



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 24th day of January, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 14th day of February, 2019

SEAL

Maria G. Marsh
Deputy City Clerk

Jill Adams
City Clerk

Mayor Pro Tem Gray called the January 24, 2019 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 – absent
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
Brian Jones, Interim Fire Chief
Adam Thrasher, Police Chief
Laura Wilson, Leisure and Library Services Director
Matt McLachlan, Community Development Director
Sharon Flissar, Public Works Director
Jill Adams, City Clerk
Nathan J. Williams, City Attorney
Tony Boone, Economic Development Chief Officer
Mike Cline, Management Analyst
Judy Hector, Marketing and Public Affairs Chief Officer

Mayor Pro Tem Gray stated that Mayor Mueller is unable to be present, wished him well and hopes to see him at the February meeting.

Invocation –Father Gregory P. Adolf, Saint Andrews Catholic Church, conducted the invocation.

Pledge of Allegiance - Council Member Umphrey led the Pledge of Allegiance.

Mayor Pro Tem Gray wished Mayor Mueller a Happy Birthday.

Item 1 Acceptance of the Agenda

Council Member Umphrey moved that the agenda for the Regular City Council Meeting of January 24, 2019 be approved. Council Member Calhoun seconded the motion. The motion unanimously carried, 6/0.

City Manager's Report: Mr. Potucek stated that the next regularly scheduled work session is scheduled for 3:00 p.m. in the City Manager's Conference Room on February 12, 2019 and reminded everyone that City Offices will be closed on February 18, 2019 in observance of Presidents' Day. He then reported that the Annual Street Maintenance Project will be published

on January 27, 29, 30 and 31, 2019 with a pre-bid meeting scheduled for February 12, 2019 at the Pedro Castro Center. Bids are due and will be opened February 28, 2019 and Council will be advised as to which streets will be under maintenance this year. The Library Concessionaire Café will be published February 3, 5, 6 and 7, 2019, with a pre-proposal meeting scheduled on the third week of February with an expected due date of March 14, 2019. He further reported that the City will be going out for a Request For Information for the Development Impact Fee Study Consultant, which has been posted on the City's website and sent to potential respondents with proposals being due on January 25, 2019. In closing, he introduced and welcomed Donald Riley, City's new Chief Procurement Officer that comes to the City from the Atlanta area with a wealth of experience.

Item 2 Consent Agenda

Item 2.1 Approval of the City Council Regular Meeting Minutes of January 10, 2019

Item 2.2 Resolution 2019-007, Appointment of Ashley Flissar, Isabel Volk-Felix and Tristan Rico-Abella to the Youth Commission, said terms to expire December 31, 2020

Item 2.3 Resolution 2019-008, Re-appointment of Pamela Anderson to the West End Commission, said term to expire December 31, 2020

Item 2.4 Resolution 2019-009, Appointment of Suzanne Herron and Pamela Colabella to the Tourism Commission, said terms to expire December 31, 2021

Item 2.5 Resolution 2019-010, Appointment of Misty Briseno and Glenn Hohman to the Parks and Recreation Commission, said terms to expire December 31, 2021

Item 2.6 Resolution 2019-013, Appointment of Demetry Simonton to the Industrial Development Authority, said terms to expire December 31, 2020

Council Member Benning moved that the Consent Agenda consisting of the City Council Regular Meeting Minutes of January 10, 2019; Resolution 2019-007, appointment of Ashley Flissar, Isabel Volk-Felix and Tristan Rico-Abella to the Youth Commission; Resolution 2019-008, re-appointment of Pamela Anderson to the West End Commission; Resolution 2019-009, appointment of Suzanne Herron and Pamela Colabella to the Tourism Commission; Resolution 2019-010, appointment of Misty Briseno and Glenn Hohman to the Parks and Recreation Commission and Resolution 2019-013, appointment of Demetry Simonton to the Industrial Development Authority, be approved. Council Member Umphrey seconded the motion. The motion unanimously carried, 6/0.

Public Hearing

Item 3 Resolution 2019-011, Declaring the necessity for and the expansion to the West Sierra Vista Redevelopment Area

Council Member Pacheco moved that Resolution 2019-011, declaring the necessity for and the expansion to the West Sierra Vista Redevelopment Area, be approved. Council Member Calhoun seconded the motion.

Mr. McLachlan stated that on November 17, 2018 the Council approved and designated a 23-acre area along West Fry Boulevard for redevelopment following a year-long public engagement process. The ultimate direction from Council at that time was to only include those owners in the boundary that wished to be included in the Redevelopment Program. The legal significance of the designation is the authority it conveys in allowing the City to provide economic incentives to private property owners in carrying out Redevelopment Plan objectives. It also allows a portion of Community Development Block Grant funding to be used.

Mr. McLachlan stated that the question before Council is to whether expand the boundary by 29 acres, to more than doubled the size of the redevelopment area. The proposed expansion area was shown on a map highlighted in blue and is substantially contiguous with the original approved boundary.

Over the past six months during the marketing of the West Sierra Vista Partnership Program, the Department received interest in accessing the grant from property owners outside of the current eligibility area. Joan Wilson of Long Realty representing multiple owners in the district and brought this potential opportunity to their attention. Mr. Cline through Economic Development, who has day to day involvement networking with businesses and property owners also helped get the word out.

The proposed expansion area was drawn in consideration of the vacant properties. According to the City's business inventory, there is 188,237 square feet of vacant commercial space, which represents 57 percent of the overall total floor area. By comparison, 43 percent of the commercial space within the originally approved district is currently vacant. Some of the more prominent vacant properties in the proposed expansion area include the former Horizon Moving and Storage, the old B&D Lumber on North Avenue, Daisy Mae and Martin Cleaners. The Daisy Mae's building has been closed for six years and was recently acquired by the same ownership group that is renovating the Sun Canyon Inn into a Best Western Plus. As one of, if not the most historic building in Sierra Vista, seeing that being refurbished and reoccupied has a particular public significance.

Age is also a factor in looking at the Study Area. The buildings in the expansion area are more than half a century year old, which poses challenges to their ongoing viability, absent continued private investment. Additionally, sites were developed prior to development codes taking effect that required adequate parking, landscaping, controlled access and on-site drainage. Several of the properties have shallow parking lots in the front that are difficult to access with drive vials and overhanging into the City's public rights-of-way. In addition to the age and other factors, deterioration of building and site improvements were also observed.

Based on the property analysis, the Department finds that a predominance of the properties in the proposed expansion area to the redevelopment area boundaries are affected by one or more blight conditions thereby enabling the Council, if they choose, to designate the proposed expansion area as a redevelopment area.

Mr. McLachlan stated that mail notices were sent to all real property owners in the proposed expansion area of the hearing. If Council chooses to approve the resolution, a 2/3 vote by Council is required pursuant to State Statutes.

Mayor Pro Tem Gray opened up the public hearing for comments. There was no response from the public and/or Council Members.

Mayor Pro Tem Gray explained that a majority 2/3 votes is required; but due to two recusals and Mayor Mueller's absence, a motion is needed to table the item until February 14, 2019.

Council Member Calhoun moved to table Resolution 2019-011. Council Member Umphrey seconded the motion. The motion carried, 4/2. Mayor Mueller absent, Council Members Wolfe and Benning abstaining.

New Business

Item 4 Resolution 2019-012, Supporting the Purpose and Intent of the 2019 Updated Plan for Prosperity, an Economic Development Framework Commissioned by the City Council

Council Member Wolfe moved that Resolution 2019-012, supporting the purpose and intent of the 2019 Updated Plan for Prosperity, an Economic Development Framework commissioned by the City Council, be approved. Council Member Calhoun seconded the motion.

Mr. Boone stated that the resolution is the final, formal acceptance of the Updated Economic Framework, which will be utilized for the next two to five years. This was based and tasked from the Strategic Plan from the previous Council, 2017/2018 Plan, to the staff to take on. The good news is that the staff came together to work across directors and managers to bring forth the Plan. In addition to the staff's work, community partners were reached out to through in-person meetings with an advisory group as well as emails to pull in both the analysis and the voice of the community.

This was previously briefed in August during a work session and there was opportunity for updates during Council orientation for the new Council Members. Staff used this to formulate last year's budget and it is intended to aide in looking at the following year's budget.

Mr. Boone noted that the Plan is available for public review. He explained that staff took the analysis and had a great deal of engagement and focused on the strengths and opportunities, i.e., Fort Huachuca, outdoor activities, local attractions, safe communities, opportunities in tourism, phenomenal climate, access to Mexico and the potential of expansion of the military mission based out of Fort Huachuca. These were balanced against the targets, which were set in Vista 2030 that included strong and diverse economies, innovative and entrepreneurial spirits, healthy retail and an appealing West End - all of those things in the previous documents that were published and approved by Council. From there the six framework objectives were built.

Mr. Boone noted that there has been some questions and staff numbered one through six and if tied together, they are actually linked to each different staff. It is six equal objectives and they are not in any particular order nor in a priority:

- Tourism and retail development with concern to Mexico - Judy Hector
- Maximizing the economic impact on the City's Municipal Airport, City's side, both in the hangar and available nine to 12 acres and roughly four acres on the Tar Mac - resides within Economic Development
- Improvements and sustained parks and community events - Laura Wilson
- West End Redevelopment - Matt McLachlan
- Increasing the awareness of Sierra Vista - Judy Hector and Adam Curtis
- Expand awareness and the opportunity of military missions on Fort Huachuca - Mayor, Council and City Management.

Mayor Pro Tem Gray clarified that this document, as each Strategic Plan is developed, could be tweaked and changed to reflect The Council's Strategic Plan. Mr. Boone stated that she is correct and explained that there are three positives to this, one is that it was built together, as staff and effectively signed themselves up. Two is saved a cost avoidance of roughly \$50,000 and three it gives the City the flexibility to make adjustments as the environment would change in the future.

Mayor Pro Tem Gray thanked Mr. Boone and staff for their hard work and coming together to focus on economic development, which is great appreciated.

The motion unanimously carried, 6/0.

Call to the Public – There were no requests.

Comments and Requests of the Council

Council Member Calhoun had nothing to report.

Council Member Umphrey stated that is was a pleasure meeting Donald Riley and is glad that he is aboard and looks forward to working with him.

Council Member Benning thanked the new commission members for stepping up to the plate and added that he looks forward to working with all of them, especially those on the Parks and Recreation Commission, Misty Briseno and Glenn Hohman, who is Sierra Vista's Veteran of the Year and an inductee to the Hall of Fame. He then reported that he had an amazing time on Monday at the NAACP MLK Parade and on Wednesday when Council met with the Police Department, who does amazing job. He noted that he was impressed with the station and even though it is not top of the line, they make do and get the best return on investment. In closing, he put out a plug to parents and students that the Teacher of the Year is forthcoming in February and he would like the County Education Foundation to be swamped with recommendations because that means that the City is getting the best and brightest out there. Lastly, he thanked Mr. Gomes and the Canyon Vista Medical Center because Dr. Miller and his choice nurse, Amy, were amazing in dealing with him as they took very good care of him.

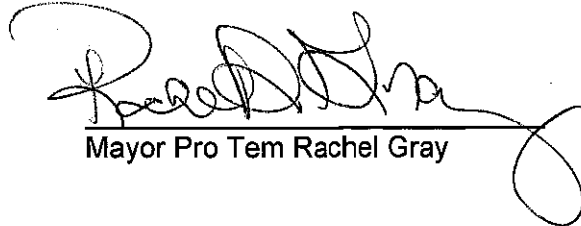
Council Member Wolfe thanked the new commissioners as there are so many new and veteran commissioners, who are signing up. She added that the commissions do not work without volunteers as their input is greatly appreciated and she is very much looking forward to working with them. She also added that she is super excited to see Mr. Riley in the audience as he has been long awaited and Council expects good things that she knows is coming.

Council Member Pacheco welcomed all of the commissioners, especially Ashley, Isabel and Tristan, who are present. She thanked them and added that she is excited to work with them on the Youth Commission. She then echoed Council Member Benning's comments on the great job that the NAACP did for Monday's event, the first event that Council attended with a full event parade, march and wonderful program in the park honoring Dr. Martin Luther King, Jr. There was an amazing turnout, great food and a touching tribute. She then congratulated Glenn Hohman, City's Veteran of the Year and new inductee into the Arizona Veterans Hall of Fame. In closing, she voiced her appreciation to City staff and department leadership because over the last six weeks, she and the other new Council Members have been going through orientation sessions with each of the staff departments and they have taken an extraordinary amount of time to get them familiar with the City and inner workings. She added that there is still one more session on Monday and that is with the Fire Department and noted that what has stuck out amongst all is the pride that staff take in the work that they do and working for and being a part of the City. It is phenomenal, there is great staff that the City does well in recruiting and retaining. In closing, she thanked them all.

Mayor Pro Tem Gray welcomed new commissioners and returning commissioners, i.e., Pam, who does a great deal of work on the West End as their willingness to serve is greatly appreciated to help the City. She then wished everyone a great weekend.

Adjournment

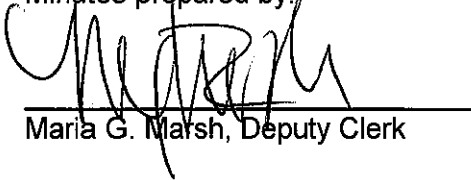
Mayor Pro Tem Gray adjourned the January 24, 2019 meeting of the Sierra Vista City Council at 5:23 p.m.



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Mayor Pro Tem Rachel Gray

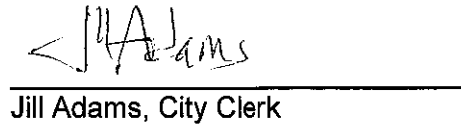
Minutes prepared by:



Handwritten signature of Maria G. Marsh in black ink, written over a horizontal line.

Maria G. Marsh, Deputy Clerk

Attest:



Handwritten signature of Jill Adams in black ink, written over a horizontal line.

Jill Adams, City Clerk