

**REGULAR MEETING OF THE COMMON COUNCIL  
OF THE CITY OF EL MIRAGE  
EL MIRAGE MUNICIPAL COURT  
14010 N. EL MIRAGE ROAD  
6:00 P.M., THURSDAY, FEBRUARY 12, 2009**

**Minutes**

- I. **CALL TO ORDER** – The meeting was called to order by Mayor Fred Waterman at 6:00 p.m. Council led the public in the Pledge of Allegiance and a Moment of Silence.
  
- II. **ROLL CALL** – Present were: Mayor Fred Waterman, Vice Mayor Michele Kern, Councilmember Roger Cleveland, Councilmember William Conner, Councilmember Roy Delgado, Councilmember David Shapera, Councilmember Adam Super.
  
- III. **CONSENT AGENDA**
  1. **Consideration and action approving the Minutes of the Regular Council Meeting held Thursday, January 22, 2009.**
  
  2. **Consideration and action requesting signature authority be given to the City Manager to award the contract for the Rockwood Tank Repair and Upgrades (PW08-W02) to Smyth Steel Manufacturing in the amount of \$253,411.48 and approve a 10% contingency in the amount of \$25,341.15. Total amount being requested is \$278,752.63.**
  
  3. **Consideration and action requesting signature authority be given to the City Manager to award the contract for the Sunnyvale Road Reconstruction Project (PW08-ST02) to Ace Asphalt of Arizona in the amount of \$404,677.01 and approve a 10% contingency in the amount of \$40,467.70. Total amount being requested is \$445,144.71.**
  
  4. **Consideration and action regarding the destruction of records that have surpassed the retention period as determined by the Arizona Department of Records Management.**
  
  5. **Consideration and action regarding Resolution R09-02-03, giving notice of intent by Council to adopt an Infrastructure Improvements Plan (IIP) and Development Fee Report to modify development (impact) fees.**

Councilmember Cleveland made a motion to approve the Consent Agenda; seconded by Councilmember Super.

VOTE: Yea: Cleveland, Conner, Delgado, Kern, Shapera, Super, Waterman  
Nay: None  
Motion: Carried

**IV. REGULAR AGENDA**

**A. Presentation by WESTMARC.**

President and CEO of WESTMARC, Mr. Jack Lunsford, was introduced and welcomed by Mayor Waterman.

Mr. Lunsford stated that WESTMARC is the regional coalition among the leaders of business, government, & education, and community organizations in Western Maricopa County.

The Mission Statement of WESTMARC is, "To Promote the West Valley and Advocate on its Behalf".

Please see attachment A for full presentation.

Councilmember Conner asked where he could go to find out the total economic impact of LUKE Air Force Base.

Mr. Lunsford said that the McGuire study outlines the economic impact of LUKE Air Force Base. The total dollar amount is roughly 2.4 to 2.6 billion dollars.

Councilmember Conner also stated that he believes that there is great potential for a "Tempe Town Lake" to be created in the west valley and the idea should be considered before plans are finalized to make parks out of dry river beds.

Mayor Waterman thanked Mr. Lunsford for the informative presentation.

**B. Consideration and action approving Ordinance O09-01-01, approving a Planned Area Development for manufactured and/or site-built homes on small lots in Pueblo El Mirage Resort at 11201 N. El Mirage Road.**

Mayor Waterman recused himself from Regular Agenda item B.

Councilmember Super made a motion to remove item B from the table; seconded by Councilmember Delgado.

VOTE: Yea: Cleveland, Conner, Delgado, Kern, Shapera, Super  
Nay: None  
Abstain: Waterman  
Motion: Carried

Councilmember Delgado made a motion to approve Regular Agenda Item B; seconded by Councilmember Super.

Community Economic Development Director George Flores said that the PAD overlay will allow placement and regulate the installation of both manufactured homes and site built homes on platted lots or leased land within Pueblo El Mirage. City staff recommends approval. The Planning and Zoning Commission met on January 21, 2009 and also recommended approval subject to the stipulations as noted.

Councilmember Conner stated that he had concerns over stipulation five which states that the Developer shall work with the City on the widening and extension of Peoria Ave. adjacent to the golf course without jeopardizing the status of the accreditation of the golf course.

Community Economic Development Director George Flores said that it's a good faith effort on part of the Developer and the City to commit, once the design is known, to work in such a way that will allow development to proceed, but will minimize the impact to the golf course.

Councilmember Conner also stated that he is concerned that residents will be given their 90 day notice to vacate.

Mr. Scott Roberts said that he's never had an instance where he gave a tenant 90 day notice under the RV Act. He also stated that it would not be good economic sense to do so as well. Mr. Roberts said that the 90 day notice is necessary because twenty years from now, certain lots will most likely not conform with the majority of newer lots.

VOTE: Yea: Cleveland, Conner, Delgado, Kern, Shapera, Super  
Nay: None  
Abstain: Waterman  
Motion: Carried

**V. MAYOR'S COMMENTS and COUNCIL SUMMARY OF CURRENT EVENTS**

Councilmember Delgado gave an update on the El Mirage public library. The library contains over 15,000 books and circulation is over 74,000. Circulation increased from 2006 to 2007 by 39%.

**VI. CITY MANAGER SUMMARY OF CURRENT EVENTS**

City Manager BJ Cornwall said that on Saturday from 11:00 a.m. to 2:00 p.m., the Police Dept. will be holding a community picnic at Bill Gentry Park.

On February 24<sup>th</sup>, there will be an open house public forum for the El Mirage Road widening project from 5:00 to 7:00 p.m. at the Dysart Community Center.

The Shell gas station should be finalizing improvements and is expected to open within two weeks.

The City has been working with Tesco to get a commitment to their opening date but at this point in time, they have not made a commitment.

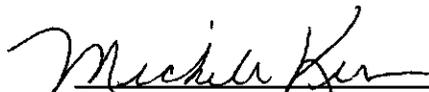
Staff will be meeting with Redflex tomorrow to go over the results of their study as to what locations cameras will be placed.

**VII. CALL TO THE PUBLIC**

No comments were received.

**VIII. ADJOURNMENT**

Mayor Waterman adjourned the meeting at 6:46 p.m.

  
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Fred Waterman, Mayor

ATTEST:

  
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Richard Saathoff, City Clerk

I hereby certify the foregoing minutes are a true and accurate record of the City of El Mirage Regular Council Meeting held February 12, 2009 and a quorum was present.

  
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Richard Saathoff, City Clerk