

## Minutes

### Mayor and Council

The City of Douglas Mayor and Council met in a special meeting on Wednesday, December 1, 2021, at 5:30 p.m., in the Council Chamber of City Hall, 425 10<sup>th</sup> Street. The Honorable Mayor Huish called the meeting to order.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL.**

	<u>PRESENT</u>	<u>ABSENT</u>
MAYOR, DONALD C. HUISH	X	
MAYOR PRO TEMPORE, MARGARET MORALES	X	
COUNCILMEMBER, MITCH LINDEMANN	X	
COUNCILMEMBER, DANYA ACOSTA	X	
COUNCILMEMBER, RAY SHELTON	X	
COUNCILMEMBER, MICHAEL BALDENEGRO	X	
COUNCILMEMBER, JOSE GRIJALVA	X	
CITY MANAGER, ANA URQUIJO	X	
CITY ATTORNEY, DENIS FITZGIBBONS	X	
CITY TREASURER, LUIS PEDROZA	X	
CITY CLERK, ALMA ANDRADE	X	

4. **PERSONS WISHING TO ADDRESS THE COUNCIL IN WRITING OR VERBALLY ON ANY ITEM NOT ON THE AGENDA.**

Ms. Andrade mentioned there was no public participation requests.

5. **DISCUSSION/DECISION to CALL for and CONDUCT an EXECUTIVE SESSION for the following items:**
  - A. Under the authority of A.R.S. §38-431.03 (A3), (A4), and (A7) to consider its position, instruct its representative and obtain legal advice regarding the negotiations for the sale of the DOUGLAS MUNICIPAL AIRPORT, parcel number 410-01-005.
  - B. Under the authority of A.R.S. §38-431.03 (A3), (A4), and (A7) to consider its position, instruct its representative and obtain legal advice regarding negotiations for the DONATION of FIVE LOTS within RANCHO PERILLA ESTATES, BLOCK 2, with parcel numbers: 410-08-13505, 410-08-15204, 410-08-15101, 410-08-07803, and 410-08-14504.

**Motion** by Council Member Shelton, **second** by Council Member Morales to enter into executive session at 5:33 p.m., and reconvened from executive session at 6:47 p.m.

**Roll Call: Voted in Favor:** Mayor Donald Huish, Council Members: Margaret Morales, Mitch Lindemann, Danya Acosta, Ray Shelton, Michael Baldenegro and Jose Grijalva. **Voted Against:** None.

**Motion** by Council Member Shelton, **second** by Council Member Morales to adjourn the executive session.

**Roll Call: Voted in Favor:** Mayor Donald Huish, Council Members: Margaret Morales, Mitch Lindemann, Danya Acosta, Ray Shelton, Michael Baldenegro and Jose Grijalva. **Voted Against:** None.

6. **UPDATE on the following items:**

A. The negotiations for the sale of the DOUGLAS MUNICIPAL AIRPORT, parcel number 410-01-005.

Mayor Huish commented council directed staff to proceed with the negotiations for the sale of the Douglas Municipal Airport.


B. The negotiations for the DONATION of FIVE LOTS within RANCHO PERILLA ESTATES, BLOCK 2, with parcel numbers: 410-08-13505, 410-08-15204, 410-08-15101, 410-08-07803, and 410-08-14504.

Mayor Huish commented council also directed staff to continue with negotiations for the donation of the five lots to include all the necessary documents.

7. **ADJOURNMENT.**

**Motion** by Council Member Morales, **second** by Council Member Shelton to adjourn the meeting at 6:49 p.m.

**Prepared by:**



**Alma Andrade, City Clerk**

## Minutes

The City of Douglas Mayor and Council met in a special meeting public hearing on Wednesday, December 8, 2021, at 5:30 p.m., at City Hall Council Chamber. The Honorable Mayor Huish called the meeting to order.

1. **CALL TO ORDER: 5:30 p.m.**
2. **PLEDGE OF ALLEGIANCE: by Council.**
3. **ROLL CALL.**

	<u>PRESENT</u>	<u>ABSENT</u>
MAYOR, DONALD C. HUIH	X	
MAYOR PRO TEMPORE, MARGARET MORALES	X	
COUNCILMEMBER, MITCH LINDEMANN	X	
COUNCILMEMBER, DANYA ACOSTA	X	
COUNCILMEMBER, RAY SHELTON	X	
COUNCILMEMBER, MICHAEL BALDENEGRO	X	
COUNCILMEMBER, JOSE GRIJALVA	X	
CITY MANAGER, ANA URQUIJO	X	
CITY ATTORNEY, DENIS FITZGIBBONS	X	
CITY TREASURER, LUIS PEDROZA	X	
CITY CLERK, ALMA ANDRADE	X	

## 4. **PERSONS WISHING TO ADDRESS THE COUNCIL IN WRITING OR VERBALLY ON ANY ITEM NOT ON THE AGENDA.**

Ms. Andrade stated no public participation requests were submitted.

## 5. **PRESENTATION/DISCUSSION on the PUBLIC HEARING:**

A. The purpose of the PUBLIC HEARING is to allow public participation regarding an INCREASE to the WATER and SEWER rates.

Luis Pedroza provided background information regarding water and sewer rates increases and the following bullet points:

- Determination to Recommend Increases
- Study determined current rates are inadequate
- Rates not increased since 2012
- Douglas Rates lower than average county and state rates
- What are the needs for the increase
- How much will it increase?
- Water \$4.02 at the end of year 5.
- Sewer \$5.42 at the end of year 5.
- Water bill example

Council Member Shelton inquired if the city had any generators available.

Mr. Pedroza responded that not currently.

Council Member Shelton inquired on the possibility of getting grants in order to get a new Well.



In response, Mr. Pedroza mentioned it was the first option to seek grants.

Further, Council Member Shelton inquired if the low-income individuals would qualify for assistance.

Mr. Pedroza stated that the city wanted to bring a separate item to look at alternatives to offer discount not only on water and sewer, but also a garbage discount. Additionally, Mr. Pedroza mentioned that there was an option also for reducing pickups for sanitation in exchange for a lower rate and that the city was exploring rates but only for low income individuals.

Moreover, Mr. Pedroza mentioned that staff would like to bring proposals associated with services.

Mayor Huish provided an opportunity for the public to comment.

- Mrs. Ida Pedrego of 1815 E. 5<sup>th</sup> Street of Douglas commented on the following:
  - Mayor and Council are not representing the constituents of Douglas.
  - The 431 cities in the state of Arizona, Douglas is near the top, it is the 14<sup>th</sup> highest in city sales tax.
  - There are 13 cities of 431 that pay more taxes that we do city taxes.
  - Awareness of upcoming expenses rather than presented gradually.
  - City council responsibility to look at things to prevent increases and to tax the community.

Mayor thanked Ms. Pedrego.

Mr. Pedroza added that the SCADA system was different than the AMI system mentioned by Mrs. Pedrego. Moreover, Mr. Pedroza stated the AMI system was the automated meters that provide readings constantly without having to manually read; and SCADA was a different software system.

## **6. ADJOURNMENT.**

**Motion** by Council Member Morales, **second** by Council Member Shelton to adjourn the meeting at 5:55 p.m.

**Prepared by:**

  
Alma Andrade, City Clerk

## Minutes

The City of Douglas Mayor and Council met in a regular meeting on Wednesday, December 8, 2021, at 6:00 p.m., in the Council Chamber of City Hall, 425 10<sup>th</sup> Street. The Honorable Mayor Huish called the meeting to order.

1. **CALL TO ORDER:** 6:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** by Council
3. **INVOCATION:** by Pastor Pete Cordova from First Assembly of God.
4. **ROLL CALL.**

	PRESENT	ABSENT
MAYOR, DONALD C. HUISH	X	
MAYOR PRO TEMPORE, MARGARET MORALES	X	
COUNCILMEMBER, MITCH LINDEMANN	X	
COUNCILMEMBER, DANYA ACOSTA	X	
COUNCILMEMBER, RAY SHELTON	X	
COUNCILMEMBER, MICHAEL BALDENEGRO	X	
COUNCILMEMBER, JOSE GRIJALVA	X	
CITY MANAGER, ANA URQUIJO	X	
CITY ATTORNEY, DENIS FITZGIBBONS	X	
CITY TREASURER, LUIS PEDROZA	X	
CITY CLERK, ALMA ANDRADE	X	

## 5. **PERSONS WISHING TO ADDRESS THE COUNCIL IN WRITING OR VERBALLY ON ANY ITEM NOT ON THE AGENDA.**

Mr. Abe Villareal from Cochise College commented on the following:

- 2020/2021 Year in Review from Cochise College

Mayor Huish expressed to Mr. Villareal it was a pleasure to have him back home (in Douglas).

## 6. **PRESENTATION of AWARDS:**

### **Christmas Light Parade Winners:**

- 3rd place: Loretto Catholic School
- 2nd place: Campas Construction
- 1st place: LP's Dance Studio

Mayor Huish commented the city had a very successful light parade and wanted to recognized winners. Mayor Huish read the names from third place Loretto Catholic School, 2<sup>nd</sup> place from Campas Construction, and first place LP's Dance Studio. Mayor Pro Tempore Morales provided certificates to winners.

## 7. **DISCUSSION/DECISION on APPROVAL of CONSENT AGENDA ITEMS:**

- A. **EXPENDITURES** for the month of NOVEMBER 2021, totaling \$699,628.83.
- B. **MEETING MINUTES** for October 27 and November 10, 2021.

**Motion** by Council Member Morales, **second** by Council Member Acosta to approve the consent agenda items as presented.



**Roll Call: Voted in Favor:** Mayor Donald Huish, Council Members: Margaret Morales, Mitch Lindemann, Danya Acosta, Ray Shelton, Michael Baldenegro, and Jose Grijalva. **Voted Against:** None.

## **8. DISCUSSION/DECISION on APPROVALS.**

A. **THIRD READING OF ORDINANCE NO. 21-1141**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, AMENDING TITLE 13 of the DOUGLAS MUNICIPAL CODE relating to PUBLIC WATER and SEWER services by amending Ordinances 755, 06-904, 09-973, 20-1117 pertaining to WATER and SEWER FEES and CHARGES for SERVICES under Chapter 13.08, establishing severability of components of ordinance; and establishing an effective date thereof.

Luis Pedroza stated the topics were covered during the public hearing prior to this regular meeting. However, Mr. Pedroza commented the city would keep the credit card transactions fee waiver.

**Motion** by Council Member Morales, **second** by Council Member Baldenegro to approve the third reading of Ordinance No. 21-1141.

Council Member Lindemann thanked Mr. Pedroza for the information presented reference exempting the credit card transaction fee as there was some savings. Moreover, Council Member Lindemann added that Mr. Pedroza mentioned on city services and that the city was doing its best to mitigate, and also supported some of the points addressed by Mrs. Pedrego.

Furthermore, Council Member Lindemann expressed that unfortunately the city needed to have the increase in water and sewer, and added he was part of the Finance Committee back in 2008 when fees needed to increased at the time and stated it was necessary as well.

Mayor Huish directed staff to look at potential savings and bring back to council during budget sessions and to see how would impact budget for the next fiscal year.

Council Member Grijalva thanked Mr. Pedroza for the work done and also mentioned his Ward was struggling with the increased as constituents had been very vocal about it. Furthermore, Council Member Grijalva added every time he would visit city hall, staff was looking into potential savings for constituents.

Council Member Shelton mentioned the need to help low income individuals with the fee increased situation.

Council Member Acosta referred to Mrs. Pedrego's different needs in the community which accumulated through the years and that all happened at once. Additionally, Council Member Acosta stated some of the needs could have been addressed sooner than later and working to prevent some of the deterioration not to have all compound at once.

Moreover, Council Member Acosta expressed she made the same point on different city facilities deterioration and staff needed to take care of issues as soon as they become aware and not let them linger until it becomes almost an emergency.

Lastly, Council Member Acosta mentioned there was still time to think about, and didn't understand the rush on the specific topic, however, understood some of the item needs, but the city could be more creative to get resources to fix.

**Roll Call: Voted in Favor:** Mayor Donald Huish, Council Members: Margaret Morales, Mitch Lindemann, Ray Shelton, and Michael Baldenegro. **Voted Against:** Council Members: Danya Acosta, and Jose Grijalva.

B. **RESOLUTION NO. 21-1482**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, AUTHORIZING the EXECUTION of a MEMORANDUM of UNDERSTANDING between the CITY of DOUGLAS and COCHISE COUNTY to COLLABORATE on possible grants and other funding sources for the DESIGN and CONSTRUCTION of WATER and SEWER SERVICES for the NEW COMMERCIAL PORT OF ENTRY.



Ana Urquijo provided background information and added that Cochise County and the city have worked on increasing partnerships and having the same goals towards the commercial port of entry by formalizing the efforts on initial phases already invested in and preliminary studies.

Moreover, Ms. Urquijo stated that the partnership would also be for continued funding and efforts in the same direction.

**Motion** by Council Member Lindemann, **second** by Council Member Shelton to approve Resolution No. 21-1482.

Council Member Lindemann expressed that everyone had been waiting for the new port of entry for an approximate time of thirty years and now was coming to fruition. Additionally, Council Member Lindemann was pleased with the opportunities that it would bring to the community.

Mayor Huish thanked Cochise County Administration, especially Ms. Ann English, Board of Supervisor's representative for this area and also recognized the great economic impact it would have not only in Douglas, but in the entire county. Additionally, Mayor Huish added that the city has the assistance of the Arizona Department of Transportation to get some of the projects done along with the county's expertise as far as acquiring right ways, therefore the city would work together with those entities.

Moreover, Mayor Huish commented the city would also seek other ways to be able to gain to leads on possible funding sources and staff was excited about it.

**Roll Call: Voted in Favor:** Mayor Donald Huish, Council Members: Margaret Morales, Mitch Lindemann, Danya Acosta, Ray Shelton, Michael Baldenegro, and Jose Grijalva. **Voted Against:** None.

## 9. CITY MANAGER REPORTS.

Ms. Urquijo provided the following reports:

- The possibility of strengthening broadband and internet connectivity in the community which would come along with the water and wastewater infrastructure.
- Opportunity to partner in grant effort and support with Cox Communications which the application was submitted to the Arizona Rural Broadband for the City of Douglas community, and that the city submitted a support letter for such grant; and if approved it would be an approximate total of \$9M which would include fiber to home and fiber to business.
- Endowment Fund to allow community member to make tax free donations into a platform to have proactive benefits to the community as well.
- Recently process internal interviews for the Deputy City Manager position and have made Mr. Luis Pedroza the new Deputy City Manager, and would continue through council's appointment as city treasurer. Further, Ms. Urquijo mentioned council would be updated on continued restructuring.

## 10. INFORMATIONAL ITEMS AND REPORTS FROM COUNCIL AND FUTURE AGENDA ITEM REQUESTS.

Council Member Grijalva reminded everyone about commodity's day at the Douglas Area Food Bank which would be on the 20<sup>th</sup> and volunteers were needed, especially during the Holiday season. Further, Council Member Grijalva commended Chief Fullen for his appointment with Homeland Security Regional Advisory Council which might be beneficial to bring Federal monies to the community.

Lastly, Council Member Grijalva thanked Parks and Recreation Department for the Christmas Light Parade and Tree Lighting Ceremony in which received very positive comments and kids had fun as well.

Council Member Lindemann commended Chief Fullen, Jennifer Smith and Mr. Pedroza as he appreciates all.

Council Member Morales commented as the year comes to close wished everybody Happy Holiday Season and stated it had been a difficult year for everybody, and was thankful for the staff the city has as all do a tremendous job and was very proud they are part of the city. Moreover, congratulated Mr. Pedroza as Deputy City Manager.

Further, Council Member Morales was hopeful for 2022 to be a much better year and for COVID to go away.

Council Member Shelton echoed on Council Member Morales' comment and city staff was very professional, congratulated Chief Fullen as well and prayers to the community. Lastly, Council Member Shelton wished everybody Happy Holidays and briefly mentioned that the Christmas Light Parade was exceptional.

Mayor Huish added that it was very difficult for him to comment on but many of you have noticed his weight loss which has not been on purpose, he's dealing with health issues and it has been hard to get in to see doctors nowadays. Additionally, Mayor Huish stated he was able to schedule an appointment and has a plan to attack his illness, wanted to make the community aware, and expressed that everything was going to be well, since life was good and has a lot of faith and would get through.

Furthermore, Mayor Huish wished everybody a Merry Christmas which was an important part of the year in which we all needed to spend time and know what is important to all of us, and at the same time, to make resolutions to see what we can improve not only with our own lives, but with the community.

Lastly, Mayor Huish commented that sometimes everyone would disagree but would be supportive to each other and that we would always be a family.

Council Member Morales asked the community to keep Mayor Huish in their prayers and knows he would get through this illness.

Mayor Huish thanked Council Member Morales.

Council Member Shelton expressed it has been a pleasure to work with city council and everybody.

#### **11. ADJOURNMENT.**

**Motion** by Council Member Morales, **second** by Council Member Acosta to adjourn the meeting at 6:32 p.m.

Prepared by:



Alma Andrade, City Clerk