

**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, January 20, 2015**

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

Work Session called to order at 5:03 PM.
Pledge of Allegiance
Moment of Silence
Silence Cell Phones and Pagers

III. PRESENTATION

PI. Presentation and discussion of funding plans for major capital projects (Finance)

Finance Director Robert Nilles introduced Greg Schwartz from Piper Jaffray & Company who gave a PowerPoint presentation on the City's funding options for major capital projects.

Mr. Schwartz explained recent capital improvements include Gateway Park, the new Fire Station, YMCA, Police Station and streets improvements. Projects to be financed in 2015 include the El Mirage Road Expansion Project and the new Civic Center/City Hall. Mr. Schwartz presented a recommended plan to prudently pay for the proposed capital projects explaining that major funding will come from MAG on the El Mirage Road project and from prior voter authorized bonds and the General Fund for the Civic Center/City Hall. The City Hall cost will be \$7.5M with \$20.0M from GO Bonds, \$3.0M from the General Fund and \$2.5M from General Fund "Obligations." The City of El Mirage currently has bond ratings of A+/A1, through Standard & Poors and Moody, respectively.

Council had questions regarding funding sources, home values, retiring or paying off debt early, interest costs, timelines and current financial condition. Mr. Schwartz answered their questions and stated he looks forward to assisting the City of El Mirage to move forward in a cost-effective manner.

Dr. Isom reported he plans to proceed to accomplish the Council's identified goals and the next step for the Civic Center/City Hall is selection of an architect. Council or sub-committee of the Council will look at design options and then award a construction contract.

IV. ADJOURNMENT

Work Session was adjourned at 6:00 PM.

**REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
14010 N. EL MIRAGE ROAD
6:00 PM - TUESDAY, January 20, 2015**

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

The Regular Meeting was called to order at 6:12 PM.
Pledge of Allegiance
Moment of Silence
Silence Cell Phones & Pagers

III. PRESENTATIONS

P1. Presentation by Cox Communications on services provided. (Admin)

Intergovernmental and Public Relations Manager Amber Wakeman introduced Michael Stull, Director of Communications for Cox Communications. He spoke about the updated Cox Stores, the Cox Business arm of the organization and that the Cox Media group sells ads. Cox Contour is the latest product in media boxes. He advised Council that the Cox internet speed has significantly increased and is continually expanding. He further noted that COX gives generously through Cox Charities to the communities they service and they provide free internet to financially challenged families to support children and their futures.

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.

No Comment Cards were received.

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 Workshop and Regular Council Meeting held Tuesday, January 6, 2015. (City Clerk)
2. Consideration and action to approve Ordinance O15-01-01 amending the Fire Code 901.2.8 Testing (Fire & Building Safety)

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

VI. REGULAR AGENDA

- A. Public hearing, closure of public hearing, followed by Council's consideration and action to recommend to the Arizona Department of Liquor Licenses & Control approval of an application for liquor license from Mr. Howard Magee for Shell #115, 12170 N. El Mirage Road. (Police Department)

Mayor Mook called the Public Hearing to order.

Police Chief Steve Campbell made the presentation and found no concerns regarding the approval of the recommendation to the Arizona Department of Liquor Licenses & Control. No criminal history was found and the applicant has a current Business License.

Applicant Mr. Magee was present and stated he is leasing the car wash to a car wash professional company who will spend approximately \$300,000 to refurbish. Additionally, a Subway Shop will open within the next few months. This is a home-grown company and he is very happy to be "joining a family."

Mayor Mook stated she is glad to have them here and the City wants them to succeed. Councilor Delgado said he is pleased to have them here and looks forward to supporting their business; he has already seen a difference. Vice Mayor Ramirez said he is very impressed with their improvements and looks forward to doing business with them. Councilor Selby stopped and introduced himself and is also pleased with the improvements. Councilor Palladino complimented Mr. Magee on the quality of employees. Councilor Jones welcomed him, thanked him for buying the station and looks forward to Subway opening.

Mayor Mook asked for comments from the public; hearing none she closed the Public Hearing.

Vice Mayor Ramirez moved to approve a recommendation to the Arizona Department of Liquor Licenses and Control for a liquor license from Howard Magee for Shell #115; seconded by Councilor Delgado. Motion carried unanimously (7/0).

- B. Consideration and action to use the City of Peoria JOC No. ACON43011 for the purpose of reconstructing the east half of the intersection of Cactus Road and Dysart Road. (Development & Community Services)

Development and Community Services Director Jorge Gastelum presented this item stating \$200,000 was allotted for the intersection of Cactus Road and Dysart Road. The design portion was completed in 2014 at a cost of \$10,252.00. He is requesting approval to contract with DBA Construction, Inc. through the City of Peoria JOC contract, to construct the project at a cost of \$157,311.05 plus a 10% contingency of \$15,731.00 for a total of cost of \$173,042.05, which is below budget. The cooperative purchasing clause in the City of Peoria contract allows the City of El Mirage to utilize this contract. Mr. Gastelum explained the process and the Scope of Work.

Vice Mayor Ramirez moved to approve the use of the City of Peoria JOC No. ACON43011 for reconstruction of the east half of the intersection of Cactus Road and Dysart Road; seconded by Councilor Shapera. Motion carried unanimously (7/0).

- C. Consideration and action to give signature authority to the City Manager to enter into a construction contract with Visus Engineering Construction, Inc. to construct a new sidewalk along Main Street and Santa Fe Lane. (Development and Community Services)

Development and Community Services Director Jorge Gastelum explained the Scope of Work which includes sidewalk, curb and gutter, ADA ramps and pavement replacement along Main Street and Santa Fe Lane. The cost of the project, with contingency, will be \$211,000.00 funded by CDBG (contingent

upon receipt of release of funds from HUD). There were four bids with one offer disqualified due to non-attendance at the mandatory pre-bid conference and failure to include Addendum No. 2 with their bid. Visus Engineering Construction, Inc. is the lowest responsible bidder for this project.

Mayor Mook pointed out this is another great CDBG project which will improve the downtown area and commented that it will be most helpful for people in wheelchairs. Councilor Delgado asked about parking where the sidewalk will be constructed near the Rio Mirage and was advised there would be no room for parking on the south side but still room to park on the north side. Councilor Jones stated he is glad to see a sidewalk being installed in this area as it is well needed. Councilor Palladino was happy to participate with Councilor Delgado to obtain these funds and stated Council Delgado did a great job for the City. Vice Mayor Ramirez stated he is glad to see the improvements.

Vice Mayor Ramirez moved to approve signature authority for the City Manager to enter into a construction contract with Visus Engineering Construction, Inc. to construct a new sidewalk along Main Street and Santa Fe Lane; seconded by Councilor Delgado. Motion carried unanimously (7/0) .

- D.** Continuance from November 6, 2014 of the public hearing, closure of public hearing, followed by Council's consideration and action for GPA14-05-25, a major amendment to the 2010 General Plan, proposing to change Transit Oriented Development to Residential at the NW & NE corners of Grand Avenue and Thompson Ranch Road. (Development and Community Services)

City Attorney Robert Hall read a letter from Susan Demitt, representing Thompson Ranch Partnership, into the record:

“Re: Major General Plan Amendment and Rezoning Request GPA 14-05-25, Thompson Ranch

As the authorized representative for Thompson Ranch Partnership (the “Partnership”) with respect to the above-referenced Major General Plan amendment and rezoning applications, please accept this letter as a formal request for a continuance of this matter, which is currently scheduled for hearing before the Common Council of the City of El Mirage on January 20, 2015. The continuance is requested by the Partnership after consultation and coordination with City Staff to accommodate ongoing dialogue regarding a possible amendment to the above-referenced applications and to address potential settlement of a related Proposition 207 lawsuit. The Partnership, after consulting with City Staff, believes that this continuance request is in full compliance with the statutory and

City of El Mirage requirements for processing Major General Plan amendments and rezoning applications.

As such, we respectfully request that the public hearing before the Council be continued until February 2015.

Should you have any questions regarding this request, please do not hesitate to call.

Best Regards, GAMMAGE & BURNHAM, (signed) Susan E. Demmitt”

Attorney Hall noted that because the second meeting in February is mid-month and the continuance request was “until February 2015,” he stated there has been a recommendation to continue this public hearing to the March 3, 2015 Council meeting in order to possibly preclude the need for a Special Meeting and to give the month of February for the attorneys to work on finalizing a settlement.

Vice Mayor Ramirez moved to further continue GPA 14-05-25, a major amendment to the 2010 General Plan, proposing to change Transit Oriented Development to Residential at the NW & NE corners of Grand Avenue and Thompson Ranch Road to no later than and up to March 3rd, 2015 Meeting; seconded by Councilor Palladino. Motion carried unanimously (7/0).

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 the El Mirage Youth Day special event will be held Friday, January 23rd at Gentry Park from 5:00-9:00 PM and feature music, food and vendors for the whole family; and admission is FREE. The January Farmers’ Market will be held to coincide with the Youth Day event at Gentry Park from 5:00-9:00 PM on Friday, January 23rd. In cooperation with the Maricopa County Attorney’s Office, the Police Department will be conducting a Shred-A-Thon and Prescription Drug Take Back Program on Friday, January 23rd. Residents may drop off up to four standard file boxes of paper for FREE shredding and drop off unlimited prescription or over-the-counter drugs for proper disposal. The drop off location is Gateway Park from 7:00 to 10:00 AM.

City Clerk Sharon Antes introduced and welcomed Sarah Crider to the City Manager’s Office as an Executive Assistant. Originally from the United Kingdom, she studied at the Norfolk College of Arts and Technology. She has Executive Administrative experience in both the private and public sector. In England she worked for the Commander of the Transportation Squadron at RAF Mildenhall where she met her American husband. She most recently worked for

Redflex Traffic Systems, Inc. Sarah and her husband have two sons; one is stationed at Lemoore Naval Air Station and the other is a freshman at Grand Canyon University. She proudly became a U.S. citizen in Phoenix on the 4th of July 2003.

Ms. Crider thanked everyone and said she is happy to be here and very much enjoyed her first day working at the City of El Mirage.

Mayor Mook welcomed her on behalf of the City and Council and believes she is a good addition to the City of El Mirage.

Dr. Isom also welcomed Ms. Crider and pointed out the high quality of employees that are being welcomed to El Mirage. He also thanked Mr. Magee with the Shell Station for his comments regarding the warm welcome he has received from the Council, staff and community.

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 Delgado attended a meeting with the Maricopa County Library District and reported he was amazed how many people are converting to e-books. This trend has made a tremendous difference in the number in physical attendance at the library but other aspects of the library programs are improving.

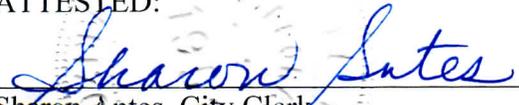
IX. ADJOURNMENT

Meeting was adjourned at 6:59 PM



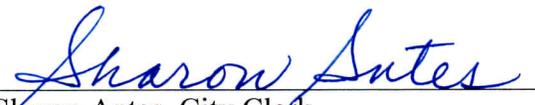
Lana Mook, Mayor

ATTESTED:



Sharon Antes, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the minutes of the January 20, 2015 El Mirage City Council Meeting and a quorum was present.



Sharon Antes, City Clerk