

**PROCEEDINGS OF THE COCHISE COUNTY BOARD OF SUPERVISORS
JOINT WORK SESSION WITH CITY OF SIERRA VISTA COUNCIL HELD ON
Tuesday, September 26, 2017**

A joint work session of the Cochise County Board of Supervisors and the City of Sierra Vista Mayor and Council was held on Tuesday, September 26, 2017 at 2:00 p.m. in the City Council Chambers, City of Sierra Vista, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Present: Ann English, Chairman; Patrick G. Call, Vice-Chairman; Peggy Judd, Member

Staff Present: Edward T. Gilligan, County Administrator
Britt W. Hanson, Chief Civil Deputy County Attorney
Arlethe G. Rios, Clerk of the Board
Elda Orduno, Civil Deputy County Attorney

Attendees: Rick Mueller, Sierra Vista City Mayor
Chuck Potucek, Sierra Vista City Manager
Bob Blanchard, Sierra Vista City Councilman
Alesia Ash, Sierra Vista City Councilwoman
Rachel Gray, Sierra Vista City Councilwoman
Craig Mount, Sierra Vista City Councilman
Kristine Wolfe, Sierra Vista City Councilwoman
Matt McLachlan, Sierra Vista City Community Development Director

Chairman English called the meeting to order at 2:01 p.m.

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION

PLEDGE OF ALLEGIANCE

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

INTRODUCTIONS

ITEMS FOR DISCUSSION

Board of Supervisors

1. Discussion, presentation, and possible direction regarding the clean up project in Fry Townsite.

Mayor Mueller said that today staff from both the County and City would be discussing Fry Townsite and giving an update on the status.

Mr. Potucek said that the success for the project was a result of a joint effort between the City and the County.

Mr. Hanson and Mr. McLachlan presented this item using a PowerPoint presentation. Mr. Hanson stated that they would be discussing the status on the City/County settlement agreement with Lane Balmer; the 20 year review of Community Development Block Grant (CDBG) Projects; and the Fry Town Site annexation initiative.

He went over the historical background of the area from 2014, 2015 and 2016.

Major Provisions:

- Ten properties surrendered to the City
- All back taxes paid and back sewer bills written off
- County paid for the clean up on nine properties
- Property located on 125 N 5th Street was sold at an auction - cleanup is new owner's responsibility
- Property located on 309 A 6th Place transfer complete and closing will happen within 30 days
- Four properties sold; buyer pays all back taxes, Proceeds applied to tax lien on former junk yard, City pays balance, Reinvestment made {STATUS COMPLETE}
- City pays back real estate taxes on 4 properties retained by Balmer. {STATUS COMPLETE}
- County waives remaining judgment lien on former junkyard. {STATUS COMPLETE}
- Up to \$7,500 credit in dumpster/disposal costs to Balmer for 6 months. {STATUS PENDING – Deadline has been extended by City to 10/15/17. \$5,506.63 has been expended to date}
- 15 vehicles tied up in bankruptcy released for disposition; County pays to dispose of all vehicles within Balmer's Fry parcels he does not retain. {STATUS COMPLETE. ALL DISPOSAL COSTS PAID FOR BY OWNER}
- Post petition taxes on remaining 3 tax deed parcels paid in 6 months. {STATUS COMPLETE}
- Balmer signs pre-annexation agreement on all remaining properties. {STATUS COMPLETE}

Community Benefits:

- 15 of Balmer's 30 properties transferred and cleaned up, including most egregious mobile home parks not part of tax deed process (City will work with non-profit partners to reinvest in neighborhood)
- An estimated 45-50 dilapidated mobile homes and dozens of junk vehicles were removed
- Over \$100,000 in back property taxes returned to governing bodies
- All liens lifted on former junk yard, increasing chance of sale/redevelopment
- No risk of City being out-bid if properties turned over to state and auctioned
- Balmer provided with funding to clean up properties he retains
- Balmer retains fewer properties, increasing chance of successfully maintaining and remaining current on taxes and other bills

Mr. McLachlan showed pictures of all the discussed areas and how they had been cleaned up.

Mr. Hanson noted that one parcel with a mobile home on it was still available through the County's over the counter auction and anyone interested could contact Ms. Rios for more information.

Mr. Potucek said that an overlay map of the funding areas where the County and City have both funded projects in the Fry Townsite should be made available to the public through each entity's website.

The Board and the Council acknowledged all participants from both the County and the City.

Mr. Potucek discussed annexation and said there would continue to be CDBG investments in the area. He added that the City would continue to work with the County to identify other properties that could benefit from a cleanup and be transitioned into the City.

The Board and the Council thanked staff and noted that the results were great and were excited to begin work with the college on a building program.

Chairman English adjourned the meeting at 2:37 p.m.

APPROVED:

Ann English, Chairman

ATTEST:

Arlthe G. Rios, Clerk of the Board