streets, 7th Street and Coronado Drive other than the By Pass and Highway 90/92. The City needs to make sure that traffic is being moved not only now but in the future.

Mr. Kraps displayed drawings of Coronado Drive based off of the City Manager's recommendation to eliminate a lane that must accommodate the traffic that is turning left in the Windermere Subdivision or Canada Vista. The City would take four lanes, restrict it and choke it down and it is not the best scenario for moving traffic.

Mr. Kraps also stated that the City Manager had indicated that in the future, the City can add another lane; but this should be considered for the section between Wilcox and Busby, taking five feet on the east side as the utilities are ample and reducing each lane by one foot and providing a center turn lane. The City needs to be taken care of and this is how it should be done – full build out. He suggested that the project, if it goes to rebid, that the City leave the four way stop sign at Busby, do not construct the dedicated right turn lanes and do a full build out at five lanes with a signal at Golf Links because of the heavy traffic to and from the school every day. In closing, he added that if it is time and if it is going to be done, then it needs to be done correctly and not wish it upon some other council and staff in the future.

Jere Fredenburgh stated that she has been following the work sessions, has reviewed the 2017 proposed budget and would like to personally thank the Mayor and Council Members Calhoun and Mount who on July 12th at a work session actually broached the topic of transit. She added that the City is poised to approve a \$2 Million transit budget and she understands that it has to be in the budget before it can be expended; but encouraged Council to formulate a plan before spending \$2 Million.

Ms. Fredenburgh also stated that in March 2016, she asked the Council to discuss during the budget cycle:

- Discrepancies between revenue and ticket sales;
- Actual individual passenger count; and
- Reduce the cost of transit/make it efficient for those truly in need.

After her May 2016 presentation on the Lake Havasu Transit System, she decided to continue her research and on July 12th, she spoke with the City Manager of Lake Havasu and he explained that over a period of two to three weeks, they surveyed their bus drivers and passengers and determined that their regular rider number was approximately 300 unique passengers. They reduced their budget in that same budget cycle. They continue to provide service to those truly in needs, i.e., senior, low income, handicapped and veterans and they have received positive feedback on the demand service. They have saved about \$2 Million of

taxpayer money over three years and they are still serving the public that actually needs it and relies on it.

Ms. Fredenburgh added that the Lake Havasu numbers are not perfect and neither are her estimates and methodology; but the numbers reflect a reasonable representation of the number of unique riders in both cases. In closing, she encouraged Council to utilize these resources and begin formulating a plan so that in April 2017 Council can implement that plan and alter the budget if it needs to be altered in 2017-2018 accordingly. She added that she is not trying to get rid of the transit system as she is trying to make the system more efficient and cost effective for all.

Comments and Requests of the Council

Council Member Huisling congratulated the Police Department employees who were promoted, the Library and Leisure employees, Judy Hector and her staff who worked hard on the Adventure Guide and noted that it was a well deserved award. She also thanked John McBee for accepting the proclamation, offered farewell to the Sister Cities staff secretary, Monika Hamm, who is going to Fort Bragg and thanked the Sister Cities Commissioners for helping to host the neighbors from Cananea on a wonderful day where they could have been with their families on the 4th of July; but they chose to cook bratwurst instead. In closing she stated that she got out a lot at the Arizona Governor's Conference on Tourism and she will have more to say about how to allocate resources for economic development and tourism because they are more combined and intertwined than everyone realizes and she looks forward to making those comments at a future work session.

Council Member Mount congratulated the applicant on the new church and stated for the viewing public that he structures his year from budget to budget as a Council Member. For him, this is the end of the year with the budget closed up and he will start to look at what he will do the next year. One of the philosophies that he adopted while he was in the military was the idea of the Stockdale paradox, which he has mentioned before. It is having optimism and the willingness to work hard. He added that Council has exhibited a lot of that as they have been faced with a lot of challenges. Council has shown optimism to discuss them and worked hard as well as the staff. He thanked them all in helping to move the needle.

Council Member Mount stated that he is proud to see that over the last year the focus really shifted towards economic development and what can be done to improve the City's situation and the businesses that ultimately fund and drive the services that everyone has to have and enjoy. He added that he is thankful that Council has agreed to take on some of the challenges that are coming up in the near future and to have discussions about what they will continue to do with economic development, to boost tourism and ideas that can guide them to do better in the Strategic Plan.

Council Member Mount noted that Council is getting data from the public regarding transit and Council knows that it is going to be an emotional issue and will have to fight through that; but they have to start off with good metrics and there is plenty of time before the Strategic Plan to get that right. He emphasized that Council has to know who those unique riders are, how many, what is their situation and what can be done to improve that lot. No one on Council wants to get rid of transportation and it has been stated; but Council wants to make it the best way possible for the people who actually will use it or people who could use it.

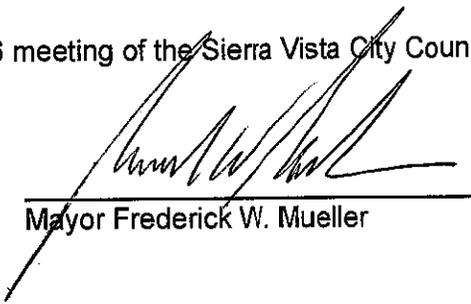
Council Member Calhoun welcomed Mr. Hallsten to the Commission on Disability Issues, Ms. Blaylock to the Library Commission and stated that Council appreciates citizens getting involved in the community. She also thanked Ms. Fredenburgh for getting involved, paying attention to what is happening in the City, bringing things to Council's attention and attending the meetings. In closing, she congratulated the church on its expansion.

Council Member Gray congratulated the Police Department employees and officers that were promoted, the Leisure and Library Services employees of the month and staff for the excellent work on the Sierra Vista Business Guide, a huge step in going forward to help businesses in the community through the process.

Mayor Mueller announced that the summer concerts at Veterans' Memorial Park have moved to Friday nights, thanked all of the employees for all of the good work they do on a regular basis, particularly those that were recognized during the meeting and those that were promoted in the Police Department.

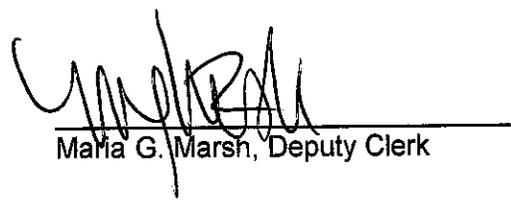
Adjournment

Mayor Mueller adjourned the July 14, 2016 meeting of the Sierra Vista City Council at 5:42 p.m.



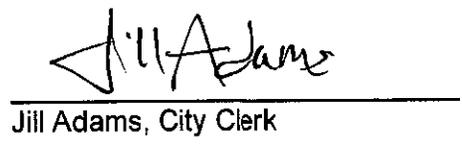
Mayor Frederick W. Mueller

Minutes prepared by:



Maria G. Marsh, Deputy Clerk

Attest:



Jill Adams, City Clerk