

**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, OCTOBER 21, 2014**

Minutes

I. ROLL CALL

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

Excused: Councilor Roy Delgado

II. CALL TO ORDER

The work session was called to order at 5:04 P.M.

Pledge of Allegiance
Moment of Silence

III. PRESENTATION

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

City Engineer Jorge Gastelum informed Council this is the last Study Session for the General Plan Amendment per the published schedule. The applicant will first give a presentation followed by a closing response from the City. He then introduced Attorney Sue Demmitt to make a presentation on behalf of the applicant.

Applicant - Ms. Demmitt provided the location and specifics of the request for a General Plan Amendment. She summarized major points the applicant believes supports an approval of their General Plan Amendment request as follows:

1. Transit - The transit oriented concept is more than a ten year program and will extend beyond the time frame of this current General Plan. Also, there is no current funding and BNSF has no current plans for relocating.
2. Uses - Competition for the same users of retail and mixed-use underscores why there is a need for more than Grand Avenue to count on that growth.
3. School District - After meetings with Dysart Unified School District, the district did not oppose additional residential because of a potential increase in their funding, although they are at capacity and would want to negotiate for funds to be contributed toward capital facilities if approved.

4. Luke Air Force Base – While this development is outside of the noise contour restrictions, Luke AFB is concerned about the concentration of homes in the graduated density area where the development is proposed. At just over three homes per acre for the proposed development and considering that both the railroad facility and sand and gravel operation are not likely to be developed, the overall density is very low.
5. ADOT – The applicant met with ADOT to address concerns regarding planned improvements to the Grand Avenue and Thunderbird Road intersection. Though ADOT originally had concerns that were expressed in a letter during the 60-day response period, learning that the proposed development is north of Grand Avenue and the bulk of the improvements would be to the south of Grand Avenue, ADOT indicated they no longer had concerns about the project.

In summary, the applicant believes the proposed area is the only area left in the City for residential growth and believes it to be a good venture for both the short term and long term.

City - Mr. Gastelum reviewed the amendment process and itemized meetings and other requirements met thus far. The applicant requested a continuance of the September 17th Planning and Zoning meeting relative to making a recommendation on the applicant's amendment request. At the October 8th Planning and Zoning Commission meeting, they voted 4/0 to recommend to Council denial of the application due to the inconsistency with the 2010 General Plan and current zoning. The meeting tonight is the Council's final work session and Council is scheduled to vote at the November 6th Council meeting on the amendment request.

Mr. Gastelum presented a PowerPoint presentation reviewing specifics of the application for development of approximately 79 acres located north of Grand Avenue over two parcels separated by Thompson Ranch Road. He provided background on a PAD submitted by the applicant in 2003 which included the statement "...The owner of this site is in agreement that the southern approximately 60 acres of their ownership at the intersection of Grand Avenue and Thompson Ranch Road will be held for future commercial and industrial uses..." and advised that the applicant participated and supported the most recent General Plan. Mr. Gastelum also stated that Maricopa Association of Government (MAG) and ADOT have been working on separate studies relative to the train station in El Mirage and that traffic studies indicate an increase of approximately 18% since 2010.

Councilor McPhetres stated his support of the development and that the project, in his opinion, is a great opportunity for additional housing and revenue for the City.

Dr. Isom stated the General Plan is supported by the voters and the City. The challenge to the City's growth is a balance between residential and commercial. Past experience shows that building permit revenues are one-time revenues. Retail sales are the best opportunity to provide revenue for ongoing support. He stated the commuter rail is being studied and is a real possibility.

IV. ADJOURNMENT

The work session adjourned at 5:31 P.M.

**REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
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14010 N. EL MIRAGE ROAD
6:00 P.M. TUESDAY, OCTOBER 21, 2014**

Minutes

I. ROLL CALL

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

II. CALL TO ORDER

The meeting was called to order at 6:01 P.M.

Pledge of Allegiance
Moment of Silence

III. PROCLAMATION

1. Affirmation of October Domestic Awareness Month Proclamation and Video PSA Presentation (Police Department)

Police Chief Steve Campbell provided statistics on the epidemic of Domestic Violence and noted that in 2013, the El Mirage Police Department responded to 700 calls. It is anticipated that three million children will be affected nationally by domestic violence in 2014.

Mayor Mook affirmed that she has proclaimed the month of October 2014 as “Domestic Awareness Month” and encouraged all citizens of the City of El Mirage to support the efforts of all organizations that provide education, outreach and support to victims of domestic violence and call upon our citizens to ending all forms of violence and control in relationships.

Chief Campbell explained what activities have been developed for the protection of petitioners and the new system is being used across the State of Arizona. Progress is being made and the City has a victim assistance program in place thanks to the efforts of his staff. He then presented a PSA video in English and Spanish.

IV. CALL TO THE PUBLIC

Citizens desiring to speak on a matter that IS NOT on this agenda may do so at this time. Comments shall be limited to three (3) minutes per person and shall be addressed to the City Council as a whole. At the conclusion of the Call to the Public, individual City Council Members may (1) respond to criticism made by those who have spoken (2) direct staff to review or respond to the matter, and/or (3) direct that the matter be put on a future agenda.

Resident Alice Winn, Chairperson for the 2014 American Cancer Society Relay for Life Committee reported on the recent event held at Dysart High School on October 4, 2014. She thanked the City for its support and advised \$7,968 was raised at the event; as of October 21st a total of \$8,123 has been collected. Next year the event will take place on Saturday, November 7th and the Committee would again like to reserve Gateway Park for which they would pay the going fee because it is more conducive for a large event. They hope to continue a partnership with the City for the 2015 Relay for Life event.

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 Regular Council Meeting held Tuesday, September 16, 2014. (City Clerk)
2. Consideration and action to approve the 2015 Council Meeting Schedule. (City Clerk)

Vice Mayor Ramirez moved to approve all items listed on the Consent Agenda; seconded by Councilor Delgado. Motion carried unanimously (7/0).

VI. **REGULAR AGENDA** - No regular agenda items were presented.

VII. CITY MANAGER SUMMARY OF CURRENT EVENTS

The City Council may not discuss or act upon any matter in the City Manager's summary unless the specific matter is properly noticed for legal action.

Dr. Isom reported on the first-ever Farmers' Market in the City of El Mirage held Thursday, October 9th at Gateway Park. The time has been changed from morning to afternoon for future Farmers Markets from 3-7 PM to better serve residents. Vendor Application Packets are available on the City's homepage or by contacting Pat Gregan at (623)876-2973.

He advised the next Special Event is the Halloween Harvest Festival to be held Friday evening, September 24th at Gentry Park from 5-9 PM. There will be a children's costume contest, hayride, food, entertainment and a free pumpkin given to the first 250 children attending.

He informed that the next Bulk Trash Event will begin Monday, October 27th and will continue through November 17th and reminded all of the importance of proper placement of items to be collected. More information is available on the City's website.

He introduced Police Chief Campbell who reported on the recent achievement of the El Mirage Police Explorers and about their award to be received next week. Part of the program is a competition for which the Explorers prepared for nearly one year.

Police Officer Chris Culp explained the format for the competition and that eight El Mirage Explorers participated in the 2014 Southern Arizona Law Enforcement Explorer's Competition in Marana, Arizona held October 10-12, 2014. They competed in the following scenarios: Unknown Risk Traffic Stops, Crime Scene Investigation, Crisis Negotiations, Tracking Escaped Prisoners, Officer Down, Active Shooter, Building Searches, IRS Stop, Domestic Violence Calls, Report Writing, Law Enforcement Entrance Exam, and Use of Excessive Violence. They also participated in Obstacle Course, Team Relay, Tug of War and a follow up session on Domestic Violence at the Marana City Court.

Dr. Isom advised Council that several new employees have been hired recently and he asked various departments to come forward and introduce their respective new hires.

Fire Chief Jim Wise introduced two new fire fighters, Kelsey Eglington and William Flohr. Kelsey was born and raised in Chandler Arizona, now lives in Phoenix and received her EMT Certification and Firefighter I and II through the El Mirage Cadet Program. William was born and raised in Phoenix, Arizona. He attended Grand Canyon University for his BS while volunteering at the Phoenix Fire Department. After volunteering for 6 ½ years he obtained his Paramedic Certification. He then worked for five years for the Fort McDowell Fire Department and then came to El Mirage where he completed the Cadet Program. They each expressed thanks for the opportunity to work for the City of El Mirage Fire Department and expressed their appreciation for the support of their co-workers.

Superintendent of Operations Bob Senita introduced the new Customer Service Manager, Carrie Smith. Carrie advised Council she comes from Pennsylvania and is thankful to be in Arizona; she looks forward to providing good customer service to the City of El Mirage.

Accounting Manager Christy Eusebio introduced the new Procurement Administrator, Cadle Collins. Cadle informed Council he was born and raised in Glendale, Arizona, got his start in the Military, furthered his education while working for Maricopa County, most recently worked for County procurement in Nevada and is happy to be back in Arizona.

Dr. Isom noted the professionals the City of El Mirage is now attracting and is very pleased they have joined the staff. He believes all of these new employees will work well with the current City staff.

Dr. Isom requested Development and Community Services Director/City Engineer Jorge Gastelum to provide an update on the El Mirage Road Project. Mr. Gastelum reported there are three main segments to this project and that land acquisition is currently under way. The first segment is from Gateway Park north to Cactus Road and will probably be the first area to be under construction by the end of the current fiscal year; construction contracts will be advertised by February/March 2015 with construction anticipated to start by June, 2015. The second segment is between Cactus Road and Grand Avenue

(including Thunderbird Road from 127th Avenue to El Frio Street). Land acquisition is 70% completed. There are five residential parcels required to be purchased which should be finalized soon. This segment will require more utility relocation than the first segment and construction is anticipated to begin summer of 2015 and take approximately 12-16 months to complete. The third segment is from Northern Avenue to Gateway Park and plan revisions are currently under way which will be followed by utility relocation; construction for this segment is anticipated to begin early 2016.

Mayor Mook asked and Mr. Gastelum confirmed that the City will have construction at various locations along El Mirage Road over the next two years. He also advised that every effort will be made to minimize interruption to traffic flow in these areas during construction.

Dr. Isom pointed out that Mr. Gastelum has been with the City for seven years but only most recently took on the role of City Engineer. He complimented Mr. Gastelum on his work ethic, his attention to detail, and his ability to "get things done" under stressful situations. Dr. Isom is pleased to have Jorge on staff and assured Council that the City has a professional City Engineer.

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

The Mayor and City Council may not discuss or act upon any matter in the summary unless the specific matter is properly noticed for legal action.

Councilor Lynn Selby advised that the BNSF Children’s Train will run from El Mirage to Wickenburg and back on Saturday, October 25th. This train ride takes children from the local hospital; for some of the children it is their first train ride. The program has been running for over 20 years with no injuries and is also partnered with the Make-A-Wish Program. Councilor Selby has participated in Operation Life Saver for four years.

Vice Mayor Ramirez expressed his pleasure at seeing new, young, and professional faces on the City staff and is particularly pleased with the diversity hiring in the Fire Department.

IX. ADJOURNMENT - The meeting adjourned at 6:40 P.M.

By: *Lana Mook*
Lana Mook, Mayor

ATTEST:
Sharon Antes
Sharon Antes, City Clerk

I hereby certify the foregoing minutes are a true and accurate record of the City of El Mirage Work Session and Regular Meeting held October 21, 2014 and a quorum was present

Sharon Antes
Sharon Antes, City Clerk