

**SPECIAL 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. THURSDAY, DECEMBER 18, 2014**

**Minutes**

**I. ROLL CALL**

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

**II. CALL TO ORDER**

Meeting was called to order at 6:00 PM.  
Pledge of Allegiance  
Moment of Silence

**III. SPECIAL AGENDA**

- A. Public hearing, closure of public hearing, followed by council's consideration and action to approve a commercial use site plan at the SEC of Thunderbird Road and Dysart Road for a Goodwill Store and future commercial pads. (Development and Community Services)

GIS/Development Services Coordinator Jose Macias gave a PowerPoint presentation on the site proposal and future plan development. He advised that the Planning & Zoning Commission discussed the phasing for the site, construction debris and weed control on undeveloped pads, parking lot lighting, daily construction schedules, restricting tax exempt businesses and Goodwill store security and operation plan. On November 18, 2014 the Planning & Zoning Commission recommended approval of the site plan with a 4/0 vote including the following stipulations:

1. Applicant shall work with the City staff to assure signage meets City Code sign regulations.
2. A (minor or major) site plan amendment will be required for future development if different from what is noted on the site plan.

3. Undeveloped areas of the site shall be kept clear of any weeds and debris.
4. Construction on site with plat approval is deemed acceptance of all terms and conditions as set for the by the Council.
5. *Dr. Isom stated an additional stipulation from the ones discussed at P&Z was also being requested and recommended; because of the good relationship with Park West, the following language will be added to the stipulations: “It is the City’s preference that Park West not lease to a second tax-exempt business organization such as a 501(C)(3) to locate in this phase or any future phase of the development.”*

Councilor Shapera asked where the trailer trucks will be parked for removing donated goods. Goodwill representative Kim Ryder reported there will be a loading dock in the back and a drop-off site on the side of the building. There will be no outside storage.

Councilor Delgado asked how many employees will be employed and what will be the hours of operation. Ms. Ryder advised there will be 30 full-time employees and the store hours will be 9 am – 10 pm Monday through Saturday and 9 am – 6 pm on Sunday.

Councilors Shapera and Palladino asked if adequate parking was factored into the site plan and Mr. Macias advised all required parking was included.

There were no comments received from the public; public hearing was closed.

**Vice Mayor Ramirez moved to approve a commercial use site plan at the SEC of Thunderbird Road and Dysart Road for a Goodwill store and future commercial pads as presented; seconded by Councilor Delgado. Motion carried unanimously (7/0).**

- B. City Manager’s notification to City Council, pursuant to City Code § 30.28, of an emergency purchase of blowers for the Wastewater Reclamation Facility – Building A. (Public Works)

Deputy City Manager/Public Works Director Larry Dobrosky reported the stated purchase was the result of a significant fire at the Wastewater Treatment Facility on November 15<sup>th</sup>. According to the investigation, heat from one of the blowers caused the fire and the Fire Department and contractors have been working diligently to keep the plant running. The City Manager authorized the emergency expenditure of \$58,696.29 because of the 4-6 week order timeframe to purchase

two blowers and motors to keep the impact to the community as minimal as possible.

Mayor Mook asked if there is a good warranty on the blowers and motors and was advised warranties will be in place.

Councilor Selby asked if a backup system for auxiliary purposes could be purchased and was informed one motor and one blower is normally kept on standby.

C. Update and presentation on Curbside Bulk Trash Program. (Public Works)

Mr. Dobrosky gave a PowerPoint presentation informing Council of the positive issues and recent challenges faced with the Bulk Trash Program. The partnership with Parks & Sons has been a very positive effort but the cost of the program has increased with the need for special hand pickups. While publicity of the program has educated owners, there has been a rise in non-pickup items being placed on the street, items placed in an inaccessible manner, items placed off-schedule, and construction debris being accumulated and saved for the bulk trash pickup.

Mayor Mook, Vice Mayor Ramirez and Councilor Selby pointed out this matter would seem to be an issue for Code Enforcement to address.

City Manager Dr. Isom added that this matter is being presented to Council to inform of the escalating costs and reasons for re-evaluating to determine the best solution to the current challenges. Consideration is being given to forego the Spring pickup to better coordinate with different departments including Code Enforcement. Other communities are being researched to help reach a workable solution to this matter. He pointed out that abuses are occurring in numerous neighborhoods and requested Council's patience in formulating a solution.

There were various Council comments and suggestions to remedy the abuses that Dr. Isom said would all be taken into consideration when reviewing this matter. He will report back to Council with recommendations. Council stated their desire to continue the program because most residents abide by the rules but pursue aggressive means to mitigate the abuses.

## VI. ADJOURNMENT

Meeting was adjourned at 6:37 PM.



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Lana Mook, Mayor

ATTEST:



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Sharon Antes, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the Special Meeting held on December 18, 2014 and a quorum was present.



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Sharon Antes, City Clerk