

**Town of Superior**  
**Community Development Committee**  
**MINUTES**  
**Thursday, February 28 , 2019 6:00 P.M.**  
**Superior Town Hall**  
**199 N. Lobb Avenue, Superior, AZ 85173**

**CALL TO ORDER**

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

**ROLL CALL**

William Duarte – Chairperson  
Valerie Garcia  
Henry Munoz  
Casey McKeon  
Vanessa Navarrette  
Tiffany Rowell  
Nathan Taylor

**PLEDGE OF ALLEGIANCE**

Chairperson Duarte led everyone in the Pledge of Allegiance.

**CONSENT AGENDA**

Minutes of Regular Session from January 24, 2019.

**Motion to approve the Minutes of Regular Session January 24, 2019 made by Committee Member Navarrette, second by Committee Member Garcia, Motion Carries.**

AYES – 7 Chairman Duarte, Committee Members: Garcia, Munoz, McKeon, Navarrette, Rowell, Taylor  
NOES – 0  
ABSENT – 0  
ABSTINATIONS - 0

**NEW BUSINESS**

A. Discussion on Annexation.

Annexation Maps and List of Owners were handed out to the Committee Members. Todd Pyor, Town Manager, explained the vote process in Annexing. Half of the assessed value and half of the people are needed to annex. He cannot lobby anyone. Only elected and appointed can go out and talk to property owners. Schools and Government Agencies do not have a vote.

Committee Member Navarrette asked about talking points when going out to property owners.

Mr. Pryor said some questions that could be asked would be:

Will we be forced to tap into sewer?

Will taxes go up?

Per Mr. Pryor, how are we going to provide service to this area. Arboretum looking at sewer utility. USDA grant for Wasterwater Treatment Plant will not include force main as part of upgrade. It will be expensive since we will need more pumping stations and the last 100 ft to Plant are uphill. Water would need to be run constantly thru lines. We could put a small processing plant for annexed area near Arboretum. As part of the plan, how are we going to meet all these things? Harborlites would like town services, such as Fire and Police Service.

Ms. Navarrette asked Mr. Pyor if he had any ideas or perceptions on what property owners would be for or against annexation.

Mr. Pryor stated that you can't give guarantees to get property owners to sign petition. We can only give them facts. Again, school and government agencies don't have a vote.

Mr. Duarte stated there are pros and cons to being annexed. Cons – taxes could increase, they are subject to ordinance regulations and licensing. Pros – available service to town, houses have more market value, street maintenance, being part of community.

Per Mr. Pryor, this is the closest to final draft. Go thru the list of Property owners, see if you would call or convince to join. Is there any territory we haven't added?. Are we happy with the Annexation Map? This is Home Work for the Committee for the next meeting.

Mr. Duarte asked about timeline for this information. The next meeting in March, per Mr. Pryor.

Mr. Pryor stated at the next meeting we will finalize the map and get ready questions you would ask and want to be answered if being asked to annex with the Town of Superior so he can get a fact sheet together.

B. Discussion on the following Plans and Agreements between Resolution Copper Mining and the Town of Superior:

Copies of the 3 Agreements will be emailed to Committee Members.

Mr. Pryor stated that two of the Agreements, 2 & 3, this body (CDC) sets the Agenda, reviews all plans and approves budget. It all goes to the Town Council and the Town Council finalizes it. We are the group that is suppose to decide what this project looks like according to the Contract. We are going to get another Member for RCML. They have two seats on the Committee and need another member. Everyone else is as we are sitting, with the exception of Valerie Garcia-Denogean, because she is a member of one of the boards.(per the Agreements) All boards have to re-approve Ms. Garcia-Denogean. The Town Council will have to re-approve you, so it must be put on the next Town Council Agenda. The Chamber, School Board and Resolution will also have to re-approve her.

### 1. Park Improvement Agreement.

The Park Improvement Agreement was made and entered into the 11th day of February, 2019 between the Town of Superior and RCM. Subject to the terms and conditions of this Agreement, RCML hereby commits and pledges to give the Town a gift in the amount of \$200,000.00 to assist with playground site preparation, purchasing and installation of new playground equipment and other materials or service associated with the playground at the Park ( the Park Funding). The playground equipment is approximately \$169,000.00.

The Agreement doesn't mention this board; not a regulatory agent, but Mr. Pryor would prefer we facilitate it thru the board. The Student Leadership decides what final playground will look like.

Lana Clark, Wildan Engineer, is working in Superior 3 days a week. She will be preparing the set of plans for the Park Improvement Project. In April 2019 we hope to start our RFQ for this project.

### 2. Entrepreneurship and Innovation Center Gift Agreement.

The Town of Superior and RCML agree that the creation of an economically diversified community will improve the overall quality of life for the Town residents, employers and their employees. Economic diversity will increase the competitiveness of the Town and its ability to retain and attract employers, businesses and venues that will further diversity the economic base through expanded employment opportunities for present and future residents. They also agree that it is in their mutual best interest to grow an expanded economic base in order to reduce the Town's reliance on the mining industry and develop a resilient local economy which may with stand economic functions. To further economic diversity RCML has agreed to fund the establishment of an "EIC". RCML agrees to gift the Town the sum of \$1,290,000.00 to be used for activities and work to establish the "EIC". The Town of Superior must obtain additional funding for the "EIC" in the amount of \$400,000.00 in good funds on or before the Third Contribution date (Feb 28, 2021). The Business Incubators will be constructed in the old red brick band room.

### 3. Multi-Generational Center Development Agreement

The Town and RCML agree that the availability of community services is contributes to the quality of life for the residents of the Town of Superior and that it is in the mutual interest of both the Town and RCML to optimize and improve existing community services and amenities within the Town.

The Town has estimated the cost of further studies, design, and construction of the multi-generational center to be approximately \$4,000,000.00. RCML has agreed to pledge \$2,000,000.00 to the Town to be used for final studies, design, and construction of the multi-generational center. The Town must obtain additional funding for the Project in the amount of \$2,000,000.00 on or before the Third Contribution date, Feb. 28, 2021.

Mr. Pryor stated we do have some of the monies. We would need to get a grant writer. Grant writing is very time consuming, need scope, need 3 bids, need to get money, regular reporting.

Ms. Navarrette is very positive we will get this funding. Once other organizations see people have already invested in us, that would be a great help.

Mr. Pryor also spoke of Chicanos Por La Causa(CPLC) who is helping the Town look for investors to invest in Superior since we are an Opportunity Zone.

C. Discussion on Davis Experience Leadership Workshop on March 26, 2019. Time to be discussed.

The Davis Experience is a nationally recognized architectural firm. They will help us update our conceptual drawings. This is a workshop on what they think the building should look like. Stakeholders meeting where we might give our input. The Committee Development Committee is invited because we are the decision makers on this project.

### **SUMMARY OF CURRENT EVENTS**

Committee Members

Tiffany Rowell- Chamber is knee-deep in Apache Leap Festival. Need more volunteers.

Valerie Garcia-Denogean - The Junior High will be attending Mining Days at Capital on Wednesday.

William Duarte - Fiber is running at school. Need teachers for 19-20 school year.

Todd Pryor - Remember for Homework---Annexations Questions and in regards to the Way Ward Signs, we need to get name destination that describes our Town Square ( Main Street).

### **SCHEDULING OF NEXT MEETING**

Community Development Committee Meeting March 28, 2019.

### **ADJOURNMENT**

Motion to Adjourn the meeting made by Committee Member Garcia, second by Committee Member Munoz, Motion Carries. Meeting adjourns at 7:29 PM.

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William Duarte, CDC Chairperson

ATTEST:

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Ruby Cervantes, Town Clerk