

Town Council Meeting Minutes



REGULAR, STUDY & EXECUTIVE SESSION MEETING MINUTES FEBRUARY 25, 2019

The Mayor and Council of the Town of Sahuarita met in the Sahuarita Council Chambers, 375 West Sahuarita Center Way, Sahuarita, AZ 85629 on Monday, February 25, 2019.

1. Call to Order

The meeting was called to order at 6:32 PM by Mayor Tom Murphy.

2. Invocation

The Invocation was given by Sergeant Michael Blevins, Sahuarita Police Department Chaplain.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Girl Scout Troop 4545.

4. Roll Call

Attendee Name	Title	Status	Arrived
Tom Murphy	Mayor	Present	
Kara Egbert	Vice Mayor	Present	
Bill Bracco	Town Council Member	Remote	
Melissa Hicks	Town Council Member	Absent	
Gil Lusk	Town Council Member	Present	
Lynne Skelton	Town Council Member	Present	
Dalia Zimmerman	Town Council Member	Present	

Also in attendance were Town Manager L. Kelly Udall, Town Attorney Dan Hochuli and Town Clerk Lisa Cole. Council Member Bracco participated by telephone.

5. Approval of Agenda

MOTION was made to approve the agenda as published.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kara Egbert, Vice Mayor
SECONDER:	Gil Lusk, Town Council Member
AYES:	Murphy, Egbert, Bracco, Lusk, Skelton, Zimmerman
ABSENT:	Melissa Hicks

6. Call to the Public

Rick Wilkening, Rancho Resort resident, thanked the Sahuarita Police Department for their efforts in community policing and invited Council to attend a Rancho Resort homeowners meeting to discuss the construction entrance for Rancho Resort residents.

Joseph Taylor, Sahuarita resident, expressed concerns regarding the Sahuarita Police department and requested a DPS investigation. Council Member Skelton requested Town Manager L. Kelly Udall follow up with Mr. Taylor.

7. Consent Agenda

MOTION was made to approve the consent agenda recommendations.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lynne Skelton, Town Council Member
SECONDER:	Kara Egbert, Vice Mayor
AYES:	Murphy, Egbert, Bracco, Lusk, Skelton, Zimmerman
ABSENT:	Melissa Hicks

- A. Approval of the January 28, 2019 Regular Meeting Minutes.
- B. Approval of Resolution No. 2019-0580, authorizing the Town to enter into a cooperative agreement, Sahuarita Contract No. 190028, to accept a grant in the amount of \$10,000 from the State of Arizona Governor's Office of Highway Safety to implement successful pedestrian focus education and enforcement efforts aimed at reducing motor vehicle-related pedestrian and bicyclist fatalities and injuries, in effect from January 1, 2019, through December 31, 2019.
- C. Adoption of Resolution No. 2019-0581, authorizing the Town to enter into an Intergovernmental Agreement, Sahuarita Contract No. 190030, with the Regional Transportation Authority of Pima County, for funding in the amount of \$44,553 for the design, construction and installation of improvements to town-wide traffic signal equipment.
- D. Approval of Contract No. 190019 with The Hays Group, Inc., to provide full service brokerage services for insurance policies for the Town employee benefit package. The term of the contract is for one (1) year with the option to renew for a total of up to five (5) years; in an amount not to exceed \$63,000.
- E. Approval of Amendments No. Five (5) to Contract Nos. CO13-0071, Sellers and Sons, Inc.; CO13-0072, Durazo Construction Corporation; and CO13-0075, Kittle Design and Construction, LLC.; for as-needed services for facility modifications, repair and maintenance, extending the contracts for one year, commencing December 10, 2018 and terminating December 9, 2019; in an amount not to exceed \$500,000 each.
- F. Award of stipend awarded to the Sahuarita Police Department from The 100 Club of Arizona and budget amendment in the Grants and Restricted Sources Fund, increasing grant revenues and Police Department expenditures by \$6,000.
- G. Award and approval of Contract No. 190020 with Psomas, Inc. for Quail Crossing Extension Phase 2 Design services, commencing February 26, 2019 and terminating August 10, 2020; in the amount of \$535,997.50.

8. Discussion and possible approval of Freeport McMoRan Site Investment Grant Award for StartUp Sahuarita entrepreneurial program and budget amendment in the Grants & Restricted Sources Fund, increasing grant revenues and Economic Development department expenditures by \$9,500.

Economic Development Director Victor Gonzalez thanked Freeport McMoRan for their continued support and briefed Council on the StartUp Sahuarita economic development program. Mr. Gonzalez responded to questions from Council.

MOTION was made to approve the Freeport McMoRan Site Investment Grant Award for the StartUp Sahuarita entrepreneurial program and the budget amendment in the Grants & Restricted Sources Fund.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lynne Skelton, Town Council Member
SECONDER:	Kara Egbert, Vice Mayor
AYES:	Murphy, Egbert, Bracco, Lusk, Skelton, Zimmerman
ABSENT:	Melissa Hicks

9. Council and Town Manager Brief Summary of Current Events.

The Town Manager, Council, and Mayor reported on current events.

STUDY SESSION

10. Discussion and possible action related to proposed agreements with Interchange Opportunity Fund LLLP and/or La Rosa Jean, LLC (or other entities), regarding the Development Plan and secondary access for Blocks 62-72 of Rancho Sahuarita (which includes the Wrightson Ridge School, the proposed Northwest Hospital, proposed commercial uses, and proposed housing), and regional transportation planning and issues for the Rancho Sahuarita Specific Plan area south of Sahuarita Road, east of Interstate 19.

Mayor Tom Murphy discussed the purpose of the study session and outlined how the study session would proceed. Town Manager L. Kelly Udall stressed the importance of the project and explained the timeline for the development plan, building plan and development agreement. Planning and Building Director Sarah More provided a high level overview of the proposed development agreement, which included background information, international fire code requirements and proposed elements of the agreement.

Rancho Sahuarita Development Company representative Michael Racy discussed code requirements as related to secondary fire access roads. Mr. Racy presented two proposed additional fire access routes dated December 5 and December 21, 2018 and discussed development in the area around the hospital. Mr. Racy noted the proposal with the "green line" (Additional Fire Access Submitted December 21, 2018) was the preferred secondary fire access route and that the proposal was a temporary solution, while a permanent solution would be discussed and agreed upon in the future as the area develops.

Mr. Udall, Ms. More, Town Attorney Dan Hochuli, and Mr. Racy responded to comments and concerns voiced by Council.

Further, Mr. Udall summarized the outcome of the study session discussion from a staff perspective. Mr. Udall stated that a development agreement was not needed because the proposed solution of the developer preferred secondary fire access proposal (Additional Fire Access Submitted December 21, 2018) meets the obligation to provide secondary access to the hospital as required by the Fire Marshalls. Mr. Udall stated staff would continue with the review and approval of the building permit and development plan and no further action by Council was needed to complete the project. Mr. Racy concurred with the project completion assessment made by the Town Manager.

Noah Sundberg, Sahuarita resident, expressed concerns regarding poor traffic planning and future road development and traffic flow.

Mary A. Chernoski, Sahuarita resident, voiced support for two area hospitals and urged Council to move forward with the development plan.

Jim Walker, Sahuarita resident, spoke to Council regarding changes in the economy and suggested the plan be completed as soon as possible.

Mr. Racy provided handouts to Council.


EXECUTIVE SESSION

- 11. Executive Session pursuant to A.R.S. § 38-431.03 (A) (3) and (4) for discussion and consultation with the Town Attorney for legal advice, and to consider its position and instruct the Town Attorney regarding the Town's position regarding contracts that are the subject of negotiation related to proposed agreements with Interchange Opportunity Fund LLLP and/or La Rosa Jean, LLC (and/or other entities), regarding the Development Plan and secondary access for Blocks 62-72 of Rancho Sahuarita (which includes the Wrightson Ridge School, the proposed Northwest Hospital, proposed commercial uses, and proposed housing), and regional transportation planning and issues for the Rancho Sahuarita Specific Plan area south of Sahuarita Road, east of Interstate 19.**

Mayor Murphy announced the subject of the executive session was addressed by the study session discussion and dispensed with the executive session.

12. Adjournment

Mayor Tom Murphy adjourned the meeting at 8:36 PM.



Mayor Tom Murphy

ATTEST:



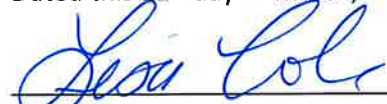
Lisa Cole, MMC
Town Clerk



CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Meeting of the Town Council of the Town of Sahuarita held on the 25th day of February, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of March, 2019.



Lisa Cole, MMC
Town Clerk

