

DRAFT

WORK SESSION OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE POLICE DEPARTMENT
12401 W. CINNABAR AVENUE
5:00 PM -TUESDAY, OCTOBER 18, 2022

Minutes

1. ROLL CALL

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

2. CALL TO ORDER - MEETING CALLED TO ORDER AT 5:00 pm.

3. WORK SESSION PRESENTATION

1. Discussion and information on a proposed Major General Plan amendment to the El Mirage 2020 General Plan on 38 acres of unimproved land located east of the Cactus Road and Main Street intersection along the Agua Fria river submitted by Withey Morris for a project called Agua Fria Commerce Park. (Development Services)

Senior Planner Jose Macias provided background information on the proposed major General Plan amendment. **Councilmember Shapera** asked what the applicant is requesting the rezoning to be and Mr. Macias stated industrial. **Councilmember Shapera** asked if the area could be rezoned to commercial and Mr. Macias stated that is not the correct zoning for the proposed business. **Councilmember Norton** asked if the residents would still have access to the wash area and Mr. Macias stated yes, the access will be further east on Cactus Road. **Councilmember Norton** asked if the drainage would be extended from Main Street to the wash and Mr. Macias stated yes. **Councilmember Delgado** stated he had received a letter from Sundial HOA Board Member Larry Harmon regarding the residents' concerns, and he stated there was no study or facts provided to support the claims made in the letter. **Councilmember Shapera** stated that all projects are required to meet engineering specifications and will not be approved until meeting the standards of multiple agencies.

Applicant Adam Baugh presented information outlining the project and detailed how they have attempted to address the concerns of the residents in the area. **Mayor Hermosillo** thanked Mr. Baugh for the detailed information and the efforts his company has made. **Councilmember Norton** asked where the emergency access would be and Mr. Baugh detailed the locations on the map. **Vice Mayor Dorcey** stated she appreciates the efforts demonstrating the commitment to this project from Mr. Baugh and his team. **Vice Mayor Dorcey** stated the concerns of residents are always welcomed and that Council makes decisions based on facts. **Councilmember Shapera** asked how much money is projected to be spent on this project and Mr. Baugh stated \$35 million. **Councilmember Delgado** asked if the gate near the dog park would be secure and Mr. Baugh stated it will be locked at all times. **Councilmember Winston** stated she appreciates the time and effort it took to address the residents' concerns. **Councilmember Norton** thanked Mr. Baugh for the efforts to meet the goals and address the

residents' concerns.

4. **ADJOURNMENT - MEETING ADJOURNED AT 5:52 pm.**

Alexis A. Hermosillo, Mayor

ATTEST:

Sharon Antes, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the El Mirage City Council Work Session held on Tuesday, October 18, 2022, and a quorum was present.



Sharon Antes, City Clerk