



Town Manager's  
Report

SEPTEMBER  
2022

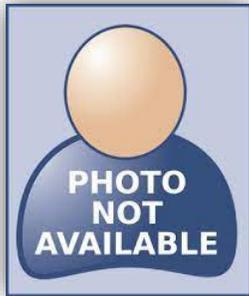
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**EMPLOYEE SPOTLIGHT:**

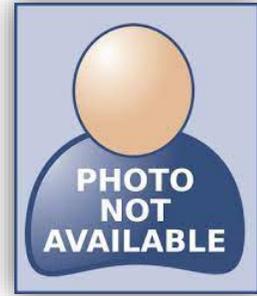
**\*\*\*\*\*1 – 4 Years of Serving the Town of Sahuarita\*\*\*\*\***



1 Year Anniversary  
Eric Health, Police Officer  
09/13/2021



1 Year Anniversary  
John (Vince) Husted, Planner  
09/07/2021



2 Year Anniversary  
Samuel Verbridge, Police Officer  
09/14/2020



3 Year Anniversary  
Edward Valdez, Police Officer  
09/20/2018



3 Year Anniversary  
Joe Marti, Acting Assistant Streets  
Superintendent 09/30/2019



4 Year Anniversary  
Sean Mastropole, Police Officer  
09/26/2018

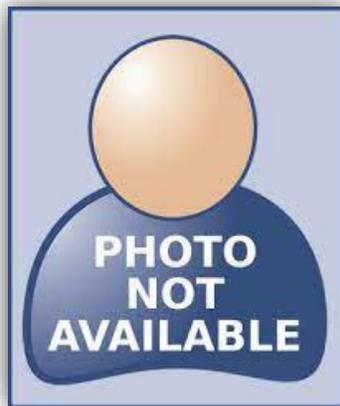


4 Year Anniversary  
Jillian Gwaltney, Police Officer  
09/26/2018



4 Year Anniversary  
Paul Burton  
Traffic Signal Operations Manager  
09/10/2018

**\*\*\*\*\*10 - 14 Years of Serving the Town of Sahuarita\*\*\*\*\***



14year Anniversary  
Christina Pelayo, Police Officer  
09/22/2008

**\*\*\*\*\*15 - 20 Years of Serving the Town of Sahuarita\*\*\*\*\***



**18-year Anniversary**

**Kaleb Allred**

**Police Commander: 8/26/2012 – Present**

**Police Sergeant: 10//08/2007 – 09/25/2012**

**Police officer: 09/28/2004 – 10/07/2007**

Kaleb Allred was born and raised in Utah where he grew up around law enforcement and emergency medical services. Kaleb started working in the emergency medicine field when he worked ski patrol as a teenager. As soon as he turned 18, he became an emergency medical technician (EMT) and worked for the Iron County Ambulance. He served a mission for his church in Mexico where he served the great people of Mexico for two years. When he returned, he continued working on the Ambulance and became an instructor. He taught new EMT's and assisted in teaching the EMT program at Southern Utah University with his parents.

After a few years he decided to enter the other family business and become a Police Officer, his dad retired from the Utah Highway Patrol (UHP) and his younger brother is currently a sergeant with the UHP. His two older brothers talked him into moving to Arizona as they were both Troopers for Arizona DPS. When Kaleb and his wife Stephanie made the move to Arizona it was so he could be a Trooper as well but in a last-minute change of plans, he became a municipal police officer and instantly became the black sheep of the family. Kaleb was hired by the Clifton Police department in February of 2003 where he worked for a year and a half before joining the Sahuarita Police Department in September of 2004.

He has worked in patrol, where he started the crime prevention and neighborhood watch programs, he loved working traffic enforcement and education. He was promoted to sergeant and worked in patrol, investigations, and administration/internal affairs. Kaleb was promoted to commander in August of 2012 and has supervised both divisions of the department over the last 10 years.

Kaleb has a master's degree in business administration with an emphasis in Public Administration, he graduated from the FBI National Academy as well as Northwestern School of Police Staff and Command and he has attended other training through FBI LEEDA and other organizations.

Kaleb enjoys spending time with his wife Stephanie, and their 4 kids Isaac, Aubrey, Hailey, and Kayla. He would not be where he is today without their love and support. He also appreciates all those who have supported him throughout his career at SPD. He looks forward to many more years serving our great community.

A quote from Chief Noland: *"Commander Allred has received multiple Commendations along with SPD recognition service ribbons for the below accomplishments, listed alphabetically:*

- *Advanced Supervision Management and Leadership Training*
- *Community Policing*
- *Education (Master's Degree)*
- *FBI Trilogy Training – is also an FBI National Academy Graduate*
- *Leadership*
- *Life Saving*
- *Outside Agency Award (Sons of the American Revolution Officer of the Year)*
- *Police Instructor*

*Commander Allred has been a valuable Town employee and significant asset for the SPD serving in multiple assignments and as acting chief of police on different occasions during the chief's absence".*

## **EMPLOYEE RECOGNITIONS:**

Beth Abramovitz, Heidi Lasham and Galo Galovale are participating in the International City/County Management Association (ICMA) High Performance Leadership Academy.

The ICMA is the leading organization of local government professionals dedicated to creating and sustaining thriving communities throughout the world. The ICMA High Performance Leadership Academy is a 12-week online program created to equip local government professionals with leadership skills in organizational development and change management, negotiation and collaboration, effective communication, and how to deliver increased value from high-performance management.



## Say hello to Human Resources Technician, Maria Castro!



Some of you may recognize Maria as she began working for the Town of Sahuarita in June of 2020 as a Police Records Clerk. She enjoys the outdoors and spending time with her family. The Human Resources Department is excited to have Maria as part of the HR team now!

### **MAJOR DEPARTMENT HIGHLIGHTS:**

#### **Police Department –**

On Thursday, August 18<sup>th</sup>, both Officer Eric Heath and Town Prosecutor Rona Kreamer were acknowledged for their efforts in DUI enforcement during the MADD Event. Officer Heath was recognized for his significant DUI enforcement actions, along with his training, coaching, and mentoring of fellow SPD members. Town Prosecutor, Rona Kreamer, was recognized for her enforcement (over a 3-year period) of 132 cases involving DUI. Vice-Mayor Egbert, Council Member Morales, Chief Noland, and multiple SPD members were in attendance.



#### **Planning & Building Department –**

Last month the Planning & Building Department reported that July had been a slow month for single-family residential permits with only 13. We are happy to report that our number jumped back up to 56 new home permits, which is above the average monthly number we had projected for this fiscal year.

That said and understanding what we are hearing from the development industry, staff will continue to monitor the department's activity and the numbers to try to ascertain any trends that might give us a good peek into how the rest of our fiscal year will play out.

We presently have a vacant Building Inspector II position. Permits are slowing down and current staff seems to be managing the workload, so we'll slow our recruitment efforts and see what the market does before determining next steps on the recruitment for that position. In other news,

Building Safety is working on a pilot program to shorten the review timeframe for model home plans that have been reviewed and approved by other Arizona jurisdictions. The intent is to continue to ensure the highest quality plan review for our customers by performing a full review on these pre-reviewed plans but



with a shorter review period, as it is expected these plans will have relatively short correction lists. Staff will be presenting the program to SAHBA at their September technical committee meeting. The pilot program is expected to kick off in October and run through the end of December.

Planning & Zoning is excited to report on a few projects, both new and ongoing:

- **Grading Standards:** The Planning & Zoning Commission public hearing has been rescheduled to October 3 due to lack of quorum at the September meeting. If the Commission makes a positive recommendation, staff anticipates being able to stick to the originally scheduled Town Council hearing date of October 24.
- **Residential Zones Code Amendment:** The community outreach phase of the Residential Zones Code Amendment is officially kicking off at the September 26 Town Council meeting. Industry outreach is ongoing at the time of this writing, and thus far the amendment has received positive feedback.
- **Industrial Zones Analysis and Possible Code Amendment:** An RFP will be issued this month seeking a consultant to review our industrial zones against Economic Development's Target Sector Analysis, to make recommendations to better align our zoning code with Economic Development plans, and to modernize the zones.

## Parks, Recreation & Community Services



Our **Bark-A-Rama** is scheduled for Saturday, September 17th from 8-11 AM at Anamax Park! The first 100 guests will receive a free bandana for their pet(s). The canine costume contest will run for the duration of the event and one winner will receive a prize! You don't want to miss this paw-pular event!

We are working with a contractor, Gordley, to help us design and implement a new website and sponsorship packet for our

department. We received the first draft of both and are very excited to have them completed. We are still on track for an October “go live” date and will bring the rest of the staff who will be involved in the process in the coming weeks.

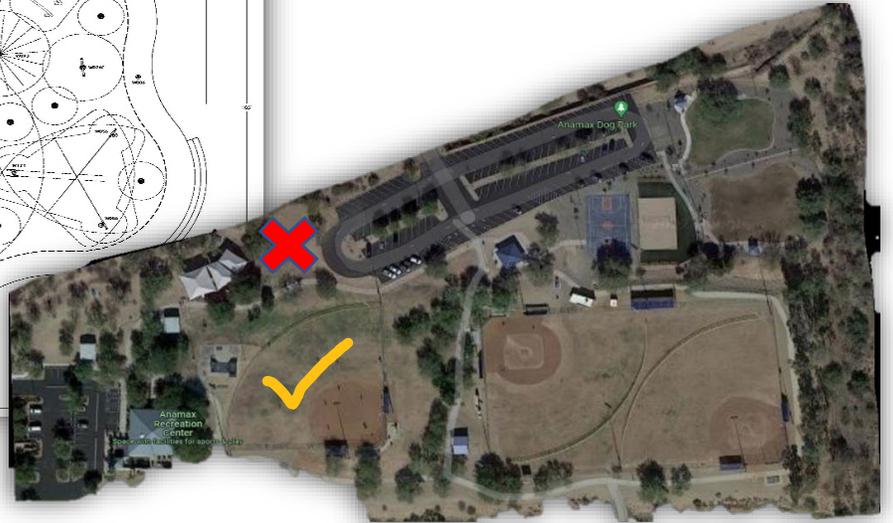
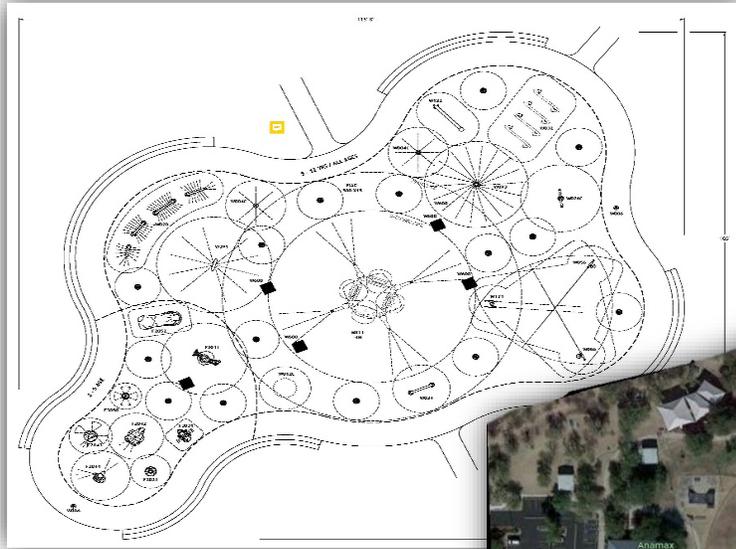
**Twin Buttes Trail Park:** We have begun conversations with Romtec regarding plans for the new restroom facility at Twin Buttes Trailhead.

### **Community Service Project:**

Organized through JustServe.org a group of over 150 residents got together on Saturday morning, Sep 10 to clean up trash in the areas of several of our community parks. Part of the service effort also included a food drive for our local Food Bank.



**Splash Pad Design Meeting:** We have begun discussions with Fountain People, a Playcore company, for the design and engineering of the new splash pad planned for Anamax Park next fiscal. Below is a 2D conceptual rendering of the splash pad, and an arial of Anamax Park with an “X” indicating where the new splash pad will be located once built. A 3D rendering of the new splash pad is in the works and will be shared at a future date. Currently, supportive infrastructure (sewer) is being installed across the ballfield to the south (“✓”). This part of the project is going very well and is expected to be completed by October 30, 2022.



A twenty-five-foot flagpole was installed at Quail Creek with a solar light and a United States flag attached. Two twenty-foot flagpoles are being installed to flank the taller one. They will fly the Arizona State flag and POW/MIA flags respectively.

The poles were installed on September 08, 2022. We are waiting to receive the shipment with the flags, but they will be hung as soon as they arrive. On Saturday, September 10, 2022, a volunteer group planted 20-30 perennial ornamentals around the new flagpole location.



Six members of the **Sahuarita Teen Advisory Council** attended the League of Arizona Cities and Towns 2022 Youth Day conference in Glendale, Arizona on August 31<sup>st</sup>. STAC executive council members Caitlin, Mia, Anna, Parker, and Tara, and STAC member Ethan, were chaperoned by advisors Elly and Rosemary from the Parks, Recreation, and Community Services department as they gathered with other youth councils in Arizona. Youth Day activities included poster board networking, meeting three guest speakers, and a private tour of the Cardinals stadium. Highlights of the day also included walking in the Parade of Flags and having lunch with Mayor Tom Murphy. STACers had a great time, made some new connections with other youth councils, and brought back ideas to present to their fellow STAC members on ways to expand their community involvement.



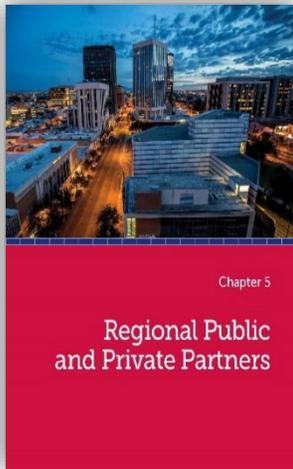
### Economic Development and Public Affairs

- **Auxilium Technologies Group**, a Sahuarita Economic Development Biz Launch sponsored tech start-up, was selected as one of two finalists for the BHP Tailing Challenge. The BHP Challenge is a global initiative that seeks to promote the development of innovative solutions for repurposing copper tailings. Staff attended a site visit by BHP with ATG at the San Xavier Underground Mining Laboratory.



- The **Green Valley Sahuarita Chamber of Commerce** hosted its 3<sup>rd</sup> Thursday Breakfast and Business Workshop at Town Hall. The workshop topic focused on accounting and best practices for small business owners and managers. September's 3<sup>rd</sup> Thursday Breakfast and Business Workshop (Sep. 15<sup>th</sup>) will be on leadership and alignment for business owners.





- Staff participated in a focus group with **Pima County Economic Development** for input on the revision of Pima County’s 2019-2021 Economic Development Plan. The focus group includes economic development representatives from the Town of Marana, the Town of Oro Valley, and the City of Tucson. A follow-up Community Session was held with area agencies focused on economic development (i.e., Visit Tucson; Tucson Metro Chamber of Commerce; Pima College, etc.

- Economic Development and Public Affairs Director, Victor Gonzalez is currently enrolled in the **National Development Council Economic Development Finance**

**program.** The multi-course program provides an in-depth study of financial strategies and financial resources for job creation projects. Course participants analyze and structure economic development projects for small and medium-sized businesses and commercial real estate development.



## **CAPITAL IMPROVEMENT PROJECTS:**

### **Public Works**

- **Twin Buttes PW Building**  
Procurement has gone out to bid for the well-drilling. Bid Opening for the project will be on Monday, September 12, 2022. Reliant Drilling and BJ Drilling were the only two contractors that showed up for the site visit on Thursday, September 1, 2022. The site visit was not mandatory, and it appears other contractors are interested based on the request for additional information on the Scope of Work.
- **SWRF Lab**  
The SWRF Lab is approximately 90% complete. Final inspections are scheduled for Wednesday, September 7, 2022. Building Excellence planning to start prepping to move the old lab off-site.



- **Quail Crossing Blvd Extension Phase 2**

The project is about 75% complete. All the first lift has been laid. The second lift will be completed with the mill and overlay at the intersection of Old Nogales Hwy and Quail Crossing, Quail Crossing on the east of Old Nogales Hwy, and the Multi-use Path. This work is scheduled for mid-October. The electrical sub-contractor is working on assembling the traffic signal mast arms to be installed over the roadway. UPRR has provided the Town with an Agreement for the gate upgrade work.



The estimated cost of the work is \$584,437, which costs came in significantly higher than forecasted. The reimbursement agreement will be presented to Mayor and Council at the September 26 public meeting to allow this important project to move ahead.

- **Bridge Maintenance/Repair**

PW is working with a contractor to obtain quotes on the structural repairs.

- **Abrego Culvert Design**

Our engineering consultant, CMG, should have the surveyors under contract and ready for them to go out by the middle of the month to set panels for flight. The flight could be done by end of September with survey delivery in early October. CMG will be waiting on that survey info to proceed with H&H and design components.

- **Phase 2 - Masonry Restoration**

The contractor is applying the caulking sealant at PD and is on schedule to finish there by September 9. Courts sealant work will begin on Monday the 12th. Work on the brick sealant will begin in October.

## **Building and Development Projects:**

### **Subdivision Plats**

- **Entrada del Toro Final Plat (Rancho Sahuarita Region 9):** Final Plat for 954 lots east of I-19 and south of El Toro Rd approved by Town Council on August 22.
- **Quail Creek II Unit 34B:** Final Plat for 51 lots located near the new Canyon Club Fitness Center approved by Town Council on September 12.
- **Rancho Resort Tract 1:** Final Plat for 101 lots located on the east side of Rancho Resort Blvd was accepted for review on August 30.

### **Development Plans**

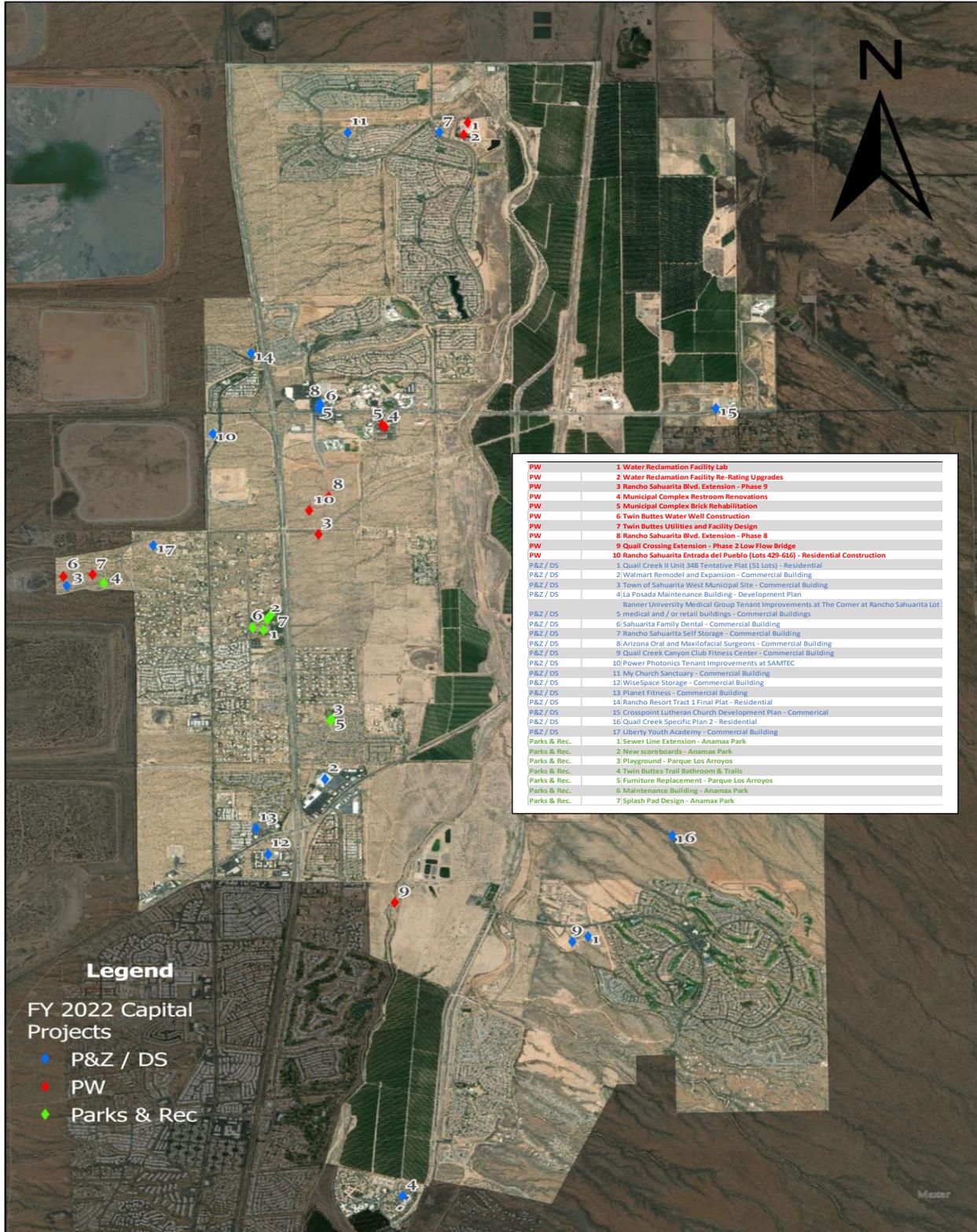
- **Liberty Youth Academy:** Development Plan for a private school located near La Canada and El Toro accepted for review on August 19.

### **Commercial Buildings**

- **La Posada Maintenance Building:** Permit issued August 18.
- **Rancho Sahuarita Self Storage RV Canopies:** Permit issued September 1.

# Capital Improvement & Development Projects

[Please visit our interactive map to view town projects progress.](#)



PW	1 Water Reclamation Facility Lab
PW	2 Water Reclamation Facility Re-Rating Upgrades
PW	3 Rancho Sahuarita Blvd. Extension - Phase 9
PW	4 Municipal Complex Restroom Renovations
PW	5 Municipal Complex Brick Rehabilitation
PW	6 Twin Buttes Water Well Construction
PW	7 Twin Buttes Utilities and Facility Design
PW	8 Rancho Sahuarita Blvd. Extension - Phase 8
PW	9 Quail Crossing Extension - Phase 2 Low Flow Bridge
PW	10 Rancho Sahuarita Entrada del Pueblo (Lots 429-616) - Residential Construction
P&Z / DS	1 Quail Creek II Unit 348 Tentative Plat (51 Lots) - Residential
P&Z / DS	2 Walmart Remodel and Expansion - Commercial Building
P&Z / DS	3 Town of Sahuarita West Municipal Site - Commercial Building
P&Z / DS	4 La Posada Maintenance Building - Development Plan
P&Z / DS	5 Banner University Medical Group Tenant Improvements at The Corner at Rancho Sahuarita Lot: medical and / or retail buildings - Commercial Buildings
P&Z / DS	6 Sahuarita Family Dental - Commercial Building
P&Z / DS	7 Rancho Sahuarita Self Storage - Commercial Building
P&Z / DS	8 Arizona Oral and Maxillofacial Surgeons - Commercial Building
P&Z / DS	9 Quail Creek Canyon Club Fitness Center - Commercial Building
P&Z / DS	10 Power Photonics Tenant Improvements at SAMTEC
P&Z / DS	11 Mt. Church Sanctuary - Commercial Building
P&Z / DS	12 WiseSpace Storage - Commercial Building
P&Z / DS	13 Planet Fitness - Commercial Building
P&Z / DS	14 Rancho Resort Tract 1 Final Plat - Residential
P&Z / DS	15 Crosspoint Lutheran Church Development Plan - Commercial
P&Z / DS	16 Quail Creek Specific Plan 2 - Residential
P&Z / DS	17 Liberty Youth Academy - Commercial Building
Parks & Rec.	1 Sewer Line Extension - Anamax Park
Parks & Rec.	2 New scoreboards - Anamax Park
Parks & Rec.	3 Playground - Parque Los Arroyos
Parks & Rec.	4 Twin Buttes Trail Bathroom & Trails
Parks & Rec.	5 Furniture Replacement - Parque Los Arroyos
Parks & Rec.	6 Maintenance Building - Anamax Park
Parks & Rec.	7 Splash Pad Design - Anamax Park

**Legend**  
 FY 2022 Capital Projects  
 ◆ P&Z / DS  
 ◆ PW  
 ◆ Parks & Rec