

**THE SPECIAL MEETING  
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA  
HELD JUNE 24, 2020 AT 5:30 P.M.  
AT THE BENSON COMMUNITY CENTER, 705 W. UNION STREET, BENSON, ARIZONA**

**CALL TO ORDER:**

Mayor King called the meeting to order at 7:03 p.m. with the Pledge of Allegiance.

**ROLL CALL:**

Present were: Mayor Toney D. King, Sr., Vice Mayor Barbara Nunn, Councilmembers: Pat Boyle, Lupe Diaz, Larry Dempster (via phone), Nick Maldonado, and Chris Tapia.

**PUBLIC HEARING:** The Mayor and Council will receive comments and questions from the public regarding the proposed City of Benson Fiscal Year 2020-2021 Tax Levy and Truth in Taxation.

Mayor King opened the public hearing at 7:04 p.m. Mayor King then asked Staff if anyone had emailed any comments to be read and entered into the record with Deputy Clerk Denise Tapia stating no comments were received.

Mayor King then closed the public hearing at 7:05 p.m.

**PUBLIC HEARING:** The Mayor and Council will receive comments and questions from the public regarding the City of Benson Fiscal Year 2020-2021 Tentative Budget and the Capital Improvement Plan for 2021-2025.

Mayor King opened the public hearing at 7:05 p.m. Mayor King then asked Staff if anyone had emailed any comments to be read and entered into the record with Deputy Clerk Denise Tapia stating no comments were received.

Mayor King then closed the public hearing at 7:05 p.m.

**NEW BUSINESS:**

1. **Discussion and possible action regarding Resolution 23-2020 of the Mayor and Council of the City of Benson, Arizona, approving a Final Budget for Fiscal Year 2020-2021**

City Manager Vicki Vivian stated Council adopted the Tentative Budget for Fiscal Year 2020-2021 at a Special Meeting on May 26, 2020, adding all required notices have been published, and a Public Hearing regarding the Budget was held at the beginning of this meeting, therefore, Council is legally able to consider the adoption of the proposed Final Budget for Fiscal Year 2020-2021.

Ms. Vivian then stated the proposed resolution adopts the Tentative Budget as the Final Budget for Fiscal Year 2020-2021, adding the Final Budget total is \$21,428,013. Ms. Vivian then stated there were no changes made since the Tentative Budget was adopted, with the exception of two typo corrections: a date change from 2019-2020 to 2020-2021; and a formatting error in the Fire Department Revenues to now show the heading.

Mayor King thanked Staff for all their hard work.

There was no further Council Discussion.

Mayor King moved to approve Resolution 23-2020. Seconded by Vice Mayor Nunn. Motion passed 7-0.

2. **Discussion and possible action regarding an Emergency and/or Special procurement of Modular Structure Relocation Services for \$58,223.00**

Public Works Director Brad Hamilton stated the City was offered a modular building that is about a year old that was temporarily used at Fort Huachuca, adding the City made an offer of \$10,000 to purchase the building and it was verbally accepted; however, they called and stated they may donate the building to the City as they are currently looking at what may be a better tax advantage for the contractor. Mr. Hamilton stated there is a stipulation that once Fort Huachuca is done with the building, the City needs to move it as quickly as possible before the contractor would have to take on any liquidated damages. Mr. Hamilton stated he started looking into moving services and found most of the movers in Southern Arizona move mobile homes and this is a modular building that is built much better and is much heavier, so it would require a type of crawler that can go underneath, lift the building up, move it around and put axles under it. Mr. Hamilton then stated the building is 6' wide and two of the modular buildings will be wide loads. Mr. Hamilton stated he reached out to the original mover and they sent over a proposal; then noted because of the time restraints, there maybe services in the proposal that may not be used, so the cost may come in under the estimated amount, but he wanted to send the entire proposal to Council for their consideration.

Mayor King stated this opportunity for the City was like hitting the lottery, adding the building can be set up across the street from City Hall and the employees can move into it. Mayor King then stated the current building can then be torn down. Mayor King then mentioned that there would be cost savings in utilities alone; then stated his idea, which would have to be considered by the Council was that if a new City Hall was built in the current City Hall location, this building could be turned into a Council chambers. Mayor King stated it could include offices for the Mayor, Vice Mayor and Council to use for City business and meet with constituents. Mayor King then stated the building could be finished with stucco or something to make it match any new City Hall facility.

Councilmember Maldonado asked how many lots the City owned across the street from City Hall with Mr. Hamilton stating the City owns 4 lots and together they create a 100' x 150' space. Councilmember Boyle asked about what had to be done to prepare a foundation with Mr. Hamilton stating the building is on blocks, much like trailers, so Staff will prepare the pad starting next week, adding they will examine the soil and over-excavate, then bring in AB, much like the pad preparation for the bathroom replacement project at Lions Park.

Vice Mayor Nunn stated many City Hall employees have chest colds and other symptoms that could indicate possible mold at City Hall and a new facility may help with those issues, adding the new building will be good for both employee health and stamina. Mayor King agreed, stating when the City purchased the current City Hall building, it gave the City the entire block and it was a much better facility than the previous location, but it has served its use. Mayor King then stated the air conditioning doesn't work in part of the building and there are structural deficiencies with cracks directly through many of the bricks in the walls. Mayor King then stated it's now time to look toward the future, adding the new building gives enough rooms for offices and air conditioning is already in place on it. Ms. Vivian then stated everyone will fit, and there is enough space for the needed offices, but Staff is looking at cubicles for many of the employees, as it will be a reduction in space. Ms. Vivian then agreed with Mayor King about the utility costs, stating many employees have small heaters under their desks because of poor heating and she and her staff moved into the Finance office because the air conditioner is not large enough to serve that end of the building. Ms. Vivian then stated the current building was much better than the previous City Hall building and agreed with Mayor King that it has served its purpose. Ms. Vivian then stated it will be exciting to see the new building eventually evolve to the Council Chambers with an executive session room, conference rooms, and offices for Council to meet with the public or use for City business, such as meeting with perspective developers or business owners. Ms. Vivian then stated when Staff toured the Town Hall at Sahuarita, they found small incubator-type offices, similar to what SAEDG (Southeastern Arizona Economic Development Group) offers. Ms. Vivian then stated should the building eventually be turned into the Council chambers with offices and Council decide they would like to include something like that, small business owners without an office could use those areas

to meet with clients, adding in Sahuarita, they offered wi-fi, which didn't cost the Town anything extra. Ms. Vivian then stated this could be an opportunity for the public to also utilize the facility in the future.

Mayor King stated this would be a temporary City Hall, adding the Council does need to look at building a new City Hall, but it would be a much better building than what is currently used. Ms. Vivian then stated this is a tremendous opportunity, noting the original purchase price of the building was approximately \$480,000; then stated if the City were to have something built the same size, it would cost about \$350,000. Ms. Vivian then stated should something change and/or developments start taking off, the Council could still decide to build the original City Hall plan which includes a Council Chambers and then this building could be used for something else, adding it could be moved anywhere the Council decided to move it.

Councilmember Tapia asked about the building's previous use with Mr. Hamilton stating it was a veterinarian office. Councilmember Tapia then verified it already had offices inside with Mr. Hamilton stating it did, but they were very small, as they only had a small table for examining animals and a sink. Mr. Hamilton then stated those offices can't be used, but one could be used for a copy room and the IT room can remain in place, noting it is already wired for and has the air conditioning units needed to keep the computer equipment at the right temperature. Mr. Hamilton then stated Staff has been sketching out what spaces can be utilized as is and what will have to be removed, noting the current used space at City Hall is 5,500 sq. ft. and the new building is 3,500 sq. ft. so there will be some adjusting as it is smaller. Councilmember Tapia then asked about a timeframe to move into the new building with Mr. Hamilton stating his focus has been on getting the building moved, adding the deadline to move it has been a pressing issue. Mr. Hamilton then stated once the building is moved and in place, then we have time to install the utilities and work on remodeling plans.

Councilmember Diaz asked about the total cost with Mr. Hamilton stating with the building, moving it, the utilities services being installed and the parking lot, it may be about \$100,000 to \$120,000, adding that is probably a high estimate, but he would rather give a higher number than have to go over his estimate; then stated this is still a great deal for a half million dollar building. Councilmember Diaz agreed and stated it was a good deal for the City. Mayor King agreed. Ms. Vivian then stated the building also comes with a built-in fire suppression system, in addition to the heating and cooling systems.

Vice Mayor Nunn stated she wanted to give kudos to Staff for the find and for getting it done, adding this is incredible and no one can say anything negative about it.

Councilmember Dempster then stated he met and went over everything with Brad, looking for downfalls, but his conclusion was that Santa Claus came early this year.

Councilmember Diaz moved to approve the purchase of the modular building so it can be used for a temporary facility. Ms. Vivian asked that the motion include the approval of the Emergency and/or Special procurement of Modular Structure Relocation Services. Councilmember Diaz then amended his motion to include the approval of the Emergency and/or Special procurement of Modular Structure Relocation Services in the amount of \$58,223.00. Seconded by Councilmember Tapia. Motion passed 7-0.

**ADJOURNMENT:**

Councilmember Maldonado moved to adjourn at 7:23 p.m. Seconded by Vice Mayor Nunn. Mayor King adjourned the meeting.

ATTEST:

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Toney D. King, Sr., Mayor

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Vicki L. Vivian, CMC, City Clerk