

Work Session Minutes
November 10, 2015

1. Call to order – 4:30 p.m. in the City Hall, Council Chambers, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Roll Call

Mayor Rick Mueller – present
Mayor Pro Tem Bob Blanchard – present
Council Member Alesia Ash – absent (family emergency)
Council Member Gwen Calhoun – present
Council Member Rachel Gray – present
Council Member Hank Huisiking – present
Council Member Craig Mount – present

Others Present:

Chuck Potucek, City Manager
Mary Jacobs, Assistant City Manager
Adam Thrasher, Acting Police Chief
Ron York, Fire Chief
Matt McLachlan, Community Development Director
Tina Moore, Planner
Jill Adams, City Clerk

2. Presentation and discussion:

- A. November 12, 2015 Council Meeting Agenda Items (agenda attached)

Mayor Mueller noted that there are a number of proclamations along with the Empty Bowls presentation.

Item 2 Resolution 2015-105, Amendments to Code of Ordinances Related to Building and Property Maintenance

Mr. McLachlan provided a summary of the property maintenance amendments relating to unifying Chapters 91 and 92 with Chapter 150 of the City Code to consolidate the building and maintenance regulations under one section to provide for internal consistency and clarity in the enforcement process.

Mr. McLachlan noted that staff has presented those proposed amendments at a prior work session and will be making the same recommendation of approval at the meeting on Thursday.

Item 3 Ordinance 2015- 008, Sulger Annexation

Ms. Moore stated that this is the final step in the Sulger Annexation for the final approval. The memo to Council details previous steps that staff has taken including at the Planning and Zoning Commission Meeting.

There has been a year for signature collection and staff is back before Council because they were able to get 51% of the signatures collected in that neighborhood for the final annexation.

In response to Council Member Mount, Ms. Moore stated that there were 30 signatures collected. The City only has to have 51% or more of the owners sign the petition. There are 56 distinct property owners and there are a couple of property owners that own multiple properties; but their signature can only count as one. Staff was able to get a total of 30 signatures.

Council Member Calhoun asked if there were folks that did not want to annex and if so, their reasoning. Ms. Moore stated that there were quite a few individuals that do not want to be a part of the City. There were things with the sewer improvements that messed up drainage in the area and so some individuals thought that it would not be fixed.

Council Member Calhoun asked if there was misinformation out there that kept them from understanding the annexation. Ms. Moore stated that there always are misinformed people; but they had their minds made up on what they believe that the City can and cannot do for them. Most of it is misinformation that they heard from other neighbors and trying to clarify that can sometimes cause staff to run into problems.

Council Member Huisking asked if public meetings with the neighbors took place and once Council votes on the annexation what happens as far as what the public understands about City services. Ms. Moore stated that she did not hold public meetings as she met with the petition people on a one on one to tell them what would happen. The only service that they really do not have right now is trash service with the City and street maintenance. They will be on a regular schedule for street maintenance. Trash service is up to them whether they have an existing contract with a trash hauler. If they want to switch their service to the City, they can after November 12th. There is a 30-day waiting period before the annexation is final. They also have a bus stop that is by them for Vista Transit. They are already employing some of the City services.

Mayor Mueller stated that once Council approves the annexation, if approved, there needs to be a press release indicating the type of services that will be available to the new citizens.

Council Member Huisking asked about the number of houses that would be incorporated into the City. Ms. Moore stated that there are 60 houses.

Council Member Mount stated that he would like to have a list of top concerns so that Council can be prepared when they start to hear concerns. He also asked that Council be made aware of what the City is doing to address those specific concerns in order to help out new residents, which would be beneficial if they come to Council.

Mayor Mueller noted that this year there has been a lot of rain and the area west of Sulger Street is a natural bowl and that is really the cause of the flooding that happens there.

Mayor Mueller recommended to Council that they seriously consider looking at CDBG money to minimize the inflow of water from outside that area and to be able to drain that area because it is still going to collect, which is a costly process.

Council Member Gray asked if the whole area has to decide on garbage collection. Mayor Mueller stated that it is up the individual homes.

In response to Council Member Gray, Mr. Potucek stated that they are grandfathered with their sanitation service; but they can choose to sign up with the City's refuse service. Staff will go

out with information in making that change; but they have the option of staying with their current hauler as an annexed area.

Council Member Gray questioned its effectiveness. Mr. Potucek noted that not having a uniform pickup is more costly.

Council Member Gray asked if the City will do some incentivizing to get people to come to the City. Mr. Potucek stated that it would be a matter of policy for Council to change because right now the rates are established for residential. A break has been provided in terms of sewer already like it was done in Fry; but refuse would be a different matter.

Mr. Potucek pointed out that Ms. Moore did an exceptional job in getting the signatures because it was not easy and it took almost year. The residents are receiving fire service through the automatic aid agreement so there is not going to be much of a change there. The Sierra Vista Police Department has to go on calls in that area to help cover for the Sheriff and they will now get the service directly. They should not see too much difference there.

Ms. Moore stated that they will also see a tax decrease in their property taxes because the City rates are cheaper than the County because of the Fry Fire taxes.

Council Member Huisking stated that she agrees with the Mayor regarding those residents that have concerns about drainage. Staff should have those addressed in an education forum to see what the options are. However, it does not mean that the money is available right now; but she would certainly like to consider that because it is not a problem that just popped up as a result of what the City did with the sewer system. It is a long term problem and anything that the City can do to give the residents some relief would be great.

Mayor Mueller thanked Ms. Moore and noted that it was a lot of work and it is greatly appreciated.

Item 4 City Council Regular Meeting Minutes of October 22, 2015 – There were no changes.

Item 5 Resolution 2015-106, Re-appointment of Scott Loucks and Ryan Hightower to the Parks and Recreation Commission, said terms to expire November 20, 2017

Item 6 Resolution 2015 -107, Removal of Karin Finney and Anthony Sanders from the Sister Cities Commission

Item 7 Resolution 2015-108, Re-appointment of Sandra Kenny and Marie Balzarini to the Municipal Property Corporation Board of Directors, said terms to expire September 11, 2018

Mayor Mueller noted that Items 5, 6 and 7 are appointments to commissions. Council Member Huisking noted that the Sister Cities Commission calls for the removal of individuals that can no longer serve on the commission before their terms were up.

Council Member Calhoun asked about Council comments and requests. Mayor Mueller explained that the item is not normally covered at the work session.

- B. Presentation regarding upcoming proposed changes to the City's Development Code and Floodplain Ordinance

Mr. McLachlan prephased his presentation by emphasizing that the amendments before Council are in draft form and being brought forth at this time to convey general direction following the internal review of the code.

Mr. McLachlan noted that he did not plan to go through the amendments line by line but instead will focus on the broader things that guided the analysis. Like the work done on the City Code, the scope of the review principally concentrated on the form and structure of the development code and ways to improve upon its framework.

The overarching goal is to provide for increased clarity and consistency in the review process. The Department envisions their evaluation to be a multiphase process beginning with the City's zoning regulations, which have parameters on how property is used. In the future the Department will be looking at recommendations to incorporate best practices on low impact development and necessary updates to the sign code to account for recent case law.

The amendment package:

- Reorganizes and reformats the ways authorized uses are communicated within the body of the code;
- Article 151.22 establishes the various zoning districts represented in the City zoning map.

Mr. McLachlan explained that each zoning district establishes those uses that are permitted by right as a principal or accessory use and those that may be considered on a conditional use basis. The Department's recommendation is to do three things:

- Standardize use classifications across all zoning district and provide for their terminology in the definition section;

There are several uses that are defined within the district regulations that are missing definition all together and the recommendation is to establish:

- New matrix of use permissions by zoning district to more easily identify at glance which zones authorize specific uses and to define those uses in the definition section;

Mr. McLachlan stated that if he is a perspective business owner looking at opening up a pet grooming service, he can more easily ascertain which zones he could locate his business by looking at the chart.

- Authorize sets of related uses and not subsets.

Mr. McLachlan provided the following example, under the office professional category there is a listing of specialized occupations that is over limiting. If he was a cyber security firm looking to set up shop in the office professional district, technically his business would not qualify under this specific set of permitted uses if he is strictly interpreting the code.

The recommendation by the Department is to regulate on the broader set like office and professional versus as a subset listing of specialized occupations within in the matrix of permitted uses.

- Providing for a more flexible framework;
 - o Staff is proposing to diversify the General commercial district to include:
 - Multifamily as a matter of right to facilitate a horizontal mix of uses along the City's business corridors, which is encouraged by the General Plan;

- Accommodate Light Industrial uses and workshops on properties along the side streets in the West End that do not border residential use to take advantage of existing vacant and underutilized buildings that do not depend on passerby traffic and could be easily adapted for such use; and
 - New use classifications for brew pubs, micro breweries, and micro distilleries to accommodate a growing national trend of small start ups, which have zoning challenges for those communities that are unprepared for accepting them.
- Proposing to relocate special requirements or performance standards associated with permitted uses to a new article governing special requirements for particular uses.

There are currently separate articles for home based businesses, temporary uses, mix use development and general requirements for alternative energy systems and communications facilities. Adult uses, medical marijuana dispensaries and cultivation or infusion facilities have special regulations tied to those uses under the district regulations.

Staff recommends that the special regulations associated with those uses be consolidated under one article rather than being dispersed throughout the code and in some cases repeated.

- Revising Article 151.26 governing conditional uses to permit the application for those conditional uses expressly authorized within each zoning district.

The Article currently provide an avenue for nearly any conditional use to be considered in any zone irrespective of whether it is currently provided under the district regulations. Staff is recommending amending this Article to correlate with the matrix of use permissions by zoning district.

Mr. McLachlan stated that tacked on to the amendment package are substantive amendments to the City's Floodplain Management Ordinance and the Commercial Communications Facilities Ordinance.

The proposed changes to the Flood Hazard Overlay are more urgent and will be going through as a separate free standing ordinance to meet a February 3, 2016 deadline, which is the new date that the flood insurance rate maps take affect by FEMA. While there are no modifications proposed to the existing floodplain boundary within the City limits, the City must update its floodplain ordinance by that date to meet the minimum requirements of the national flood insurance program.

The Arizona Department of Water Resources sent a markup of the City's existing ordinance to be in alignment with the State model ordinance and the language is reflected in the draft provided to Council. The proposed changes primarily deal with adding definitions, many references and re-enforcing certain requirements.

The amendments to the Commercial Communications Facilities ordinance were motivated by the Planning and Zoning Commission's desire to strengthen the review and approval process of new cell towers and encourage the placement of accessory antennas on existing structures and utility poles.

- Accessory antennas that do not add more than 20 feet in height to an existing tower or alternative structures, i.e., utility pole or building would be allowed by right with a simple building permit.
- A new telecommunications tower would be permitted by right as an accessory use on nonresidential zoned or use property; whereas a primary use on property located within the general commercial, light industrial park and heavy industrial zoning districts.
- If the tower is proposed to be located within 150 feet of a property zone or use for residential purposes or is taller than 60 feet, a conditional use permit would be required.
- Any tower taller than 60 feet must be designed to accommodate no less than three alternative ways to provide for co-location.
- The applicant must demonstrate through competent substantial evidence that existing towers or structures cannot accommodate and provide the telecommunication service.
- Towers must be designed to blend in with the natural setting or built environment through the use of color, screening materials, textures or other technique and the applicant must provide a visual line of site analysis including photo simulated post construction renderings to enable the visual impact and surrounding properties.

The Department also added a maintenance provision to ensure that any communication facilities' required landscaping is maintained in accordance with the original permit conditions. Any deviations to the proposed standards would require a variance.

The Planning and Zoning Commission considered the proposed amendments at two work sessions held last month and the Commission concurred with the reorganization of the Code standards finding the document easier to follow and more user-friendly. Staff has incorporated the Commission's technical comments into the revised draft currently under consideration.

Mr. McLachlan stated that in terms of a schedule, the amendments to the Flood Hazard Overlay will be heard by the Planning and Zoning Commission at the regular scheduled meeting of November 17th and going back to Council in a form of a resolution in December and an ordinance in January. The remaining amendments, if Council authorizes to proceed, would be heard by the Planning and Zoning Commission in December and by the Council in January and February of next year.

Council Member Huisking asked if there is an opportunity for people that are affected to look at the amendments. Mr. McLachlan explained that they are on line with the agenda posting. Mayor Mueller noted that there was opportunity at the Planning and Zoning Commission Meeting.

Mr. McLachlan stated that the Department can do extra forms of outreach if deemed necessary. Ms. Jacobs stated that the meeting is advertised as a public hearing specifically in the newspaper and that is the time where people that have concerns can come and share those, first with the Planning and Zoning Commission so that the Commission can make recommendations to Council.

Council Member Calhoun asked if the Planning and Zoning Meetings are on video. Ms. Jacobs stated that they are not; but the proposal that comes before Council is advertised as a public hearing and that will be available on the City's channel. There is a 30-day public comment period before Council takes final action. There will be three official public meetings where the community can come and provide input either in person, email or through comments to staff.

Staff always shares those comments with Council as they receive them and that will be part of the final package when the proposal comes to Council 30 days after the public hearing in which Council will consider the amendments.

Council Member Calhoun asked how the suggestions and ideas were developed that he put forward to improve the Development Code. Mr. McLachlan stated that it comes from 20 years of experience and navigating various land development codes throughout the country.

Council Member Calhoun stated that they seem to be up to date as to where the development of the community is at and asked if he sees it as preparing the community for 15, 20, 30 years from now. Mr. McLachlan stated that right now he is looking at the Code from a process perspective, trying to ease the administration of the standards that are currently in place and making it more discernible as to what the City's expectations are in the form of development.

Mr. McLachlan stated that it has been his initial focus; not so much making amendments or proposing amendments that would take away from where the City is currently at. This just clarifies and streamlines the way the Code is currently written. Mayor Mueller noted that it will also make it more customer-friendly.

Council Member Mount stated that he appreciates the streamlining that is apparent and asked how much integration and input was provided by the other department management peers. Mr. McLachlan stated that the amendments were routes for internal review and there was significant comment from staff, Public Works, Economic Development and Cochise County. The County is also working on this and they provided comments that were helpful and incorporated.

Council Member Huisking asked if the revisions include fees associated with permits and if so, is there a provision for repealing a fee. Mr. McLachlan stated that not as part of the proposed amendment package. The Department did not look at the fee schedules as the impact fees are currently under review and those will come forward at a near term meeting. In terms of zoning permit fees, those are not addressed as part of the proposed package; but if there is a desire by the Council for staff to reassess to where the City stands relative to other jurisdictions in the fee schedule, that is something that the Department can do.

Council Member Huisking stated that normally, Council Members would come to him because they have been hearing from people out in the community; but she was wondering if there is a timeline for a review by the Department. Mr. McLachlan stated that in his previous experience, the Department would typically review the fee structure every two years; but the Department could do it as frequently as the Council desires.

Council Member Huisking asked when the last fee review took place. Mayor Mueller stated that it was done awhile ago and it was based on cost of actually processing the paperwork, which has probably changed now that it has been computerized.

Mayor Mueller asked if there have been any other sessions where discussion took place about the potential changes with the development community and customers. Mr. McLachlan stated that the Department has not had that opportunity or occasion.

Mayor Mueller noted that one of the key things that has been successful in the past when there were major changes or updates to systems is that the City has been able to work closely with the developers, the construction community and get two or three key leaders to let them know how the City is doing things differently that will prevent a lot of confusion. Mr. McLachlan

stated that the amendments were brought up at a Commercial Brokers' Meeting and they were receptive; but there was no broad based effort to communicate the changes, which relate more to reorganization and formatting.

In response to Mayor Mueller, Mr. McLachlan stated that the substance does not change; it is just being made more user-friendly. Council Member Gray stated that she believes that there is a significant change, i.e., the cell phone tower.

Council Member Mount stated that he appreciates that and he does not want to go back through that fight anymore and asked if there is something in the ordinance that gives the Council, for something as specific as cell phone towers, especially the ones that are going to impact residential areas, lead time to make a decision. Mr. McLachlan stated that there is an application for a conditional use permit.

Council Member Mount asked how soon Council would know about a forthcoming cell phone tower. Council Member Gray stated that as the liaison to the Planning and Zoning Commission, she would hear about it pretty quickly because there has to be a public hearing. Mayor Mueller suggested that she put into her weekly report.

In response to Council Member Calhoun, Ms. Jacobs stated that the federal government has instituted some timeframe limitations on processing of cell towers because there has been communities across the country that have dragged their heels. She believes that there are 90 days total.

Council Member Gray stated that there is a 30-day waiting process. Ms. Jacobs stated that once they submit a formal application for a conditional use permit, staff can make Council aware of it and provide the Planning and Zoning Commission agendas because those will always go to the Planning and Zoning Commission first.

Council Member Gray stated that she appreciates that staff took the time to think about that issue and the Department did give a little more teeth to it and made it where some provability should be there to show that they are needed.

Council Member Mount stated that he wants to follow up on what Council Member Huisking talked about as he is interested in reviewing as soon as the City can, the fees. Mayor Mueller stated that a work session to discuss development fees is coming up shortly and suggested that the City next look at those fees as he believes that it has been five years since the fees were looked at. Ms. Jacobs stated that Council made some changes to the permitting fees about two years ago.

Council Member Calhoun noted that drive in movie theaters were taken out of the Development Code.

C. Discussion of City Manager Staff Meeting Minutes

Council Member Mount stated that he is aware of a forthcoming update by Ms. McFarland on economic development; but he is interested in, now that it looks like the City has the new management analyst for Economic Development, any discussion taking place with moving forward with doing, besides some of the external marketing to bring businesses in, more of the internal retention. Mayor Mueller reported that he had a briefing by Ms. McFarland and she has a plan and it is her intention to share that with Council at the work session.

Mayor Mueller stated that if there is some specific point to make, he is sure that Ms. McFarland is available for any comment.

Ms. Jacobs stated that Council should have the slides for the presentation in their packets by next Friday so that Council will have a chance to look at the information in advance; but staff plans to brief Council fully on how the addition of Marcus Johnson to the team is going to be expanding what the City is doing. His focus is on the retention/expansion of the City's existing businesses.

Council Member Gray asked about the veterinary services contract. Ms. Jacobs explained that there are actually three vendors and New Frontier is one of the new ones recently added. Apache Animal did not submit a proposal; but there are three available to the City and that gives some options and also makes veterinaries available to come to the facility if needed.

Council Member Mount asked about key problems concerning the sweep of mobile homes and bringing them into compliance. Mr. McLachlan stated that the key problems are building and property maintenance. The Department will evaluate all of the mobile home parks within the City, document existing conditions, violations and address those holistically versus on an individual basis. The document process is expected to run through the rest of the year in terms of timeframe.

Council Member Mount asked about the ultimate goal when the Department comes before Council for a decision. Mr. McLachlan stated that the Department is looking to address the deterioration blight issues that exist within the City's mobile home parks and the matter would go through the code enforcement process, first starting with informal methods and working with property owners to achieve voluntary compliance. If the Department is unsuccessful, then they will go through a more formal administrative or judicial process. There is some discretion there depending on the response of the property owner.

Council Member Mount asked if there is a key metric, marker or quantifiable piece that the Department is looking for. Mr. McLachlan stated that the Department is trying to achieve compliance with the City Code. Mayor Mueller stated that when he first came on Council, there was no City Code that dealt with specifically the mobile homes and it was significantly worse. The City had people living in conditions that were totally unacceptable for any human much less a pet. The City was able to get those ordinances established that enabled the removal of pre 1976 mobile homes; but there are still some that still exist and the post 1976 mobile homes have been allowed to deteriorate and do not fit the City standards. It is a big challenge in many of the parks.

Mr. McLachlan stated that there were a number of mobile homes that were not permitted to be located within those parks and that is part of the Department's evaluation process, cross referencing those against permit records to see which ones were legitimately placed on a mobile home lot and those that came in overnight.

Council Member Calhoun asked if there is any reference about food and retail trucks in the Development Code. Mr. McLachlan stated that those are ordinarily classified as a roadside vendor and would be dealt with under the temporary use permitting provisions so they would be allowed to locate within an improved parking lot or vacant land for a period not to exceed 90 days.

Council Member Calhoun stated that she has been asked by a couple of owners about the way the City's permitting fits in with other cities and the County. Mr. McLachlan stated that it

varies as he has developed ordinances in a variety of settings and usually the objections come from existing brick and mortar restaurants, competition and an unfair advantage; but he has not seen that in Sierra Vista. It is really a public policy decision.

Council Member Calhoun stated that she would like for the City to be friendly to that type of vehicle and exploit that possibility even more.

In response to Council Member Calhoun, Mayor Mueller stated that proper regulation is good for those businesses and Council does not want to get in-between the competitors; but they have to be located in a safe place and time. Discussion during a work session is not worthy at this time as Council needs to look at the ordinance as it is right now and if there is something there that is glaring or missing, then it is the time to bring it up to staff and discuss it then.

Council Member Huisking asked if there is any interface by the Department with the County that has to do all of the permissions for what they sell and etc. Mr. McLachlan stated that usually it is the vendor working with County Health Department and following those regulations. The City is not involved.

Council Member Huisking reported that when she was in Nashville, she meet the Police Chief of Killeen, Texas (Fort Hood) who informed her that they are building their 9th fire station. During the conversation she mentioned to him the City's Care Vehicle and she would love to be able to send him data with regard to the Care Vehicle after six months. Fire Chief York stated that they are tracking medical conditions that are discharged from the hospital that the hospital has asked the Department to see. The Department is also tracking fall prevention to see if readmissions to the hospital go down and what affect the Care Vehicle has on that.

The Department also tracked the Fall Prevention Program held at the Mountain View Apartments where they had tremendous results in decreasing the number of falls and the number of times that the Department even goes out there.

The Department is tracking everything that they are doing to see what kind of impact the Department is having.

Council Member Huisking asked for the Department to share the results with Council after a six month period.

Council Member Mount noted that it was one of his chief concerns in talking about the care piece, which was the quantifiable piece of it. He also stated that he knows that he gets caught up in the numbers; but he does want people to be safe and healthy.

Council Member Mount added that when he was doing his research, he found that in Texas, not necessarily Killeen, about 20, 30 years ago they had a similar program and it was ceased for a number of reasons; but it has potential for being a good thing for the City. However, he would like to see after six months some very good numbers showing that this is actually impacting calls that are affecting the Fire Department as that was something that was said that the program could do and it is costing the City money.

Mayor Mueller requested that Chief York brief Council when there is statistical, significant data collected.

D. Report on Recent Trips, Meetings and Future Meetings

Mayor Mueller announced that on November 13th he plans on attending the Executive Board for the League of Cities where PSPRS and the TPT, that was supposed to be fixed two years ago, will be discussed.

Mayor Mueller also stated that the Mayor of Bisbee mentioned that the League was looking at equalization and he did not define what that means; but the League of Cities is not looking at any type of equalization, which means that somebody else is going to pay their bills in his definition of equalization. That is in error that is out in the public and there has not been proposed solutions by Senator Lesko and her committee from the State Senate that is working on the PSPRS issue. The City will remain actively engaged to ensure that the police and firemen get their adequate retirement no matter what the cost.

Council Member Calhoun asked if the League will be looking at the law that was passed related to being able to and unable to putting a lien on property. Mayor Mueller stated that he has not yet asked that question and needs to find out if they are going to address that.

Council Member Calhoun asked if that is something that if the Council were in agreement that the City could promote some kind of way. Mayor Mueller stated to give him time to talk to them about the issue and he will have a better answer for her.

Council Member Gray stated that while she was in Nashville, she talked to someone who had some solutions, which she will report on at the upcoming work session.

Council Member Mount announced the upcoming Veterans' parade and events occurring around town and reported that on November 13th, he will be in attendance at the U of A South Veterans' Celebration where he will present a proclamation on behalf of the Mayor.

Mayor Mueller thanked him for his support. Council Member Mount stated that he is honored and also announced that the Library Advisory Commission has started planning National Library Week. The library is something that everyone leans on very heavily on. The Library's picture is up at the new hospital and he noted that he has heard that Sandra Day O'Connor might be a potential visitor for Library Week.

Council Member Calhoun stated that Sierra Vista's 60th anniversary is next year and asked if there is any official planning by the City. Mayor Mueller stated that the Museum is working on things and so is the Library; but in the past, the City has always hit the 25's big and so exactly what is planned by the City with the budget and what is appropriate for a round number has not been discussed at the Council level.

Council Member Calhoun asked what the next step would be to see if there is anything that the Council can do. Council Member Huisking added that perhaps the City can request input from the community. Ms. Jacobs stated the time is perfect for Council during budget season to let staff know if this is a priority for Council and at what level. With a little direction on Council's part, staff can put something together for the fall and work it into the budget.

Council Member Calhoun reported that the West End Commission is looking forward to being involved with the consultant as they work on west end of Fry Boulevard and North Garden Avenue.

Mayor Mueller stated that he had the privilege of attending a ceremony at the Veterans' Memorial Cemetery for the 240th anniversary of the Marine Corp, which was very nice and well attended.

Council Member Gray stated that a work session has been set aside to report on the National League of Cities Conference, which she found very beneficial because they really apply to local issues. Council Member Calhoun added that there was so much emphasis on how much cities can do, how much cities have done and how much cities take the lead in what happens in the country, which was also very satisfying. The overall theme not only reflected how important cities are, what cities do and that cities are the grass roots of the country.

Council Member Calhoun noted how important it is that the City looks to where it is going and she believes that Sierra Vista has done a good of that; but she wants to emphasize that as a Council, for the community, they look to the future too.

Council Member Huisking stated that she looks forward to bringing back ideas as this is more of a home town. The National League of Cities actually highlights a particular city in the nation and sets benchmarks of which Sierra Vista is not there; but concerning others the City is there and then some. One of the speakers was a gentleman who wrote a book, "If Mayors ruled the World," and he is calling for a global mayor's summit.

Council Member Gray added that in Nashville she did not notice the cell phone towers as they have them attached to the top of buildings right in the downtown instead of the giant palm trees that are in Sierra Vista.

Council Member Calhoun asked about Council's discussion requests and the calendar. Ms. Jacobs stated that she has draft of Council's work sessions from now and until the end of the year; but she is waiting for the City Clerk to finalize the retreat date sometime in January so that she can add to it.

E. Board and Commission Liaison Update

Council Member Huisking announced that she has two vacancies on the Sister Cities Commission.

Council Member Mount asked if the Commissions' roles are updated on line. Ms. Adams stated that they are updated regularly along with the vacancy list after terms have expired.

F. Future Discussion Items and Council Requests

Council Member Huisking stated that there is a big lot where Bisbee Lumber used to be that is totally overgrown with weeds to include the sidewalk that is by the Sierra Vista Community Gardens located between Myers and Wilcox. The tumbleweeds are blowing against the fence of the Community Garden and the gardeners have to clean it up.

Council Member Huisking asked if there is a way that Century 21, the owner, can be contacted to clean up the property. Mayor Mueller asked Mr. McLachlan to look into the issue.

Mayor Mueller stated that Public Works needs to schedule maintenance on property coming in from the new main gate, on either side, all of the way to the old main gate, because it has not been done yet.

Council Member Calhoun stated that it is interesting that Council Member Huisking brought that up because the West End Commission has been mulling over the idea about asking the realtors to take some interest in the over growth on some of the properties that they are

selling, more residential than commercial. One of the members did speak to a realtor and her comment was that that she would contact the actual owner of the property to see if that person would take some responsibility for cleaning up the property. However, she is unsure what the next step would be in their plan and she is sure that Ms. Thornton is talking with them and trying to organize what is the best way to proceed. The Commission has a plan and a great deal of interest on the west end.

Council Member Calhoun stated that she also heard that Public Works or someone was working on the property that has all of the big signs on it. Mayor Mueller stated that is the area cleanup that he had just mentioned.

Council Member Huisking added that around the corner, the owner has rented a small roll off that has not been emptied. Ms. Jacobs stated that if she gets her the address, staff will follow up.

Council Member Calhoun stated that on her mind has been the Commissions and she remembers that during the presentations, Council asked them about how they would like to proceed or if they saw themselves working with other commissions. She noted that it would be very helpful to her and to the Commissions if Council had a task force to get more specific and perhaps broaden the way the Commissions work to help Council.

Mayor Mueller stated that it is a discussion item worthy of a future work session as in the past, Council has asked about consolidation and a change of mission; but gotten nowhere. The discussion has to start with Council as to how they will propose that and how it will be effective. Ms. Jacobs stated that she would get that penciled in; however, the following work session is booked.

Mayor Mueller stated that this can wait until the next Strategic Planning Cycle; but Council can't just let it hang out there.

3. Adjourn

Mayor Mueller adjourned the work session at 5:32 p.m.

Mayor Frederick W. Mueller

Minutes prepared by:

Attest:

Maria G. Marsh, Deputy City Clerk

Jill Adams, City Clerk