

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, JUNE 3, 2025**

Minutes

1. ROLL CALL

Present: Mayor Alexis Hermosillo; Vice Mayor Jacquelyn Parsons; Councilmember Monica Dorcey; Councilmember Ryan Eldridge; Councilmember Scottie Gentry (phone); Councilmember Anita Norton; Councilmember Donna Winston (phone)

2. CALL TO ORDER - meeting called to order at 6:00 p.m.

Pledge of Allegiance
Moment of Silence

3. 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.

No comments received.

4. 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, May 20, 2025. (City Clerk)
2. Consideration and action to adopt Ordinance No. O25-06-05, amending the 2025 Council Meeting calendar. (City Clerk)
3. Consideration and action to approve Ordinance O25-06-06 adopting the City's property tax levies for Fiscal Year 2025-2026. (Administration)

At Councilmember Gentry's request, this item was pulled from Consent for consideration and action on the Regular Agenda as 5.1.a.

4. Consideration and action to authorize an Intergovernmental Agreement (IGA) with the Regional Public Transportation Authority (RPTA) for Regional Americans with Disabilities Act (ADA) Paratransit Service for FY26. (Administration)
5. Consideration and action to request and accept, if awarded, funding from the Tohono O'odham Nation 2025 revenue sharing program, in an amount of approximately ~~\$600,000~~ **\$300,000** to add shade coverings to four neighborhood park playgrounds and security cameras, and authorize Finance to make the necessary budget transfers.

At Councilmember Eldridge's request, this item was pulled from Consent for consideration and action on the Regular Agenda as 5.1.b.

Vice Mayor Parsons moved to approve Consent Agenda Items 4.1, 4.2, and 4.4; seconded by Councilmember Dorcey.

Motion carried. (6/0)

5. **REGULAR AGENDA**

Consent Agenda Item 4.3 was pulled and discussed as Regular Agenda 5.1.a.

5.1.a. Consideration and action to approve Ordinance O25-06-06 adopting the City's property tax levies for Fiscal Year 2025-2026 (Administration)

Mayor Hermosillo stated this item was requested to be pulled by Councilmember Gentry. Mayor Hermosillo asked staff to provide more information on this item.

Robert Nilles, Deputy City Manager, stated this item was the adoption of the property tax. He stated this is the sixth time this item has been in front of the Council and this was the last step in the property tax process. He stated this ordinance adopts the primary and secondary tax rates. He stated prior council set aside the primary tax rate to be specifically used for public safety purposes and the secondary tax rate to pay for voter-authorized debt.

Councilmember Norton asked what is the primary and secondary tax rate, as well as the amount collected, and what the actual levy would be this year.

Mr. Nilles stated the primary tax rate is going down from \$1.7104 to \$1.6596 and the secondary rate is going down from \$1.0752 to \$0.9778. He stated this is a total of about \$0.15 rate drop overall. He stated the proposed primary levy is \$3,276,000 and the secondary levy stays the same at \$1,930,000. He stated to comply with truth and taxation, we actually lowered what would have been the total amount current property owners pay. He stated that exclusive of new growth, the amount being charged to property owners for tax went down by approximately \$299.00.

Vice Mayor Parsons asked if the rate was not lowered would residents have to pay increased property taxes.

Mr. Nilles stated residents would have to pay more in property taxes if the rate was not lowered because of the valuation growth.

Vice Mayor Parsons moved to approve Ordinance O25-06-06 adopting the City's property tax levies for Fiscal Year 2025-2026; seconded by Councilmember Norton.

Motion Carried. (6/0)

Councilmember Gentry was not present for the vote due to technical difficulties.

Consent Agenda Item 4.5 was pulled and discussed as Regular Agenda 5.1.b.

5.1.b. Consideration and action to request and accept, if awarded, funding from the Tohono O'odham Nation 2025 revenue sharing program, in the amount of approximately \$300,000 to add shade coverings to four neighborhood park playgrounds and security cameras, and authorize Finance to make the necessary budget transfers.

Councilmember Eldridge stated that with so much going on, he wanted to make sure it was clear to the public where the funds would be used and why the parks that are listed have been chosen.

Sean VonRoenn, Parks and Recreation Director, stated this project reflects two capital items for fiscal year 2026 that were approved. He stated the first item is shade structures at four of the pocket park locations that currently do not have any shade structures over the existing playground: Dahlia Park, Dreyfus Park, Buena Vida Park and Brown Family Park. The second item was security cameras and lighting improvements. He stated that by adding shade structures to these locations, it would be advantageous to build off the efficiencies by adding cameras and lighting, which these parks currently do not have.

Councilmember Eldridge asked if the city would have to match funds.

Mr. VonRoenn stated that they are proposing to only offer in kind as a match.

Councilmember Norton asked if the cameras are monitored and, if so, by whom, and would the cameras be incorporated into the existing park system.

Mr. VonRoenn stated the cameras are not monitored, and they would be incorporated into the current park system in which they use Meraki and they do have a backup which is approximately ten days' worth of coverage.

Councilmember Dorcey stated to be clear, the city does not have this money yet and may not get it. She stated that the Tohono O'odham Nation has been very generous to the city, so she is hoping to get the grant.

Vice Mayor Parsons moved to approve consideration and action to request and accept, if awarded, funding from the Tohono O'odham Nation 2025 revenue sharing program, in the amount of approximately \$300,000 to add shade coverings to four neighborhood park playgrounds and security cameras, and authorize Finance to make the necessary budget transfers; seconded by Councilmember Dorcey.

Motion carried. (6/0)

Councilmember Gentry was not present for the vote due to technical difficulties.

1. A public hearing followed by a discussion and action regarding Ordinance O25-06-03 for a Zoning Text Amendment to the City of El Mirage, Arizona Zoning Code: Land Usage Volume 2 Chapter 154.052 Permitted Uses by Zone, Residential Use Category to allow Single-Family-Attached Dwellings in the Urban Corridor zoning districts. (Development Services - Planning & Zoning)

Mayor Hermosillo opened the public hearing at 6:13 p.m.

Councilmember Gentry joined the meeting at 6:15 p.m.

Jose Macias, Senior Planner, presented the proposed text amendment to Chapter 154.052 Permitted Uses by Zone, Residential Use Category, to allow Single-Family-Attached Dwellings in the Urban Corridor zoning districts. Red Pine Investments, LLC proposed a text amendment and the applicant, Brennan Ray, was present for any questions. The City's Urban Corridor district was designed to create vibrant, mixed-use developments along major transportation routes. The proposed

Amendment would allow a strategic opportunity to enhance El Mirage's housing options. This Amendment addresses the growing housing needs while promoting smart development along major transportation corridors. The Planning and Zoning Commission meeting recommended approval of the application by a vote of 5 to 0 at its May 24, 2025 meeting.

Mayor Hermosillo asked the applicant if he had any additional information that he would like to add.

Brennan Ray, Ray Law Firm, on behalf of the applicant, stated the staff did a great job with the presentation. He stated he was very supportive of this amendment because it would bring additional housing to El Mirage and would also bring another housing option to residents for rental and homeownership. He stated homeownership was one of the benefits of town homes.

Jeff Lach, resident, stated he has no reservations regarding increasing housing and stated that if there are no impact fees would the developer pay for ingress and egress for sewers and water.

Mr. Macias stated this application is only for the zoning to be changed. He stated the question could be asked and answered during the site plan at the time of application.

Councilmember Eldridge asked if the properties would be individually owned or rented and what would be the cost for ownership.

Mr. Ray stated it is going to be a community for individual ownership. The developer and the subsequent purchaser would determine if they would be for sale or for rent. He does not know at this time what the average selling price of the units would be.

Councilmember Gentry asked if there was a certain location the developer was looking to build the townhomes.

Mr. Ray stated there was a specific site at the corner of El Mirage Road and Thunderbird Road.

Mayor Hermosillo stated for clarity that the location is the property next to the Casa Mirage Apartments.

Councilmember Norton asked if this would be considered affordable housing.

Mr. Ray stated he can not say if it is going to be affordable housing because that term means different things to different people. He stated that it would be appropriate for people that currently live in the city or people looking to move here as well.

Councilmember Eldridge asked if this would be managed like a homeowners association or community management company.

Mr. Ray stated that in these types of developments there is a property owners' association because they are for individual ownership.

Councilmember Gentry asked if this developer had buildings that have been built in other areas that have been successful.

Mr. Ray stated that his client has had considerable experience developing a variety of different residential housing throughout the valley and other places in Utah as well.

Mayor Hermosillo closed the public hearing at 6:29 p.m.

Mayor Hermosillo stated this project enhances the quality of life by providing more options for residents regarding housing. She stated that she hopes this project is a natural fit within the

community and socio-economic backgrounds that this community has.

Councilmember Dorcey stated this is a wise decision to put this ordinance in place. She stated there are spots around the town that would be ideal for this type of housing where it would not be suitable to build a full-scale single-family home. She stated this is an enhancement that should be given the opportunity to flourish here, and each individual project will have to come before the council so that the council will have the chance to weigh in on things like affordability.

Councilmember Norton stated that she is supportive of this and, because we are landlocked, this does provide an avenue for residents to either buy or rent.

Councilmember Eldridge stated he would love to see the population increase in the area and to see younger families coming in and maybe have their first home.

***Vice Mayor Parsons moved to approve Ordinance O25-06-03 for a Zoning Text Amendment to the City of El Mirage, Arizona Zoning Code: Land Usage Volume 2 Chapter 154.02 Permitted Uses by Zone, Residential Use Category to allow Single-Family-Attached Dwellings in the Urban Corridor zoning Districts; seconded by Mayor Hermosillo.
Motion carried. (7/0)***

2. Consideration and action to approve the memorandum of understanding between the City of Glendale Police Department and the City of El Mirage Police Department for the use of the West Valley Real-Time Crime Center (WVRTCC) (Police).

Doug Hildebrandt, Assistant Police Chief, gave a presentation on the proposed Memorandum of Understanding between the City of Glendale Police Department and the El Mirage Police Department for the use of the West Valley Real-Time Crime Center (RTCC). He defined the RTCC as a location that collects data from multiple sources and aggregates it onto a unified platform for real-time analysis and rapid decision-making. This RTCC proof of concept would allow El Mirage Police Department to participate in-progress incidents and crime prevention by analyzing patterns and trends for hotspot identification. The Glendale Police Department is the host agency for the RTCC. The infrastructure, software and hardware are already in place and there is no initial cost to El Mirage to participate. The projected length of the proof of concept is 12 months and there would be no obligation by El Mirage to enter into an Intergovernmental Agreement. This is the future of modern and effective policing and El Mirage is not large enough to stand up a RTCC on its own.

Mayor Hermosillo stated that this is something that would be a great addition to the community and the service that it will provide to the community. She stated she is very supportive of this item.

Councilmember Dorcey stated that she saw an item on the news talking about this technology and how it tracked an actual crime in real time. She stated she was very supportive of this proof of concepts phase and seeing what it builds into.

Councilmember Eldridge stated that he is in support of this item, but his concern is that in a year when it is all done, will there be a sticker shock at what the project cost will be. He asked that if we have to put an employee into that position, does that mean there is a need to create a new position?

Assistant Chief Hildebrandt stated that the intent is to move one drone pilot out of his current assignment into the RTCC during the pilot program.

Councilmember Norton asked how it works when incidents are going on simultaneously in several cities when we have an employee that is staffed at the RTCC.

Assistant Chief Hildebrandt stated that when El Mirage has a priority one call, the El Mirage staffed

officer will address that call first. The agreement is structured that when we have a full-time employee on site, their priority is El Mirage and when we don't have a full-time employee on site, Glendale will assist with priority one calls in our city.

*Mayor Hermosillo moved to approve the memorandum of understanding between the City of Glendale Police Department and the City of El Mirage Police Department for the use of the West Valley Real-Time Crime Center (WVRTCC); seconded by Vice Mayor Parsons.
Motion carried. (7/0)*

6. 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 received.

7. 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.

Councilmember Eldridge stated that he applauded the Fire Department for their work on that house fire at Rancho Mirage. He also thanked Police and Jorge Gastelum for assistance with a concern about Thompson Ranch and for spending hours with him talking about it.

Councilmember Winston thanked the Fire and Police Departments for their help with a fire that was at her neighbor's house. She stated she wanted to remind everyone about the Bookworm Rock Art Project that is happening at the El Mirage Library on Saturday, June 7, 2025, from 2:00 p.m. to 4:00 p.m.

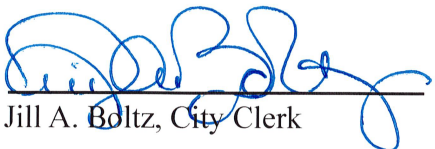
8. ADJOURNMENT - meeting adjourned at 6:51 p.m.

Alexis A. Hermosillo, Mayor

ATTEST:

Jill A. Boltz, 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, June 3, 2025, and a quorum was present.



Jill A. Boltz, City Clerk