

# Town Council Meeting Minutes



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## REGULAR MEETING MINUTES JUNE 12, 2017

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, June 12, 2017.

### 1. Call to Order

The meeting was called to order at 6:31 p.m. by Mayor Tom Murphy.

### 2. Invocation

The Invocation was given by Pastor Rick Vogeler from Grace Church of Sahuarita.

### 3. Pledge of Allegiance

The Pledge of Allegiance was led by Dylan Navarro, a 5th grade student at Anza Trail.

Mayor Murphy suspended the council meeting at approximately 6:35 p.m. to convene the Rancho Sahuarita Community Facilities District Meeting. Mayor Murphy resumed the council meeting at 6:45 p.m.

### 4. Roll Call

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

\*Council Member Egbert participated by phone.

Also in attendance were Town Manager L. Kelly Udall, Town Attorney Dan Hochuli and Town Clerk Lisa Cole.

### 5. Approval of Agenda

Mayor Murphy announced that the addendum to the meeting would be presented immediately after the approval of the agenda.

**MOTION** was made to approve the meeting agenda as amended.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Bracco, Town Council Member
<b>SECONDER:</b>	Gil Lusk, Town Council Member
<b>AYES:</b>	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

**ADDENDUM**

Mayor Murphy presented Council Member Bracco with a proclamation in honor of the United States Army's 242<sup>nd</sup> Birthday.

**6. Call to the Public**

Heath Evans, Deputy Chief, Rural Metro Fire, briefed the council on improved fire protection system ratings received by Rural Metro Fire and introduced the new Fire Chief, Karl Isselhard.

**7. Consent Agenda**

**MOTION** was made to approve the consent agenda.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Duane Blumberg, Town Council Member
<b>SECONDER:</b>	Lynne Skelton, Town Council Member
<b>AYES:</b>	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

- A. **Approval of the May 8, 2017 Executive Session (Public Portion) Meeting Minutes; May 22, 2017 Executive Session (Public Portion) Meeting Minutes and the May 22, 2017 Regular Meeting and Executive Session (Public Portion) Minutes.**
- B. **Adoption of Resolution No. 2017-0503, exempting ten town owned vehicles from the requirement that they bear markings designating them as town vehicles.**
- C. **Approval of Amendment Two (2) to Contract No. 160015 with Western Refining Southwest, Inc., for fleet card services from July 9, 2017 through July 8, 2018; at an annual cost not-to-exceed \$155,000.**
- D. **Approval of Amendment No. Two (2) to Contract No. 160040, with Arrowhead Security dba Vet-Sec Protection Agency, for security guard services, extending the contract for one year, beginning July 1, 2017 and ending June 30, 2018; in an amount not-to-exceed \$64,563.20.**
- E. **Approval of Amendment No. One (1) to Contract No. 170003 with Crestline Software, LLC, dba Munibilling, for wastewater billing services, restructuring payment mechanics and extending the contract for one year to terminate on June 30, 2018, in an amount not-to-exceed \$130,000.**
- F. **Approval of the employee medical, dental, vision, flexible savings account (FSA) and life insurance policies for fiscal year 2018.**

**8. Public hearing, discussion and possible adoption of Ordinance No. 2017-121, changing the zoning of Parcel Number 303-08-002J, an approximately 160 acre parcel of land owned by New Era Tucson LLC and located south of Pima Mine Road and east of I-19, from GR-1 (Rural Residential) to SP (Specific Plan), and adopting the "Copper Point Specific Plan" by reference, Resolution No. 2017-0505. (Case #SA9-14-00003)**

Sarah More, Planning and Building Director, informed Council that at least twenty percent of the property owners within 150 feet abutting the area to be rezoned provided written protests, triggering the statutory requirement to pass the rezoning request by a  $\frac{3}{4}$  majority vote of council. She also notified Council of the petitions and letters of protest received.

Ms. More provided information regarding the background, location, specific plan and general plan conformance. Ms. More further explained the public input process and changes made by the applicant based on public input. The changes included changes in land uses, the elimination of apartment buildings, increased neighborhood park size to 3 acres, and the addition of a pool and 3 pocket parks. Ms. More explained proposed land uses in development areas A, B, and C and stated that the maximum number of residential units to be built was 806. Ms. More stated that the projected number of students expected was 430 and that the applicant worked with SUSD to agree to a \$1000 per rooftop fee for school use.

Ms. More discussed development standards and traffic circulation and commented on potential water and sewer plans, as well as, plans for parks. Ms. More reviewed site constraints and outlined the next steps required. Ms. More stated that staff and the Planning and Zoning Commission recommended adoption of the Copper Point Specific Plan. Ms. More introduced Brian Underwood, Project Manager with The Planning Center, who gave a presentation on changes that were developed since the last review meeting with the Planning and Zoning Commission. Mr. Underwood and the applicant responded to questions and comments from the Council.

Mayor Murphy opened the public hearing and the following persons spoke:

Noah Sundberg, Sahuarita resident, spoke in favor of the development due to growth opportunities and benefits to the community.

Mary A. Chernoski, Sahuarita resident, expressed concerns regarding the potential of overcrowding in schools that the new development could present in the future.

Robert Webster, Sahuarita resident, voiced concerns about how the new development may adversely affect property values.

Suzanne Sparks, Sahuarita resident, inquired about Home Owners Association fees affiliated with the new development.

Mayor Murphy closed the public hearing.

**MOTION** was made to adopt Ordinance No. 2017-121, provided that the specific plan be amended to include more timely construction of some of the amenities, subject to agreement by the Town Manager, Mayor and Town Attorney regarding the amended specific plan language, with the caveat that if the Town Manager, Mayor and Town Attorney could not agree on the plan language, that the item be returned to Council for approval.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Duane Blumberg, Town Council Member
<b>SECONDER:</b>	Lynne Skelton, Town Council Member
<b>AYES:</b>	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

**9. Adoption of Resolution No. 2017-0506, authorizing the Town to enter into a Development Agreement and 207 Waiver between the Town of Sahuarita and New Era Tucson, L.L.C., related to the development of a mixed-use development on real property located at the southeast corner of I-19 and Pima Mine Road in the Town of Sahuarita.**

L. Kelly Udall, Town Manager, reviewed highlights of the development agreement, which included the length of the agreement; planning and phasing; intersection improvements; and a new public railroad crossing. Mr. Udall commented on access to Pima Mine Road, spine road dedication and construction and secondary road access. Mr. Udall explained water, wastewater, and other utility options and obligations. Mr. Hochuli clarified the purpose and applicability of the 207 Waiver.

**MOTION** was made to adopt Resolution No. 2017-0506.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Melissa Hicks, Vice Mayor
<b>SECONDER:</b>	Duane Blumberg, Town Council Member
<b>AYES:</b>	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

**10. Public hearing, discussion and possible adoption of Ordinance No. 2017-120 adopting the "The June 2017 Amendments to Title 18 of the Sahuarita Town Code relative to Wireless Communications" by reference, Resolution No. 2017-0504, for the purpose of providing processes and standards for location of wireless communications facilities in the right-of-way and to clarify and change existing regulations related to the process and standards for wireless communications facilities, this amendment will also make minor changes and reference corrections within the zoning code to provide consistency with these amendments. (Case No. SA8-17-00002)**

Anna Casadei, Planning and Building Manager, presented an overview of the proposed town code amendment. Ms. Casadei provided background information; explained the differences between cell tower types; right-of-way requirements; preferred cell tower locations and design; and issues specific to Sahuarita. Ms. Casadei outlined public input on the draft and recommended adoption of the amendment.

Ms. Casadei responded to questions from Council.

Mayor Murphy opened the public hearing and seeing no motion closed the public hearing.

A copy of the presentation was distributed to Council.

**MOTION** was made to adopt Ordinance No. 2017-120 and Resolution No. 2017-0504.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Melissa Hicks, Vice Mayor
<b>SECONDER:</b>	Bill Bracco, Town Council Member
<b>AYES:</b>	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

11. **Presentation and possible adoption of Resolution No. 2017-0507, adopting a tentative budget in the amount of \$61,283,920, adopting the estimated amounts required to meet the public expenses for the Town of Sahuarita for the fiscal year 2018, authorizing and directing publication of statements and schedules of the tentative budget, together with notice of hearing on said budget and notice of date of final adoption of said budget.**

A.C. Marriotti, Finance Director, presented an overview of the proposed Tentative Budget for fiscal year 2018 in the amount of \$61,283,920, highlighting items that changed since the presentation of the Manager's Recommended Budget at the beginning of May. Mr. Marriotti responded to Council comments and questions.

A copy of the presentation was distributed at the meeting.

**MOTION** was made to adopt Resolution No. 2017-0507.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Lynne Skelton, Town Council Member
<b>SECONDER:</b>	Gil Lusk, Town Council Member
<b>AYES:</b>	Murphy, Hicks, Blumberg, Bracco, Egbert, Lusk, Skelton

**12. Council and Town Manager Reports and Requests**

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

Council Member Lusk requested that a member of staff evaluate the placement of the traffic cones along Old Nogales Highway due to the Pima County re-pavement project.

Council Member Blumberg requested an update regarding the Quail Creek Boulevard extension.

**13. Adjournment**

Mayor Murphy adjourned the meeting at 8:59 p.m.

  
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Mayor Tom Murphy


ATTEST:   
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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 12<sup>th</sup> day of June 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26<sup>th</sup> day of June, 2017.

  
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Lisa Cole, MMC  
Town Clerk