



# TOWN OF HUACHUCA CITY

The Sunset City

**MEETING MINUTES OF THE  
HUACHUCA CITY TOWN COUNCIL WORK SESSION  
November 19, 2020 AT 6:00 PM  
COUNCIL CHAMBERS  
500 N. GONZALES BLVD.  
HUACHUCA CITY, AZ 85616**

## AGENDA

### **A. Call to Order – Mayor 6pm**

- a. Pledge of Allegiance
- b. Roll Call and Ascertain Quorum

*Any prayer/invocation that may be offered before the start of regular Council business shall be the voluntary offering of a private citizen, for the benefit of the Council and the citizens present. The views or beliefs expressed by the prayer/invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker. A list of volunteers is maintained by the Town Clerk's Office and interested persons should contact the Town Clerk's Office for further information.*

### **Roll Call.**

**Present: Johann Wallace, Donna Johnson, Joy Banks, Cynthia Butterworth, Christy Hirshberg, Jean Post, Suzanne Harvey (Not voting), Brandye Thorpe (Not voting), Thomas Benavidez, Attorney (Not voting).**

**Absent: Debbie Trate.**

### **B. Call to the Public – Mayor**

*A.R.S. 38-431.01 states the Public Body may make an open call to the public during a public meeting, subject to reasonable time, place and manner restrictions, to allow individuals to address the public body on any issue within the jurisdiction of the Public Body. At the conclusion of an open call to the public, individual members of the Public Body may respond to criticism made by those who have addressed the Public Body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Public*

Body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

### **C. New Business Before Council - Mayor**

Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen, who wishes, may speak one time for five minutes on each agenda item before or after Council discussion. Questions from Council Members, however, may be directed to staff or a member of the public through the Mayor at any time.

**C.1 Discussion only [Director Harvey]:** Presentation on the Sewer Pond closure project. The Council might discuss topics associated with the project, including: project scope and timeline, obtaining funding from the State's Clean Water and Drinking Water Revolving Fund by applying to the State Water Infrastructure Finance Authority, and engaging a contractor for the project through the State's cooperative job order contracting program.

**Motion:** Item C.1, **Action:** Open for Discussion Only, **Moved by** Johann Wallace, **Seconded by** Christy Hirshberg.

**Present at this meeting are Allan Converse of Team Converse Engineering and Matthew Cornett of Gordian Group.**

Mayor Wallace explains that this is to discuss the closure of the natural ponds, which was started last calendar year and didn't move on from there.

Mr. Converse advises that the ponds are required by ADEQ to be properly covered, due to the solid waste in them. This material is not hazardous, however we are non compliant at this time as the project has not been started. We need to get this capped over. The material can be removed from the unused pond #3 so there will be no cost for the cover material. This is a large project and will cost approximately \$1,756,000.00. We will need to try to get financing for this project which we hope to get through WIFA. These loans are low interest rate and can qualify for forgiveness sometimes. This will require a bond, and the bond will require either a tax or a rate charge to cover the loan. It is a very involved process to get these loans.

Mr. Cornett explains job order contracting and how we can skip putting the project out for bid when we work with them because they have already secured the best rates and are approved through the state. It also meets federal procurement process requirements.

Mr. Converse: One of the first steps is for Council to agree that this is what you want to do and to move forward. We have been doing a lot of work ahead of time on this. We have an aggressive schedule we are looking at for this project. WIFA only meets every other month to approve contracts. They meet in February and won't meet again until April. We have a timeline that we have created that details everything we want to try to get done and when. Once WIFA receives the first application, and says yes you are a potential applicant, then the next application will need to be done and is much more detailed and extensive.

Councilmember Banks: What can be done with the ponds after they are covered?

Mr. Converse: That is one of the restrictive things that ADEQ has. If you wanted to do something with them, you can't cap them, you have to remove this material. Once it is capped, nothing will be able to be built on top of it. Only natural vegetation will be allowed.

Councilmember Banks: This is 17 acres right? We are a part of Fort Huachuca Sentinel Landscapes and they are always looking for places to plant agaves to attract the rare bats.

Mr. Converse: We would have to look at approval from ADEQ.

Councilmember Butterworth: My concern is paying back the loan.

Director Harvey: Looking at a 2% interest rate and the number of households, it might be \$10/month for 30 years. There is a possibility we would qualify for 1%. We won't know that until we apply. And they do have a principal forgiveness program that we might qualify for.

All of the steps that have already been taken by these individuals to develop a plan and timeline have not cost the Town anything.

## Adjournment

**Motion: 6:41pm , Action:** Adjourn, **Moved by** Johann Wallace, **Seconded by** Christy Hirshberg. Motion passed unanimously.

Approved by Mayor Johann R. Wallace on December 03, 2020.

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Mr. Johann R. Wallace  
Mayor

Attest: \_\_\_\_\_  
Ms. Brandye Thorpe,  
Town Clerk

Seal:

## Certification

I hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting for the Huachuca City Town Council held on July 2, 2020. I further certify that the meeting was duly called and a quorum was present.

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Ms. Brandye Thorpe,  
Town Clerk

DRAFT