

**Town of Superior**  
**Community Development Committee**  
**Regular Session**  
**Thursday, February 27, 2020 6:00 P.M.**  
**Superior Town Hall**  
**199 N. Lobb Avenue, Superior, AZ 85173**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Superior Community Development Committee and to the public that the Superior Community Development Committee held a Regular Meeting open to the public set forth above.

**1. CALL TO ORDER**

Chairperson Duarte called the meeting to order at 6:00 PM.

**2. ROLL CALL**

**PRESENT:**

William Duarte - Chairperson  
Valerie Garcia – TOS Resident  
Vanessa Navarrette- Town Council  
Melissa Rabago - RCM

**ABSENT:**

RCM -  
Tiffany Rowell  
Nathan Taylor

**STAFF:**

Todd Pryor – Town Manager  
Ruby Cervantes – Town Clerk

**3. PLEDGE OF ALLEGIANCE**

Mr. Duarte led everyone present in the Pledge of Allegiance.

**4. CONSENT AGENDA**

Pursuant to Section 2-4-6 (D), matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Prior to consideration of the Consent Agenda, the Chairperson will ask whether any members of the Committee request any item be removed from the Consent Agenda for separate discussion.

1. Minutes of Regular Session Minutes from July 25, 2019.

**Motion to approve the Minutes of July 25, 2019 made by Ms. Navarrette, second by Ms. Garcia, motion carries.**

AYES – 4 - Duarte, Garcia, Navarrette, Rabago

NOES – 0

ABSENT – 3 - RCM Member, Rowell, Taylor

**5. NEW BUSINESS**

#### A. Discussion/Update on Multi-Gen Center.

Mr. Pryor – stated we are through the Schematic Design phase. We been through 3 or 4 Public hearings on the issue. Three different draft designs. This is the concept they are moving forward with. The next stage will be doing some pricing, doing some final plans; getting ready to build. The plan is to have it out to RFQ by the end of the calendar year. The next Resolution money, \$500,000.00, is due tomorrow. The next one a year later. We don't get the next Resolution money till February 28, 2021.

We've been moving forward with USDA. Did a financial feasibility study based on the 30 page plan of operations we have for the Multi-Gen Center. It had a budget in it. They took the budget and the auditors ran it through a 6 year projection to determine that the plan is financially feasible. Showed a decrease in the general fund balance based on activity, so they determined that it is financially feasible. We sent that off to USDA and they are still reviewing it. They have told us that the money is set aside. That they have approved this project and its pre-approval and now its just the final approval process.

Ms. Navarrette – so pre-approved meaning grant-loan.

Mr. Pryor – the USDA for this type of facility is a very low grant. Its mostly loan. We have \$2,000,000.00 from Resolution. We need another \$1.9 million. Of this \$50,000.00 will be a direct grant; \$30,000.00 is because this is in our Capital Improvement plan with USDA. And another \$50,000.00 because we are a certain distance from the border. Colonia Grant money. So that \$130,000.00 there. We are also going to be discussing at our next Council Agenda taking our CDBG for next year and applying to this project to build the parking lot. It would be the parking lot for Town Hall. That is about \$300,000.00. We have many grants we are applying for. The USDA money will guarantee we can build. We will keep on going for grants so we can have as little debt service in the end. We also have assigned a certain amount of money from sale of the town owned buildings we have against the financial feasibility. by that he means take \$200,000.00. we are going to get from the Belmont sale at some point. \$300,000.00 from the sale of the Sr. Center. We may get that money from some place else. We currently have a piece of property up for sale for \$415,000. It the Industrial Park lot and that could make up that difference in one chunk. That will help pay down the debt service so that we have a small payment. USDA has been very good to us in our last adoption. We just hope that we can get the best grant-loan ratio we can get. Regardless getting the USDA loan means we can build no matter what. We are ready to roll. Its already been preapproved; the money is set aside. All we have to do is finish their paperwork.

Ms. Navarrette asked about the EDA grant.

Mr. Pryor stated with an EDA grant we would have to separate off a section of this that would apply to Economic Development. By this he means the Maker Space for the co-working space. We would have to have the architects determine what the budget is for those modifications and what the budget is for that wing. We would apply for that separately. He is waiting for a scope from the architects before he can move forward with that. I will pay CAG to write the grant when I have that information. It this go to RFQ in November, it would take less that a year to construct and should be done in December 2022. We will have \$600,000 in the bank by the end of the month and could start the modifications to the existing building as Phase 1 and then build the final building as Phase 2. That's still to be determined. We've hired these guys not just as the Architects but as the Project Managers. Its going to be a pre-engineered building. It's the only way we could afford it. A project this size on a \$4 million budget is a very tight budget. This group is in charge, according to the contract, is in charge of making decisions for financing and project managing this. The contract also says we are going to hire a Project Manager to do all that work for us. We will have decisions we will have to make about the project at some point. At this time, there really aren't any decisions to be made. This was a public hearing process. The council has been involved

in 2 or 3 public hearings. Another 2 to 3 public hearings outside of that. And that how they got to this. Through a public process. There is no final ratification from the Council on this yet.

#### B. Discussion/Update on Annexation.

Per Mr. Pryor, the Town did not have any legal description on its existing boundaries. We had to draw a new one that took back and forth with GIS and the State for 3-4 months. They finally approved a description and sent it to the Department of Revenue. And they sent out letters to all utilities in the taxing district to see what assets they have in the annexation boundaries. We have to wait for those letters to come back.

We already have 3 signatures. We need 4. There is going to be utilities added. Maybe 3 and that will change the total count of votes we need. APS and AZ Water always signs off on them. Their policy is always to support annexation. It's not a problem, it's a delay. Emerys has hired an attorney to negotiate a pre-annexation agreement. Currently preparing a draft for our consideration which is an extremely positive step. This would be the fourth vote. They are about a \$1 million out of the \$1.6 million value out there. Their vote gets us over the 50% for value. It doesn't get us over the 50% for vote count. The Tang's have signed. The Lira's signed and the Smith Family Trust signed. We have until January 2021 to get it finally approved.

#### C. Discussion to replace Committee seat left vacant due to resignation of Casey McKeon.

Per Mr. Pryor, Henry Munoz has resigned also.

Per Ms. Navarrette, she showed us the Agreement. We have one Council Member- Ms. Navarrette; one member of school district- Mr. Duarte; one member of Chamber - Ms. Rowells; two members appointed by RCML; two members of the public who are not elected officials - Garcia & Taylor. We don't necessarily have to fill Henry's vacancy because we have an extra - Ms. Garcia. Two Members from Resolution should be assigned and hopefully they consistently attend. We don't need to advertise for member.

Per Mr. Pryor, this group has a more technical function. This group is suppose to review and approve the plans for the Entrepreneur and Innovation Center and the Multi-Gen. It's in the contracts. We are an advisory committee not a decision making committee. Council has to ratify the decisions.

## 6. SUMMARY OF CURRENT EVENTS

### A. Committee Members

Mr. Duarte - SHS had career topia. Kids very interested.

Coming up--Parent/teacher conferences; Window for standardized test and bench marks; safety committee starting with Resolution on March 26; spring sports starting. Took Freshman to OMYA who are interested in Engineering.

Ms. Garcia - Youth council working with Democracy, a survey out. Working with Mr Duarte for Basketball League thru Park and Rec. Wanted to use old high school gym. Needs to check this out. 26 students took the SAT.

Mr. Pryor gave info on the Arivaipa Run Saturday. Starting down and ending in town. Four different races. Talked about Lost Trail getting finished this week. Ties to the Arizona Trails.

Mr. Duarte asked about the Way Finding Signs.

Mr. Pryor stated that we passed on it and Rebuild and the Chamber were going to take it on. Doesn't know if they are going to do that. So we might have to pick it up again. Its an important thing to do. National Parks Service is helping us with the Waters and Trails of Superior Plan.

They are going to help us with our marketing and way finding for our Outdoor Recreation Plan. We're working with Local First with a Branding Study. We'll do the Way Finding around that.

7. **SCHEDULING OF NEXT MEETING**

Community Development Committee Meeting March 26, 2020.

Per Mr. Pryor send him ideas on what they want to focus on. We could discuss what a Maker Space should look like. This could be an Agenda Item. We could bring in guest speakers. Per Mr. Duarte – CVIT in the Maker Spaces.

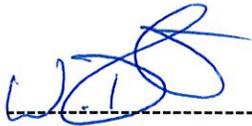
8. **ADJOURNMENT**

**Motion to Adjourn the meeting made by Ms. Garcia, second by Ms. Navarrette, Motion Carries. Meeting adjourns at 6:41 PM.**

AYES – 4 - Duarte, Garcia, Navarrette, Rabago

NOES – 0

ABSENT – 3 - RCM Member, Rowell, Taylor



-----  
William Duarte, Chairperson

ATTEST:



-----  
Ruby Cervantes, Town Clerk