

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, APRIL 5, 2022**

Minutes

1. ROLL CALL

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

2. CALL TO ORDER - Meeting called to order at 6:00 pm

Pledge of Allegiance
Moment of Silence

3. PRESENTATION

1. Veterans Pilot Program Presentation. (Administration)

Deputy Director of Intergovernmental and Public Relations Amber Wakeman introduced Steve Yamamori with the Reveille Foundation. Mr. Yamamori gave a brief presentation on the Reveille Veteran's Pilot Program which will be collaborating with the El Mirage City Court to assist transitioning military, formerly incarcerated and/or Native Americans who need assistance navigating the court system.

4. PROCLAMATION

1. Proclamation to recognize Week of the Young Child April 2-8, 2022. (Administration)

Ms. Wakeman introduced the staff of First Things First; Eric Santiago, Regional Director, and Nicole Yezzi, Community Outreach Coordinator to give a brief description of the First Things First program and the assistance it provides to children.

2. Proclamation designating April 2021 as Fair Housing Month. (Community Services)

Community Services Manager Autumn Grooms provided background information on the Fair Housing Amendments Act of 1988 which ensures fair access to housing opportunities. She accepted the proclamation on behalf of Maricopa County Human Services department.

5. 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.

Resident Dan Reilly asked for staff to reevaluate the speed limit on 127th Avenue from Cactus Road to Dysart Road. He is concerned that the speed limit is too high. He also asked for an additional traffic signal to be installed at Dysart Road and Sweetwater Avenue to manage the increased traffic levels.

6. 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 Tuesday, March 15, 2022. (City Clerk)
2. Consideration and action to approve the destruction of municipal documents that have reached the end of their retention period as authorized under A.R.S. § 41 -15I.19. (City Clerk)
3. Consideration and action to approve the purchase of a digital management software platform, using available PD Prop 207 funds, from PowerDMS, as a sole source, for a total three-year cost of \$50,306 (\$46,322.39 plus 8.6% estimated tax); year one total is \$18,500 (\$16,985.02 plus 8.6% estimated tax). (Police)
4. Consideration and action to approve a Memorandum Of Understanding (MOU) with Maricopa County Adult Probation (MCAPD) allowing access to current adult probation data through a secure site through March 31, 2027, with extensions by mutual agreement. (Police)
5. Consideration and action to approve the ELM MIR RV Map of Dedication and Public Utility Easement submitted by ELM MIR RV, LLC for the dedication of Right-of-Way land and public utility easement located at Joe R. Ramirez Road east of El Mirage Road, El Mirage, Arizona 85335. (Development Services)
6. Consideration and action to enter into a Professional Services Contract (PSC) with EPS Group for the preparation of construction documents for a storm drain and retention basin at the cul-de-sac of 1st Avenue in the amount of \$33,565. (#62213) (Development Services)
7. Consideration and action to authorize the purchase of pumps for the Brisas lift station from Arrowhead Pump and Supply in an amount not to exceed \$35,364.50 and authorize finance department to make any transfers. (Public Works)
8. Consideration and action to authorize the purchase of equipment from USA Blue Book at an increase in cost of \$2,331.37 over the original budgeted amounts as part of CIP 62225 and 62226 for an amount not to exceed \$15,331.37 and authorize the finance department to make any necessary budget transfers. (Public Works)

9. Consideration and action to enter into an Agreement with Attorney James Palestini to provide legal counsel to qualified indigent defendants (as required by State criminal rules) for the El Mirage Court at an annual cost not to exceed \$7,500. (Administration/Court)

Vice Mayor Dorcey moved to approve consent agenda items 1-9 as presented; seconded by Councilmember Shapera.

Vote: 7 - 0 Passed - Unanimously

7. **REGULAR AGENDA**

1. A Public Hearing, closure of public hearing followed by a discussion and action on a conditional use permit and site plan approval zoning application for an auto service use for an express car wash business located at 11805 Thunderbird Road, El Mirage, Arizona 85335 submitted by SB&W Investments. (Development Services)

Mayor Hermosillo opened the public hearing.

Senior Planner Jose Macias presented information on the site plan and conditional use permit. He introduced the applicants, Brian and Eric Stein. Brian Stein gave a brief description of the type of car wash being proposed. **Councilmember Shapera** asked what the decibel level of the blowers would be and Mr. Stein stated the noise level is very low, and the blowers are pointed away from the residential homes nearby. **Vice Mayor Dorcey** asked how many jobs this business would provide and what the wages would be. Mr. Stein answered there would be one full-time position and two part-time positions. The pay would be around the minimum wage. **Vice Mayor Dorcey** asked Mr. Macias if there was going to be landscaping around the business and Mr. Macias stated there would be a block wall and landscaping. **Councilmember Delgado** asked if they had any other locations and would this location be similar in size as the car wash on Olive Avenue near 107th Avenue. Mr. Stein stated this would be their first location and would be a bit smaller than the car wash on Olive Avenue. **Councilmember Delgado** asked how big the signage would be and Mr. Stein answered that the sign would meet the City requirements. **Councilmember Delgado** asked what the hours of operation would be and Mr. Stein stated the wash would be open from 8am until 7pm. **Councilmember Hutchinson** asked if there was an employee break room/area in the building and Mr. Stein answered yes, there will be a small break room. **Councilmember Hutchinson** also asked if cash would be a payment option and Mr. Stein stated the kiosks will be able to process transactions in cash and credit/debit cards.

Hearing no comments from the Public, the **Mayor** closed the Public Hearing.

Vice Mayor Dorcey moved to approve a conditional use permit and site plan approval zoning application for an auto service use for an express car wash business located at 11805 W. Thunderbird Road, El Mirage, Arizona, 85335, submitted by SB&W Investments; seconded by Councilmember Shapera.

Vote: 7 - 0 Passed - Unanimously

2. A discussion and action on a site plan approval zoning application for industrial use for an exterior storage business located at 10201 N 121st Avenue, El Mirage, Arizona submitted by Norris Designs. (Development Services)

Senior Planner Macias provided a brief description of the business and stated the business owner was present for any questions. **Councilmember Shapera** stated he appreciated the owner

changing the parking designations as requested.

Vice Mayor Dorcey moved to approve a site plan approval zoning application for industrial use for an exterior storage business located at 10201 North 121st Avenue, El Mirage, Arizona, 85335, submitted by Norris Design; seconded by Councilmember Shapera.

Vote: 7 - 0 Passed - Unanimously

3. A discussion and action on a site plan zoning application for a warehouse use for a distribution center located at the southwest corner of Peoria Avenue and Dysart Road, El Mirage, Arizona 85335 submitted by LGE Design Group. (Development Services)

Senior Planner Jose Macias presented information on the site plan application. **Councilmember Shapera** stated it would be nice if solar panels were added to the project, and he said the turn lane should be the appropriate width to accommodate turning semi-trucks. **Vice Mayor Dorcey** asked how many employees would be on-site, and the architect, Daniel Macias, answered 100-250. **Councilmember Norton** asked if the trees to be planted would be adjacent to Peoria Avenue and Dysart Road and the architect stated the exact landscaping plans have not yet been finalized, but he anticipated the plan to be very similar to the rendering.

Vice Mayor Dorcey moved to approve a site plan zoning application for a warehouse use for a distribution center located at the southwest corner of Peoria Avenue and Dysart Road, El Mirage, Arizona, 85335, submitted by LGE Design Group; seconded by Councilmember Shapera.

Vote: 7 - 0 Passed - Unanimously

8. **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.

City Manager Crystal Dyches stated staff had a tour of the new library today, and she has sent an invitation to Council for April 26 for their tour. She has provided multiple times for tours to fit schedules. **Vice Mayor Dorcey** asked if there will be a grand opening for the library and Ms. Dyches stated yes. **Councilmember Shapera** asked if solar panels would be added to the project and City Engineer Jorge Gastelum stated the consultant advised the plan to add solar panels would be evaluated after six months.

9. **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.

Vice Mayor Dorcey thanked staff for a successful Spring Faire. **Councilmember Delgado** thanked staff for the hard work on the budget. **Councilmember Hutchinson** and **Councilmember Norton** also thanked staff for the Spring Faire and the budget meeting. **Councilmember Shapera** reminded everyone of the blood drive taking place on April 6, 2022. **Councilmember Winston** asked residents to be patient with public safety staff regarding social media posts about incidents stating PD is often not able to provide updates for ongoing investigations.

10. **ADJOURNMENT - Meeting adjourned at 7:03 am.**

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, April 5, 2022, and a quorum was present.



Sharon Antes, City Clerk