

# DRAFT

**REGULAR MEETING OF THE COMMON COUNCIL  
OF THE CITY OF EL MIRAGE  
EL MIRAGE CITY COUNCIL CHAMBERS  
10000 N. EL MIRAGE ROAD  
6:00 PM -TUESDAY, MARCH 3, 2020**

**Minutes**

**1. ROLL CALL**

Present: Mayor Alexis Hermosillo; Vice Mayor Roy Delgado; Councilmember Monica Dorcey; Councilmember Anita Norton; Councilmember David Shapera; Councilmember Donna Winston (*via phone*)

**2. CALL TO ORDER - The meeting was called to order at 6:00 PM**

Pledge of Allegiance  
Moment of Silence

**3. PRESENTATION**

1. Presentation by Ms. Laura Capello, CEO, and Mr. Devin Del Palacio, Director of Community Outreach, of Big Brothers Big Sisters of Central Arizona.

Director of Community Outreach for Big Brothers Big Sisters (BBBS) Mr. Devin Del Palacio presented a comprehensive PowerPoint presentation of the BBBS program. He apologized on behalf of CEO Ms. Laura Capello who was unable to attend. He explained that BBBS has been in the valley for 65 years and to date has served 62,755 youths. The organization is very diverse and inclusive, with the belief that one-to-one mentoring relationships can ignite the power and promise of all youth. Mr. Palacio explained that children who participate in the program for at least 12 months are 52 percent less likely to skip school, 46 percent less likely to start using illegal drugs, and 27 percent less likely to start drinking alcohol, and most important to be more confident in themselves. Long term outcomes compared to their peers include, 50 percent more likely to experience life satisfaction, 75 percent more likely to complete a four-year degree with 85 percent overcoming adversity with the support of their mentor, and a 94 percent increase in individual confidence. He advised how mentors are selected and the 12-month commitment of spending at least 45 minutes two times per month is a minimum requirement. There are currently 250 children waiting to be matched and there is a significant need for mentors in the West Valley. The organization has a Big City Pledge initiative reaching out to local municipalities to form robust partnerships to help educate their communities on what resources are available to help youths in the community. Partnerships have also been formed with first responders, corporate organizations, and Luke Air Force Base for veteran mentors.

**Councilmember Shapera** complimented Mr. Palacio on his presentation and asked if local PTAs and the City of Surprise's Ottawa University had been contacted. Mr. Palacio responded they would be reaching out to all education stakeholders and thanked Councilmember Shapera for the Ottawa University recommendation. He noted that they have relationships with Arizona State University and other local community colleges. **Councilmember Norton** expressed her hope that the word would get out to the Community to promote individuals to want to step up and see kids being served in this manner. **Vice Mayor Delgado** asked if the organization had reached out to the Dysart Community Center and referenced Director Annie Ansell as being a great resource.

#### 4. CALL TO THE PUBLIC

Citizens desiring to speak on any issue within the jurisdiction of the public body 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 follow up on the matter, and/or (3) direct that the matter be put on a future agenda.

There were no public comments.

#### 5. 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 to approve the minutes of the Regular Council meeting held Thursday, February 20, 2020. (City Clerk) ***This item was pulled from the consent agenda and considered under Regular Agenda Item 6.1.***

City Clerk Sharon Antes proposed an amendment to the February 20, 2020 minutes to more accurately reflect the comments of Vice Mayor Delgado under Mayor's Comments and Council Summary of Current Events. She proposed removing the last sentence of the paragraph and replacing it with "He stated that nine years ago, he and others were asked to participate in a letter writing campaign representing El Mirage in support of this project. Attending this Grand Opening event, he reflected on the benefits of that letter writing campaign and stated the Tohono O'odham Nation gave all elected officials an inscribed award as a thank you for their support and participation in making this project become a reality. He gave the award to the Mayor and the City Manager to display in the awards case for the City. He further noted this project will create jobs for the West Valley and El Mirage residents now and in the future."

Councilmember Shapera moved to approve the minutes of the Regular Council meeting held Thursday, February 20, 2020, as amended with the proposal presented under Consent agenda Item 5.1 which was moved and considered under Regular Agenda item 6.1; seconded by Councilmember Dorcey.

**Vote:** 6 - 0 Passed - Unanimously

2. Consideration and action to approve the City of El Mirage Classification and Compensation Schedule, effective April 9, 2020. (Human Resources) ***This item was pulled from the Consent Agenda and considered under Regular Agenda Item 6.2.***

**Councilmember Shapera** referenced several recent news articles regarding rising rents; the average worker needs to earn \$20 an hour to afford a two-bedroom apartment. He stated the cost of living was increasing and suggested the compensation range amount for 610 through 613 be adjusted. He proposed the hourly mid-range become the hourly minimum and identified the positions it would affect. He spoke to Finance Director Robert Nilles to clarify the range percentage and was informed that the entire range would need to be adjusted. **Councilmember Norton** asked how many individuals were in those ranges and Mr. Nilles identified twelve employees. Mr. Nilles stated there is a five percent minimum between each range step so further adjustments to ranges 614 and 615 would also be needed. **Councilmembers Dorcey, Winston, Norton, and Vice Mayor Delgado** were in agreement to have the Finance Department make those adjustments to the compensation schedule.

**Councilmembers Shapera** also brought up his concerns about the need for a Council Assistant position; Councilmembers **Dorcey and Winston**, and **Vice Mayor Delgado** also expressed their concerns which centered on the cost (salary range) and the necessity of this position. They all stated they did not have enough information to support this position and requested that the Mayor provide documentation to back

up the need. **Mayor Hemosillo** commented that elevating the City's profile within the State has created more projects and feels the City would benefit from the added position. City Manager Dyches commented that current staff are completing the generated workload by putting in many additional hours and oftentimes professional staff are doing work of an administrative assistant. This position was discussed during the CIP session and she understood that they had agreed to this position. She requested the Council Assistant position remain in the range and further discussion could be held during the upcoming budget workshop. Ms. Dyches stated a draft of reasons for the need to fulfill this position would be provided to further review this matter. It was agreed to put this matter aside and continue the conversation during the May Budget Workshop.

Vice Mayor Delgado moved to approve the City of El Mirage Classification and Compensation Schedule, effective April 9, 2020 under Consent Agenda Item 5.2, moved to Regular Agenda item 6.2, as amended by Councilmember Shapera for ranges 610 through 615; seconded by Councilmember Shapera.

**Vote:** 6 - 0 Passed - Unanimously

3. Consideration and action to request, and accept if awarded, a public safety grant from the Arizona Governor's Office of Highway Safety (GOHS) Grant Program in an approximate amount of \$66,569 to support DUI Overtime and Enforcement and authorize Finance to make necessary budget transfers. (Grants/Police)
4. Consideration and action to request, and accept if awarded, a public safety grant from the Arizona Governor's Office of Highway Safety (GOHS) Grant Program in an approximate amount of \$118,332 to support Selected Traffic Overtime & Enforcement and authorize Finance to make necessary budget transfers. (Grants/Police)
5. Consideration and action to request, and accept funds if awarded, an FY 2021 Festival Grant from the Arizona Commission on the Arts in an approximate amount of \$3,000 to support the Fiesta de la Gente Special Event and authorize Finance to make necessary budget transfers. (Grants/Special Events)
6. Consideration and action to request, and accept if awarded, a public safety grant from the Arizona Governor's Office of Highway Safety (GOHS) Grant Program in an approximate amount of \$10,000 to support Occupant Protection and authorize Finance to make necessary budget transfers. (Grants/Fire)

Vice Mayor Delgado moved to approve Consent Agenda Items 3 through 6 as presented; seconded by Councilmember Shapera.

**Vote:** 6 - 0 Passed - Unanimously

## 6. **REGULAR AGENDA**

3. A Public Meeting, closure of Public Meeting followed by consideration and action to approve a Major Site Plan Zoning Application submitted by Cavco Industries for a Light Manufacturing Use in an Employment/Industry (E/I) Zoning District located at 13601 West Joe R. Ramirez Road. (Community Development)

Mayor Hermosillo opened the Public Hearing.

Planner/GIS Jose Macias presented a Major Site Plan Zoning Application for a Light Manufacturing Use submitted by Cavco Industries located at 13601 West Joe R. Ramirez Road. He presented the site plan, site photos, and land use. Staff has reviewed the Zoning Application and recommends approval with the stipulation that applicant shall address the Technical Advisory Committee (TAC) comments stated in the February 12, 2020, memorandum with the Building and Civil plan submittal. The Applicant is requesting a parking waiver to reduce the required 1,136 spaces (per §154.105.(E)(2)) to 458 spaces. Staff has no objection to this request. There were no public comments and the Planning and Zoning

Commission recommended approval at the February 25, 2020, Public Meeting with a 4-0 vote.

Mr. Dustin Chisum with Deutsch Architect Group stated he would help with any technical questions then introduced Mr. Paul DeRoo Vice, President of Cavco for the Southwest Region. Mr. DeRoo provided an overview of Cavco Industries, stating it was a homegrown company based in Phoenix, Arizona since 1965, with an additional office in Goodyear for the past 28 years. He stated they provide affordable manufactured housing models and cabins in Arizona, California, Nevada, Utah, New Mexico, Colorado and other surrounding states. The organization currently employs 350 employees in Goodyear with the expectation of growing to 500 employees at full capacity. Plans to build a state-of-the-art facility in El Mirage are expected to commence mid 2020.

**Councilmember Norton** asked if the Goodyear facility would be closing and employees transferring to El Mirage with additions to the workforce, and when did they expect to be operational in El Mirage. Mr. DeRoo responded the plant in Goodyear would be closing with hopes that all 350 employees will transfer to El Mirage and then grow from there. The organization is looking to be operational in approximately 18 months. **Councilmember Dorcey** asked what type of skills would be needed for their workforce. Mr. DeRoo identified trade skills required would be welders, electricians, plumbers, framers, and support staff such as service and engineer drafting. **Councilmember Shapera** asked if the organization planned to utilize solar. Mr. DeRoo stated they are currently reviewing three types of climate control; cooling towers, split systems, and evaporative coolers. The organization is looking for long term solutions while being mindful of water usage. **Vice Mayor Delgado** asked if a sales office would be located in El Mirage, would they utilize the rail service, and did they own the vacant building on El Mirage Road. Mr. DeRoo answered the organization had an inside sales force, they don't sell at the plant itself, however, two to three units are on display for clients to review. Cavco is currently not looking at utilizing a rail service at this time and there are distributors already in place in both Surprise and Phoenix. The building on El Mirage road is vacant but is owned by another organization.

Hearing no further comments, Mayor Hermosillo closed the public hearing.

Vice Mayor Delgado moved to approve a Major Site Plan Zoning Application submitted by Cavco Industries for a Light Manufacturing Use in an Employment/Industry (E/I) Zoning District located at 23601 West Joe R. Ramirez Road; seconded by Councilmember Shapera.

**Vote:** 6 - 0 Passed - Unanimously

## 7. CITY MANAGER'S COMMENTS & SUMMARY OF CURRENT EVENTS

The City Council may not act upon any matter in the City Manager's summary but may have general comment or questions.

No comments.

## 8. 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.

**Councilman Shapera** and **Vice Mayor Delgado** reported they attended a memorial and park dedication for Officer Paul Lazinsky in Rancho El Mirage stating it was very well done and expressing their gratitude.

**Councilmember Norton** reported on the El Mirage Cares event held on February 27, 2020, at the Dysart High School. She stated adult attendance was a low turnout, however, quite a few children from middle and high school did attend. Children expressed their gratitude regarding the information provided. She read a letter from Ms. Gladys Rios of El Mirage who was thankful to the City for putting on these events

to better educate today's parents (copy of Ms. Rios' email is on file in the Clerk's Office).

**Mayor Hermosillo** stated she is participating in the Read Across America project and has read to students at Thompson Ranch Elementary school with plans to visit other local schools. She also stated she attended the West Valley Mayors Council meeting at Luke Air Force Base and presented, on behalf of the City, a Certificate of Recognition to Mr. Canterbury for his 27 years of service. She advised Council of the upcoming Change of Command as General Canterbury is retiring.

9. **EXECUTIVE SESSION**

- 1. Consideration and action to adjourn into Executive Session pursuant to A.R.S. §38-431.03.A.1 for performance review of City Clerk. (Mayor)

*Note: Councilmember Winston was attending the meeting by phone and had to leave the meeting at 7:01 pm, prior to this vote. She did not attend the Executive Session because the Council approved Handbook does not allow phone in attendance at E-sessions.*

Vice Mayor Delgado moved to adjourn into Executive Session pursuant to A.R.S. §38-431.03.A.1 for performance review of City Clerk; seconded by Councilmember Shapera.

**Vote:** 5 - 0 Passed

Other: Councilmember Donna Winston (*via phone*) (EXCUSED)

10. **ADJOURNMENT - The meeting adjourned at 8:07 pm.**

\_\_\_\_\_  
Alexis A. Hermosillo, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Antes, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the Regular El Mirage City Council Meeting held on Tuesday, \_\_\_\_\_ and a quorum was present.

\_\_\_\_\_  
Sharon Antes, City Clerk