

Town of Superior
Community Development Committee

MINUTES

Regular Session
Thursday, May 28, 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.

Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at both the state and federal levels, this meeting will be conducted using measures to protect public health. Members of the public are encouraged NOT TO ATTEND THE MEETING IN PERSON but instead to attend and listen to the meeting remotely by telephone.

To participate in the meeting telephonically follow the instructions below:

Tele-Conference Participant:

1. At the specified time, dial the Access Number **712-451-0644**.
2. When prompted, enter your Participant Code followed by #.
3. Your Participant Code is **127483 #**.

Participant Star Commands:

- *4-Volume - Pressing *4 will increase/decrease the volume.
- *6-Mute - Participants can mute/unmute their own lines by pressing *6.

We will also be live-streamed on the Town's youtube channel.

<https://www.youtube.com/channel/UCd2f5D2dfTkaazjwNyhAXRA> .

Public access to the Mayor and Council Chambers will be restricted in order to prevent a large or close gathering of the members of the public and to promote social distancing. Additionally, some items on the agenda may be shortened, continued to a future meeting or taken out of order. These steps are part of the effort to limit the number of people who must be physically present, or who might desire to be physically present, at the meeting, and to limit the time of the public meeting.

This meeting will be held remotely through technological means, as permitted under Arizona law.

1. **CALL TO ORDER**

Chairperson William Duarte called the meeting to order at 6:02 PM.

2. **ROLL CALL**

PRESENT:

William Duarte – Chairperson

PRESENT TELEPHONICALLY:

Jim Schenck
Vanessa Navarrette
Tiffany Rowell
Nathan Taylor

ABSENT:

Valerie Garcia
Melissa Rabago
RCM

STAFF PRESENT:

Todd Pryor – Town Manager
Ruby Cervantes – Town Clerk

3. **PLEDGE OF ALLEGIANCE**

Chairperson William Duarte led everyone 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 February 27, 2020.

Motion to approve the Minutes of the CDC Meeting on February 27, 2020 made by Committee Member Navarrette, second by Committee Member Taylor, Motion Carries.

AYES – 5 Chairperson Duarte; Committee Members: Navarrette, Rowell, Taylor, Schenck.

NOES – 0

ABSENT – Committee Members: Garcia, Rabago, RCM

5. **NEW BUSINESS**

A. Discussion on approval of Jim Schenck to serve on the CDC Committee by the Town Council on May 14, 2020.

Mr. Schenck welcomed by Committee.

B. Discussion/Update on Multi-Gen Center.

Mr. Pryor stated we have had quite a bit of design on this so far. Was hoping to have a Design Review ready for this committee. They did forward me a black and white copy of the plan view. No color. He's asked for a better design review. Hopefully by next meeting we will have a better design plan set. We're trying to get ready for Planning and Zoning. The Planning and Zoning design review is the formal process that allows them to move forward with the design. Then it goes to Council for approval. We also have to do a new code section in our zoning code for Municipal Buildings. Right now there is no Municipal Building section. The building is a little bit taller than allowed in residential. Its 44 ft high. There's going to have to be an exemption for that. It also has to be included in the on street parking exemption in Planning and Zoning in the Town Center because this is an old town and there isn't enough parking for business on Main Street. An exemption allows them to count the on street parking as part of the parking spots and we will do this for this building as well. After the next phase, after the design review is when this Committee is going to have to really become involved. We'll have some engineering projections, some dollar signs attached to this to make sure we are on budget. We may have to talk about phasing. He has been moving forward with USDA. We have been preapproved. There are two processes for USDA. There is a preapproval process and an approval process. We've been thru the preapproval process and the money has been set aside for our project. Now we have to finish the whole application.

Jim Schenck asked if he could go thru the timeline when they might start construction.

Mr. Pryor stated if optimistic, the design could be finished and out to bid by December. We have to have all the financing set up with USDA before we can do that. The money from Resolution doesn't come in until late February of next year. We can't really begin construction until all of financing is lined up. Next Spring or Summer of next year we can actually break ground.

C. Discussion/Update on Annexation.

Mr. Pryor asked if everyone saw his email last week. We had 4 utilities and 2 of them signed. Of the 6 signatures we need, we have 5. We need one more signature. We have preannexation agreements out with Resolution Copper and Emerys. Both of those look promising and both have challenges. We are working through that hopefully we get done quickly. Once those are done we will have to bring back forward our, do our last pass on the annexation plan that we have we have reviewed about 3 or 4 times now. We'll have to review that again. I'll send that out again to everyone to take another pass on it. It's been updated several times. Then it will have to get the Town Council to formally adopt the Resolution to bring forth the annexation and then it becomes effective 30 days after that. We have til January of next year to get all that done but we're one signature away and about \$10,000. Away in assessed values. Any one signer will get us over that.

Mr. Schenck asked about the signatures we need.

Mr. Pryor stated Emerys and Resolution. Resolution as 2 votes. They have property with trailer on it for groundskeeper and he has a vote. He cannot sign for Resolution, but he can sign for himself. He is an assessed property owner. He could sign. Ms.. Rowell knows the person who lives in the trailer and she will talk to him. Mr. Pryor stated he would like to more that one over the limit in case we have legal challenge we have extra.

6. SUMMARY OF CURRENT EVENTS

A. Committee Members -

Jim Schenck – Rebuild is trying to do a clean-up of Fairview cemetery on June 27, 2020, 6 AM to 9 AM.

Tiffany Rowells - Added there is a sign up sheet on Facebook and website .

Mr. Pryor stated Resolution is also doing a clean up on a weekday. We're getting a dumpster there.

7. **SCHEDULING OF NEXT MEETING**

Community Development Committee Meeting June 25, 2020. Everyone agreed to this meeting date.

Mr. Pryor stated we have to get a more regular schedule.

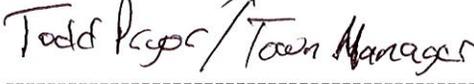
8. **ADJOURNMENT**

Motion to Adjourn the Meeting made by Committee Member Navarrette, second by Committee Member Schenck, Motion Carries. Meeting adjourns at 6:21 PM.

AYES – 5 Chairperson Duarte; Committee Members: Navarrette, Rowell, Taylor, Schenck.

NOES – 0

ABSENT – 3 Committee Members: Garcia, Rabago, RCM

William Duarte, CDC Chairperson

ATTEST:



Ruby Cervantes, Town Clerk