

DRAFT

**WORK SESSION OF THE COMMON COUNCIL
OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
5:00 PM -TUESDAY, JUNE 19, 2025**

Minutes

1. ROLL CALL

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

2. CALL TO ORDER - meeting called to order at 3:03 p.m.

3. WORK SESSION PRESENTATION

1. Development Impact Fees Discussion

Robert Nilles, Deputy City Manager, stated the purpose of the Special City Council Work Session was to review preliminary findings and recommendations of the Development Impact Fee (DIF) Study conducted by TischlerBise. The presentation provided an overview of legally authorized DIF mechanisms, proposed fee amounts, and infrastructure projects included in the City's Infrastructure Improvements Plan (IIP). The study ensures compliance with Arizona Revised Statutes §9-463.05, which govern how development impact fees may be imposed. The study further ensures compliance with this statute through preparation of Land Use Assumptions, Infrastructure Improvements Plan, and Development Fee Schedule. In addition, the study uses three legally accepted DIF methodologies: buy-in, consumption-based, and plan-based.

Mr. Nilles introduced Carson Bise, President of TischlerBise Inc., who gave background and updates on the development impact fee process. His presentation consisted of updates on current projects and received feedback on whether there were any projects not included in the fee consideration that should be added to the calculations. He presented sample numbers and next steps that are necessary as the process progresses. Mr. Bise gave the history of his consulting practice serving local government municipalities for the past 40 years. Information provided consisted of legal options, methodologies, offsets, affordable housing, parks and recreational facilities, police and fire facilities, police and fire vehicles, street facilities, and wastewater facilities. He provided preliminary numbers that were included in the Development Impact Fee structure prepared by TischlerBise.

Council discussion included development projections, affordable housing, allocation and use of funds collected by the city, industrial versus commercial development impact fees and structures, credits potentially due for streets and projects, and various assumptions currently predicted in the Development Impact Fee Structure. Additional projects to be considered in the fee structure include a second Fire Station and a Community Center.

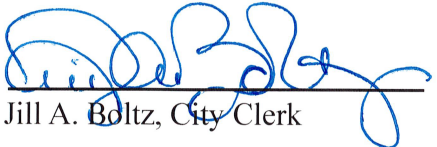
4. **ADJOURNMENT - meeting adjourned at 5:49 p.m.**

Alexis A. Hermosillo, Mayor

ATTEST:

Jill A. Boltz, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the El Mirage City Council Work Session held on Thursday, June 19, 2025 and a quorum was present.



Jill A. Boltz, City Clerk