

**MAYOR AND COUNCIL
SPECIAL MEETING - FEBRUARY 26, 2025 AT 4:30 PM**



MINUTES

The City of Douglas Mayor and Council met in a Special Meeting on Wednesday, February 26, 2025, at 4:30 p.m., at City Hall Council Chamber, 425 10th Street. The Honorable Mayor Jose Grijalva called the meeting to order.

1. CALL TO ORDER. 4:30 p.m.

2. ROLL CALL.

	PRESENT	ABSENT
MAYOR, JOSE GRIJALVA	X	
MAYOR PRO TEMPORE, DANYA ACOSTA	X (4:38 p.m.)	
COUNCILMEMBER, MELISSA RODRIGUEZ	X	
COUNCILMEMBER, JOSE MONTANO	X	
COUNCILMEMBER, RAY SHELTON	X	
COUNCILMEMBER, MICHAEL BALDENEGRO	X	
COUNCILMEMBER, RICHARD C. ACOSTA	X	
CITY MANAGER, ANA URQUIJO	X	
CITY ATTORNEY, DENIS FITZGIBBONS	X	
CITY TREASURER, ALEJANDRO MARTINEZ	X	
CITY CLERK, ALMA ANDRADE	X	

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

Robin Brekhus, 1415 N. G Avenue, Douglas, AZ.

- addressed the council regarding the golf course. She expressed concern about rumors of closing part of the course, emphasized its importance to the community and visitors, and shared how it benefited their son who is now a golf coach. She urged the council to keep all 18 holes open.

PER ADDENDUM AGENDA SENT ON 2/24/2025:

1. READING OF PROCLAMATION:

A. ANTI-HUMAN TRAFFICKING MONTH.

Mayor Grijalva read the proclamation.

PER ADDENDUM AGENDA SENT ON 2/25/2025:

1. DISCUSSION/DECISION on APPROVAL OF CONSENT AGENDA ITEMS.

A. REQUEST FOR QUALIFICATIONS FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES BID AWARD.

Motion by Council Member Baldenegro, second by Council Member D. Acosta to approve consent agenda items as presented.

Motion PASSED by a vote of 7-0. Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Michael Baldenegro and Richard Acosta. Voted Against: None.

4. DISCUSSION/DECISION on APPROVALS.

A. RESOLUTION NO. 25-1656, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the execution of **SCOPE OF WORK** as a **CHANGE ORDER** to **STANTEC CONSULTING**

SERVICES, INC for 100% detailed engineering water, wastewater and broadband design, ADEQ and ADOT permitting, bid and contractor selection support, and construction management SR 80 between Cochise College and North Copper Avenue adding scope of work consisting of **SANITARY SEWER DESIGN, AGENCY PERMITTING, BID and CONTRACTOR SELECTION SUPPORT** for **WEST DOUGLAS UTILITIES EXPANSION – SOUTH of PUZZI RANCH ROAD and KINGS HIGHWAY** for the new commercial port of entry sewer connection located in Cochise County, Arizona.

Mr. Pedroza presented Resolution No. 25-1656, which authorized a change order to the existing contract with Stantec Consulting Services Inc. for additional sewer design work related to the West Douglas utility expansions. He explained that this change order would allow for the design of a gravity sewer alignment from SR 80 south on Kings Highway and west to connect with the new commercial port of entry. Mr. Pedroza noted that this approach would avoid the need for a costly lift station and would align with the existing SR 80 project timeline.

Motion by Council Member Baldenegro, second by Council Member Montaña to approve Resolution No. 25-1656.

Council members asked questions about the project timeline, utility work progress, and the reasons for choosing this alignment. Mr. Pedroza provided clarification on these points and emphasized the cost savings and efficiency of the gravity sewer approach.

Motion PASSED by a vote of 7-0. Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaña, Danya Acosta, Ray Shelton, Michael Baldenegro and Richard Acosta. Voted Against: None.

B. **RESOLUTION NO. 25-1657**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the execution of an **AGREEMENT TO EXTEND UTILITIES OUTSIDE OF CITY LIMITS** allowing developers to connect to city services with an option for the city to perform the work with full cost reimbursement and connection fees to be charged with an agreement to annex into the city in the future.

Mr. Pedroza presented Resolution No. 25-1657, which authorized an agreement to extend utilities outside of city limits. He explained that this agreement would allow developers in the Pirtleville area to connect to city water and sewer services, with the option for the city to perform the work with full cost reimbursement. The agreement also included provisions for future annexation of the properties into the city.

Motion by Council Member Rodriguez, second by Council Member Shelton to approve Resolution No. 25-1657.

Council members asked questions about the specific location of the developments, payment terms, and the potential for future annexation. Mr. Pedroza provided details on these points and emphasized that this approach would encourage development while ensuring cost recovery for the city.

Motion PASSED by a vote of 7-0. Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaña, Danya Acosta, Ray Shelton, Michael Baldenegro and Richard Acosta. Voted Against: None.

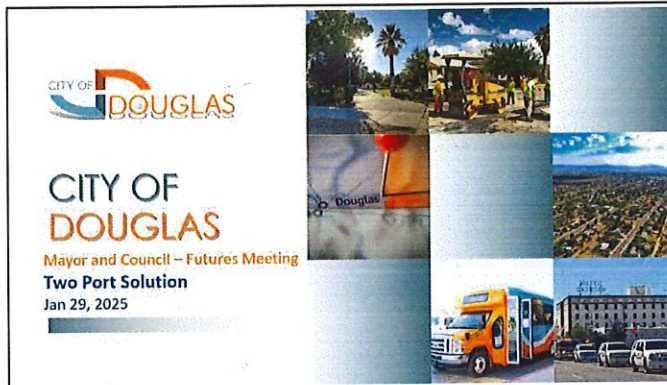
C. FUTURES MEETING - POLICY PRIORITIES UPDATE and OVERVIEW.

Ms. Urquijo provided a comprehensive update on the city's policy priorities and major projects, including:

- The two-port solution, including progress on the new commercial port of entry and the remodeling of the Raul H. Castro port.
- Infrastructure investments for water, wastewater, and broadband.
- The connector road project and associated funding efforts.
- Downtown revitalization initiatives, including the G Avenue project and efforts to establish a Certified Local Government program for historic preservation.
- Economic development strategies, including work with a retail strategist to leverage cross-border consumer data.

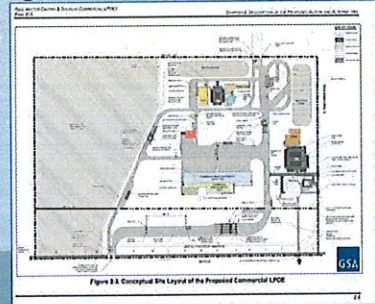
- Community facilities and special events, including efforts to promote sports tourism.

Ms. Urquijo sought feedback from the council on whether the current policy priorities remain relevant or if adjustments are needed. Council members expressed support for the current priorities and emphasized the importance of educating the public about ongoing projects and their timelines.

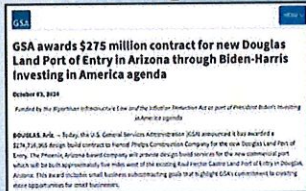


Conceptual Design – US Douglas West

- Phase 1 is Commercial only
- Master plan considers future non-commercial operations
- ADOT working with GSA and FMCSA for collocation of inspection facilities
- GSA awarded design-build contract Oct. 2024 with construction to begin as soon as Q3-2025
- Temp Well Complete
- Electrical Underway



GSA Awards Design-Build Contract



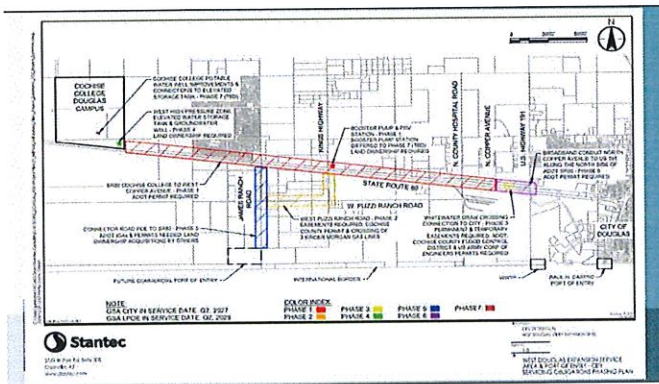
- GSA takes major step in advancing the new commercial port of entry at Douglas!

Utilities Corridor

- City and County are leading efforts to develop the necessary water and wastewater infrastructure to service the port and the entire corridor
- 45,000 l.f. of sewer piping and 37,000 l.f. of water piping, new water well, elevated storage tank, retrofitting backup well, booster pump station
- Secured Funding:
 - NADBank PDAP \$735,000 for preliminary engineering/design
 - State of Arizona awarded \$8.9 million ARPA grant for water/wastewater/broadband conduit infrastructure
 - Army Corps \$95 Program awarded \$1.95 million for water/wastewater infra.
 - Cochise County awarded \$5 million ARPA grant for construction of water infra.
- Expected Funding:
 - Senator Kelly CDS \$2.17 million for water-well.
- Grant Applications:
 - EPA Change grant and WIFA for water/sewer infrastructure - \$17.5M & \$2M respectively.

Connector Road

- ADOT to complete Design Concept Report (DCR) and Environmental Compliance (EA) by Q1, 2025
- Awarded Funding:
 - \$1.5 million for DCR and Environmental Compliance
 - \$8.2 million State awarded to City of Douglas
 - \$5 million AZSMART for final design awarded to Cochise County
 - \$10 million allocated by AZ Transportation Board for ADOT/FMCSA inspection facilities
- Requested Funding:
 - Congressionally Directed Spending Request (\$20 million)
 - USDOT discretionary INFRA grant application (\$43 million) for construction
- Due to possible floodplain concerns, 1.5-mile road could reach \$76 million.



F. CONSIDERATION of PURCHASE, SALE, or LEASE of REAL PROPERTY of a city owned parcel section located on the northeast corner of **14th STREET** and **PAN AMERICAN AVENUE**.

Motion by Council Member D. Acosta, second by Council Member Shelton to enter into executive session at 5:48 p.m.

Motion PASSED by a vote of 7-0. Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montañó, Danya Acosta, Ray Shelton, Michael Baldenegro and Richard Acosta. Voted Against: None.

Motion by Council Member D. Acosta, second by Council Member Shelton to adjourn the executive session at 7:50 p.m.

Motion PASSED by a vote of 7-0. Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montañó, Danya Acosta, Ray Shelton, Michael Baldenegro and Richard Acosta. Voted Against: None.

6. UPDATE on EXECUTIVE SESSION ITEMS:

A. PROPERTY SALE of VACANT LAND around the DOUGLAS MUNICIPAL AIRPORT.

Mr. Fitzgibbons reported that council directed staff to continue negotiations with the developer.

B. OPTIONS or SOLUTIONS regarding ALLEY ABANDONMENT between 23rd and 24th STREET from TOMPKINS AVENUE to DIVISION AVENUE.

Mr. Fitzgibbons reported that council directed staff to continue evaluating options to transfer the city's rights in the alley through a sale or abandonment.

C. Regarding the RIVERA BUILDING located at 357 E. 10th Street.

Mr. Fitzgibbons reported that council directed staff to keep the building and seek grants for repairs.

D. Regarding the CALL CENTER located at 1701 E. 10th Street.

Mr. Fitzgibbons reported that council directed staff to continue researching options for the call center and keep the IFB open.

E. the PROPERTY EXCHANGE with the DOUGLAS UNIFIED SCHOOL DISTRICT.

Mr. Fitzgibbons reported that council directed staff to continue negotiations for a land swap with the Douglas Unified School District.

F. CITY OWNED PROPERTY on the northeast corner of 14th STREET and PAN AMERICAN AVENUE.

Mr. Fitzgibbons reported that council directed staff to open an IFB for the property.

7. ADJOURNMENT.

Motion by Council Member Shelton, second by Council Member D. Acosta to adjourn the meeting at 7:52 p.m.

Prepared by:  Cynthia Acuña Robles, Deputy City Clerk