

**WORK SESSION OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
14010 N. EL MIRAGE ROAD
5:00 P.M. TUESDAY, JUNE 17, 2014**

Minutes

I. ROLL CALL

Present: Mayor Lana Mook, Vice Mayor Joe Ramirez, Councilmember Roy Delgado, Councilmember Jim McPhetres, Councilmember Lynn Selby

Excused: Councilmember Jack Palladino, Councilmember David Shapera

II. CALL TO ORDER 5:05 PM

Pledge of Allegiance
Moment of Silence

III. PRESENTATION

- P1.** Presentation from the Development and Community Services, Planning and Zoning Department regarding a General Plan amendment request (Development and Community Services)

City Attorney Robert Hall opened the Work Session by explaining the underlying processes that occurred before the City received the formal application being presented to Council. The application initially claimed a diminution of value in the stated property because of previous City actions. He quoted the applicant's attorney Mr. Hirsch who stated "The property owners have determined they will proceed forward with their residential development plans and will shortly apply for development approvals necessary to proceed with such plans...They will do so without waiving their positions as previously stated and without prejudice to file a Proposition 207 action against the City if rezoning and any other necessary development approvals are not timely forthcoming. Such an action would need to be filed by September of this year." Mr. Hall further explained that Proposition 207 was a referendum responding to a U.S. Supreme Court case permitting cities/governments to acquire properties for ultimately private purposes.

Development and Community Services Director Jorge Gastelum informed Council that this Council Work Session was the first step in a lengthy process for a Major General Plan Amendment and walked the Council through the calendar of events required (the 2014 Major General Plan Amendment Timeline is available on the City's website). No action would be taken at this meeting. There will be a Planning & Zoning Commission work session, a separate public meeting at a location to be determined, a 60-day review period for 20 other agencies, a Planning & Zoning Public Hearing to make a recommendation to Council on the application request, another Council Work Session, and finally, a public hearing and action by Council later in 2014. He stated the applicant would provide comments at this time and he would follow up with more information after their comments.

Attorney Susan Demmitt from Whitney Morris, PLC, stated she was representing the applicant, Thompson Ranch Partnership (Mr. Mark Schwartz from Thompson Ranch Partnership (TRP) was present at this meeting). Ms. Demmitt presented Council with a PowerPoint presentation outlining the history of TRP ownership dating back to the 1950s, identifying the property, noting past contributions to the City made by TRP, and explaining the rationale for requesting the General Plan amendment as presented. She summarized by stating the belief of TRP is that the requested amendment will provide an economically viable use [of the stated property] that will be an asset to El Mirage.

Mr. Gastelum also presented a PowerPoint presentation identifying the property location, surrounding properties, and the zoning designation. He also explained the General Plan approval process in 2010 (noting applicant's participation), increase in traffic counts at the Thunderbird Road and Grand Avenue intersection, the Grand Avenue Commuter Rail Development Plan conducted by MAG in 2010, and the Passenger Rail Corridor Study conducted by ADOT in 2014. He summarized by stating the applicant's request is not consistent with the 2003 P.A.D. submitted by applicant, is not consistent with the approved 2010 General Plan, both the MAG and ADOT studies including El Mirage in a commuter rail plan are consistent with the General Plan, traffic volumes are expected to continue to increase and quoted the support of a BNSF Regional Manager for Economic Development. The next step in this amendment process is a Planning & Zoning Commission work session which will be held Thursday, June 19, 2014 at 6:00 PM.

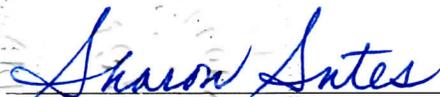
Dr. Isom concluded the Work Study session by adding that the concept of transit along the Grand Avenue corridor is a multi-entity endeavor. As the recent MAG Management Chair he has worked diligently on the transit issues and ADOT is studying the entire corridor with proposed grade separation at numerous locations.

IV. ADJOURNMENT 5:37 PM



Lana Mook, Mayor

ATTEST:



Sharon Antes, City Clerk

I hereby certify the foregoing minutes are a true and accurate record of the City of El Mirage Work Session held June 17, 2014 and a quorum was present.



Sharon Antes, City Clerk

**REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
14010 N. EL MIRAGE ROAD
6:00 P.M. TUESDAY, JUNE 17, 2014**

Minutes

I. ROLL CALL

Present: Mayor Lana Mook, Vice Mayor Joe Ramirez, Councilmember Roy Delgado, Councilmember Jim McPhetres, Councilmember Lynn Selby
Excused: Councilmember Jack Palladino, Councilmember David Shapera

II. CALL TO ORDER 6:00 PM

Pledge of Allegiance
Moment of Silence

III. PRESENTATION

- P1.** Presentation of Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting (CAFR) for FY 2012-13 (Finance)

Accounting Manager Christy Eusebio introduced Jerry Hart, Deputy Director of Finance and Technology for the City of Tempe, as well as the past President for the Government Finance Officers Association (GFOA). The CAFR program was developed in 1945 to encourage transparency and full disclosure in financial reporting. It is important to GFOA to recognize individual governmental entities for their achievements which is determined by the GFOA professional staff the GFOA Special Review Committee. This Certificate of Achievement is the highest form of recognition in government financial reporting. Mr. Hart noted that this is the third consecutive year the City of El Mirage has achieved this distinction and he was honored to present the award to the Mayor and Council. Dr. Isom thanked the Finance Department for bringing this honor to the City.

IV. CALL TO THE PUBLIC

Resident Amy Heusted spoke on behalf of Relay for Life; she and resident Beth Simek are working diligently on this project and thanked all who are involved. She noted they are not receiving the responses anticipated and asked to be acknowledged as a signature event. The Relay for Life event will be held this year on October 4th at the Dysart High School. There will be a 4-hour Masquerade Ball, a Kid Zone and a Casino Area for adults. They need assistance with being recognized and in obtaining sponsorships for various parts of the event. The City of Youngtown has expressed interest in assisting and the committee is seeking any assistance that can be provided.

V. CONSENT AGENDA

All items listed under the Consent Agenda will be voted on with one motion. If discussion is desired regarding any Consent Agenda Item, that item will be removed from the Consent Agenda and voted on separately.

1. Consideration and action approving the minutes of the Special/Regular Council Meeting held Tuesday, June 3, 2014. (City Clerk)
2. Consideration and action to approve a three-year contract for financial statement audit services with Heinfeld Meech & Co., P.C. (Finance)
3. Consideration and action to direct the Finance Department to transfer budget authority for overtime to Contingency in the FY 2014-2015 budget. (Finance)

Vice Mayor Ramirez moved to approve all items as presented on the Consent Agenda; seconded by Councilor Delgado. Motion carried unanimously (5/0).

VI. REGULAR AGENDA

- A.** Consideration and action to approve Ordinance O14-06-05 adopting the City's property tax levies for Fiscal Year 2014-2015. The Primary Property Tax Levy is \$1,654,937 and the Secondary Property Tax Levy is \$1,960,000. The total levies for FY 2014-2015 are \$3,614,937. The total estimated combined property tax rate is \$3.5406. (Finance)

Finance Director Robert Nilles explained Ordinance O14-06-05 adopting the City's Property Tax levies for Fiscal Year 2014-2015. The public hearing was held at the previous meeting and now he is coming forward to request approval. The total levies will be \$3,614,937. The Secondary Property Tax Levy of \$1,960,000 will be used to pay off bonds.

Vice Mayor Ramirez moved to approve Ordinance O14-06-05 adopting the City's property tax levies for Fiscal Year 2014-2015; seconded by Councilor Selby. Motion carried unanimously (5/0).

- B.** Council's consideration and action to re-appoint Bob Jones and Monica Dorcey to fill two vacant Planning & Zoning Commission seats for two year terms ending June 30, 2016. (Council)

Councilor Delgado thanked Bob Jones and Monica Dorcey for their past service on the Planning & Zoning Commission and endorsed their re-appointment as well.

Vice Mayor Ramirez moved to re-appoint Bob Jones and Monica Dorcey to fill two vacant Planning & Zoning Commission seats for two-year terms ending June 30, 2016; seconded by Councilor Delgado. Motion carried unanimously (5/0).

VII. CITY MANAGER SUMMARY OF CURRENT EVENTS

Dr. Isom acknowledged Acting Fire Chief Jim Wise and expressed his appreciation for the support of the Fire Fighters in attendance at this meeting.

He announced there will be a Grand Opening and Ribbon Cutting Ceremony held at the new Northwest Valley Family YMCA on Wednesday morning, July 2, 2014 at 9:30 AM. The YMCA opened its doors June 1, 2014 and has had a very positive community and regional response to the programs currently underway.

He also congratulated Finance Director Robert Nilles who was recently selected, along with four other finance Directors in the State of Arizona, to serve on a newly-formed committee being developed by the Government Finance Officers Association, Arizona City Managers' Association, and the Arizona League of Cities and Towns to develop polity related to the Public Safety Personnel Retirement System.

VIII. MAYOR'S COMMENTS and COUNCIL SUMMARY OF CURRENT EVENTS

Councilor McPhetres, Councilor Selby, Councilor Delgado, and Vice Mayor Ramirez all individually thanked the Finance Department for doing an excellent job and congratulated them on receiving yet another CAFR award. VM Ramirez questioned how many other cities have received consecutive awards and was advised that others have achieved similar status but there are many variables depending on the size of the city. They also individually welcomed the Interim Fire Chief and acknowledged the Fire Department presence at this meeting.

Councilor Delgado reported he represented the City at the Maricopa County Library District and the summer reading program has topped over 400,000 readers; El Mirage recorded as one of the three highest usages. The Friends of the El Mirage Library are once again supporting the summer reading program and have thus far contributed \$2,000 to the program.

Mayor Mook stated the Finance Department does an incredible job as well as other departments that she witnesses on a daily basis.

IX. ADJOURNMENT - 6:21 PM



Lana Mook, Mayor

ATTEST:



Sharon Antes, City Clerk

I hereby certify the foregoing minutes are a true and accurate record of the City of El Mirage Regular Council Meeting held June 17, 2014 and a quorum was present.



Sharon Antes, City Clerk