

DRAFT

**REGULAR MEETING OF THE COMMON COUNCIL
CITY OF EL MIRAGE
CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
6:00 PM -TUESDAY, JANUARY 6, 2026**

Minutes

1. ROLL CALL - meeting called to order at 6:10 p.m.

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

2. CALL TO ORDER

Pledge of Allegiance
Moment of Silence

3. PRESENTATION

1. 2026 State and Federal Legislative Update.

Amber Wakeman, Deputy Director of Intergovernmental Affairs/Public Information, provided a 2026 State and Federal Legislative Update.

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.

Phillip Bynum, resident, asked for clarification on the El Mirage website that states a proposal for a \$25 million park that is within a flood zone and spending \$1.1 million on streets in the original sector of El Mirage. He stated the citizens want leadership. He stated that there are multiple items on the agenda that need to be explained, including the \$100,000 consulting fee for Michael Baker, \$26,000 for a drone show, and \$54,000 for a concept design of City Hall.

Steve Gilliam, resident, requested that the Facebook slamming and social media be addressed and stopped. He stated the El Mirage Police Union Association put out first-class postcards that had a false return address to the citizens, and there is not one police officer and only one firefighter on staff that lives within the city limits.

Jeff Lach, resident, stated that the city is spending \$25 million on a park, and the survey received by residents did not state this cost. He stated that the

neighborhood would be light-polluted, become a safety concern, and experience more traffic in a residential area. He stated that Parks is buying another truck for \$43,000 and then paying \$187,000 for a new floor at the YMCA, which is only 9 years old. He stated the city is receiving \$2.9 million from new businesses and that money could be used to pay residents' property taxes.

Jim McPhetres, resident, stated Parks and Recreation has ten trucks and does not need to purchase a new one, and the city does not need to spend \$25 million on a park that the citizens do not want. He also stated the city does not need to spend \$54,000 on building renovations.

Aaron Flannery, resident, stated there are nine items, of which only two should be on the Consent Agenda and one item on the Regular Agenda that should be on the Consent Agenda. He stated that this is a small town and everyone should be more responsible with taxpayers' money.

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 Work Session and Regular City Council meeting held Tuesday, December 2, 2025. (City Clerk)
2. Consideration and action to accept Arizona Lottery Funds (ALF) from Valley Metro in an estimated amount of \$90,694 for local and regional dial-a-ride services with AllThrive365, and for para-transit services with Valley Metro, for FY26 and authorize the Finance Director to make the necessary budget transfers. (Grants)
3. Consideration and action for the City Manager to enter into a contract with Granicus to implement a new Business License Software for an amount not to exceed \$9,554.35. (Administration)
4. Consideration and action to approve the second of four one-year amendment extensions to the current Senior Center congregate meal service agreement with Banner Olive Branch Senior Center in an amount not to exceed \$50,000, with all other terms and conditions remaining unchanged. (Parks and Recreation)
5. Consideration and action to authorize the City Manager to negotiate and enter into a show contract with Open Sky Drone Productions, LLC to conduct a drone light show for the 75th Anniversary Fall Fiesta event on or about the date of October 24th, 2026, in the amount of \$26,000, and authorize the Finance Department to make any necessary transfers. (Parks and Recreation)

At the request of Councilmember Eldridge, this item was pulled from Consent Agenda for consideration and action on the Regular Agenda as 6.1.a.

6. Consideration and action to approve a License and Land Lease Agreement with Sundt Construction, Inc. to lease 7.64 acres of City-owned property located at 12300 W Joe R. Ramirez Road, El Mirage, Arizona 85335. (Development Services)

7. Consideration and action to approve contract EM25-BPP01 with Kincaid Civil Construction for the completion of CIP 62621 to replace the discharge piping at the Alto well site in an amount not to exceed \$139,474.01 and authorize the finance department to make any necessary transfers. (Public Works)
8. Consideration and action to approve a sole source purchase through JHC Inc. for the replacement of critical system components for the water reclamation facility (WRF) in an amount not to exceed \$119,512.34 (\$71,404.98+\$48,190.36) and authorize the finance department to make any necessary transfers. (Public Works)

The item was pulled from the Consent Agenda for consideration and action on the Regular Agenda as 6.1.b.

9. Consideration and action to enter into a Professional Services Contract with Michael Baker International, Inc. to provide consultant service assistance to execute the strategies and action items as suggested by the 2023 Downtown Revitalization Plan in the amount not to exceed \$100,000. (Development Services)

At the request of Councilmember Eldridge, this item was pulled from the Consent Agenda for consideration and action on the Regular Agenda as 6.1.c.

Vice Mayor Parsons moved, seconded by Councilmember Winston, to approve Consent Agenda items 5.1–5.4 and 5.6. Motion passed (7/0).

6. REGULAR AGENDA

Consent Agenda Item 5.5 was pulled and discussed as Regular Agenda Item 6.1.a.

Consideration and action to authorize the City Manager to negotiate and enter into a show contract with Open Sky Drone Productions, LLC to conduct a drone light show for the 75th Anniversary Fall Fiesta event on or about the date of October 24, 2026, in the amount of \$26,000, and authorize the Finance Department to make any necessary transfers. (Parks and Recreation)

Mayor Hermosillo stated this item was pulled by Councilmember Eldridge. Councilmember Eldridge stated he was concerned about the contract's cost and terms, as well as the drone show's flight path. He stated it would be better to find sponsorships to fund this item. Mr. Sean VonRoenn, Parks and Recreation Director, stated that he worked with various vendors to determine the appropriate number of drones given the limited space and the size of the crowd. He stated they are actively pursuing sponsorship opportunities, but need to secure the date with the vendor. Mr. VonRoenn stated that Bill Gentry Park was selected as the preferred location because it is in the northern portion of the city, which allows for greater flexibility in airspace. The El Mirage Police Department and its drone experts work closely with Luke Air Force Base to ensure compliance with all required permits and approvals. He stated that overnight security will also be provided because vendors will be staging inflatables that need to be secured for the event.

Councilmember Norton-McDaniel stated that, since this event is for the 75th Anniversary Celebration in October, there are benefits to using drones rather than fireworks. She stated drone shows do not interfere with those who have Post Traumatic Stress Disorder (PTSD), children and adults with sensory issues, autism, and other special needs, as well as diminish fire risk. She stated the

proposal would add another show for \$5,000, allowing a show at the beginning and end of the celebration.

Councilmember Norton-McDaniel moved to authorize the City Manager to negotiate and enter into a show contract with Open Sky Drone Productions, LLC to conduct a drone light show for the 75th Anniversary Fall Fiesta event on or about the date of October 24, 2026, in the amount of \$26,000, adding a second show for the additional \$5,000 and authorize the Finance Department to make any necessary transfers, seconded by Councilmember Dorcey.

Motion passed (6/1). NAY - Councilmember Gentry.

Consent Agenda item 5.8 was pulled and discussed as Regular Agenda Item 6.1.b.

Consideration and action to approve a sole source purchase through JHC Inc., for the replacement of critical system components for the water reclamation facility (WRF) in an amount not to exceed \$119,512.34 (\$71,404.98+\$48,190.36) and authorize the finance department to make any necessary transfers. (Public Works)

No further discussion on this item.

Vice Mayor Parsons moved to approve a sole-source purchase through JHC Inc. for the replacement of critical system components for the water reclamation facility (WRF), in an amount not to exceed \$119,512.34 (\$71,404.98 + \$48,190.36), and to authorize the finance department to make any necessary transfers, seconded by Councilmember Winston. Motion passed (7/0).

Consent Agenda item 5.9 was pulled and discussed as Regular Agenda Item 6.1.c.

Consideration and action to enter into a Professional Services Contract with Michael Baker International, Inc. to provide consultant service assistance to execute the strategies and action items as suggested by the 2023 Downtown Revitalization Plan in the amount not to exceed \$100,000. (Development Services)

Mayor Hermosillo stated this item was pulled by Councilmember Eldridge. Councilmember Eldridge stated he was concerned because the contract is dated in October. He also stated that on Attachment B there is a budget listed for phase two and phase three, which he thought was already complete. Jorge Gastelum, Development Services Director, stated this task is completely different than the project completed several years ago. He stated there were four different firms that submitted the statement of qualifications and the review committee determined Michael Baker to be the best. He stated they would provide a total of 646 hours.

Councilmember Norton-McDaniel stated she has spoken to concerned residents about entering a contract with Michael Baker for a revitalization plan again. She stated that we have talent on staff and should incorporate that talent to complete this task. She stated she does not support spending \$100,000 on a consultant when there is staff capable of getting this done. Councilmember Dorcey stated that adding this project to existing staff would create additional work for staff who already have full-time jobs. She stated that bringing this task in-house would require hiring an additional person, which would cost more than \$100,000. Vice Mayor Parsons expressed concern about employees getting behind in their current jobs and how that would affect the residents.

Councilmember Norton-McDaniel moved not to approve the consideration and action to enter into a professional services contract with Michael

Baker International to provide consulting services, and to propose that staff handle the items, seconded by Councilmember Gentry. Motion failed (2/5). NAY - Mayor Hermosillo, Vice Mayor Parsons, Councilmember Dorcey, Councilmember Eldridge, Councilmember Winston

Vice Mayor Parsons moved to approve consideration and action to enter into a Professional Services Contract with Michael Baker International, Inc., to provide consultant service assistance to execute the strategies and action items as suggested by the 2023 Downtown Revitalization Plan in the amount not to exceed \$100,000, seconded by Councilmember Winston. Motion passed (4/3). NAY - Councilmember Eldridge, Councilmember Gentry, Councilmember Norton-McDaniel

1. Consideration and action to approve Resolution R26-01-01 for the Call of Election for the 2026 Primary and General Election (City Clerk)

Jill Boltz, City Clerk, presented Resolution R26-0101 for the Call of Election for the 2026 Primary General Election for Mayor and Council.

Vice Mayor Parsons moved to approve Resolution R26-010 for the Call of Election for the 2026 Primary and General Election, seconded by Councilmember Winston. Motion passed (7/0).

2. Consideration and action to appoint Thomas George and Jason Mingura as Alternate Members of the Planning and Zoning Commission with term expiration of June 2028 and to reappoint Brian Campbell-Sanderfield, William Mejia and Thomas Gouer as Regular Members of the Planning and Zoning Commission, with term expiration date of June 2030. (City Clerk)

Jill Boltz, City Clerk, presented an item for consideration and action to appoint Thomas George and Jason Mingura as alternate members of the Planning and Zoning Commission with term expiration of June 2028 and three reappointments for Brian Campbell-Sanderfield, William Mejia, and Thomas Gouer with term expiration dates of June 2030.

Councilmember Norton-McDaniel gave background on a similar procedural issue that occurred in June 2024. She stated that at that time, an alternate appointment was placed on the agenda without following the recruitment and interview process required by city ordinance. The Mayor and City Clerk were emailed, and the agenda was revised to remove that item before the council meeting. She stated the City Clerk initiated the required recruitment campaign to appoint an alternate member to the Planning and Zoning Commission. She stated this item is not legally ready for council action.

Mayor Hermosillo asked legal counsel for clarification.

Jon Paladini, City Attorney, stated that under Section C of the City Code, members may be reappointed. Councilmember Norton-McDaniel stated she challenged that interpretation and read aloud City Code 154.036 B2.

Mayor Hermosillo stated she was on the previous subcommittee with Councilmember Norton-McDaniel and Councilmember Shapiro. She stated that a practice existed in which, if citizens were not selected for appointment to the Planning and Zoning Committee, applications would be held and, should an opportunity to serve arise, those citizens would be considered to fill the vacancies.

Councilmember Norton-McDaniel moved to dismiss this agenda item on the grounds that the process required by City Code 154.036 B2 was not followed, and further moved to direct the City Clerk and the Commission Review Board to conduct the recruitment application and interview process exactly as required by ordinance, seconded by Councilmember Gentry.

Motion failed, (2/5). NAY - Mayor Hermosillo, Vice Mayor Parsons, Councilmember Dorcey, Councilmember Eldridge, Councilmember Winston

Mayor Hermosillo moved to appointment of Thomas George and Jason Mingura as alternate members of the Planning and Zoning Commission with a term expiration of June 2028, and to reappoint Brian Campbell-Sanderfield, William Mejia, and Thomas Gouer as regular members of the Planning and Zoning Commission with expiration dates of June 2030, seconded by Vice Mayor Parsons.

Motion passed, (5/2). NAY - Councilmember Gentry, Councilmember Norton-McDaniel

Mayor Hermosillo administered the Oath of Office to Thomas George and Jason Mingura.

3. Consideration and action to authorize the City Manager to negotiate and enter into a Professional Services Contract with Red Tree Consulting LLC to provide architectural design services and construction administration to renovate portions of the existing City Hall building in the amount of \$54,400, utilizing the 1GPA National Cooperative Contract #23-18P-10-E2 (Architectural Services).

Bryce Christo, Assistant City Engineer, presented the architectural design contract for City Hall renovations. He stated that due to limited space within the existing City Hall building, and the need to plan for the next five years and future growth. The city hired an architect to identify areas for renovation, with a goal of creating additional office and meeting spaces. Mr. Christo outlined six areas in the City Hall building with opportunities for expansion, including adding 11 offices, with a loss of 3 spaces and 3 storage rooms. He stated the cost of the design phase of this project is \$54,400.

Mayor Hermosillo asked how many people worked in the building when it was originally constructed and how many currently work in the building. Mr. Christo stated there were 29 employees when the building was originally constructed, with a mindset of growing to 34 employees total. He stated there are currently 44 employees. Crystal Dyches, City Manager, stated that there are 44 employees, plus 3 part-time employees, for a total of 47.

Councilmember Norton-McDaniel stated that she and Councilmember Gentry toured the building in November and looked at every work center, workstation, and every area where employees were, and found that there was no need for additional workspace. She stated there are several cubicle areas on the 1st and 2nd floors where four-wall offices are being proposed. She stated this is not warranted, and she does not approve of this contract.

Councilmember Dorcey stated that none of the Councilmembers are architects, and employees need a decent place to work. She stated that in order to hire and keep people who are good at their jobs, there needs to be decent accommodations.

Councilmember Eldridge stated that the proposal predicted that approximately 6 to 8 additional staff members would be required over the next 5 years, and he would like to know which departments those employees would be hired to work

in. Mr. Christo stated there would be roughly one new person per department.

Vice Mayor Parsons stated she works in the building two or three times a week, and she sees the conditions in which the employees currently work, and should do what is best for the employees.

Councilmember Winston stated that it needs to be understood that when the building was built, the future was not taken into consideration, and that just because the city is landlocked does not mean there will not be growth, because the city has grown.

Councilmember Norton-McDaniel stated that at no time did she see horrible conditions in offices or workspaces. She stated that, in other major companies, most employees work in smaller cubicles than our employees do. She stated when she toured City Hall it was not definitive who would be in the newly created offices. She invited residents to tour City Hall.

Vice Mayor Parsons moved to authorize the City Manager to enter into a professional services contract with Red Tree Consulting LLC to provide architectural design services and construction administration to renovate portions of the existing City Hall building in the amount of \$54,400, seconded by Councilmember Winston.

Motion passed (5/2). NAY - Councilmember Gentry, Councilmember Norton-McDaniel

4. Consideration and action to authorize the City Manager to execute a contract with Courtesy Auto for the purchase of one vehicle for the Parks Division, in an amount not to exceed \$48,651.35, and authorize the Finance Department to make any necessary budget transfers. (Parks & Recreation / Public Works)

Nick Russo, Public Works Director, stated this item was tabled for future consideration in November 2025. He stated Public Works has obtained quotes for base model 3500 or equivalent from three vendors using the State of Arizona contracts. The new vehicle will replace vehicle #2672, a 2006 F-350 with 95K miles.

Councilmember Dorcey asked whether this was an additional vehicle or a replacement. Mr. Russo stated this is a replacement vehicle.

Councilmember Norton-McDaniel asked about the cost of the upfit items, the maintenance records for this vehicle over the last three years, and how the vehicle was specifically used. Mr. Russo stated that the upfit items can be obtained for \$13,800, and the vehicle's maintenance costs for three years were approximately \$1,000. He stated the vehicle is used daily by one of four full-time parks maintenance technicians and travels to all the parks, IT services, and irrigation projects. The lift on this vehicle is used for some of the heavy equipment.

Vice Mayor Parsons moved to authorize the City Manager to execute a contract with Courtesy Auto for the purchase of one vehicle for the Parks Division, in an amount not to exceed \$48,651.35, and authorize the Finance Department to make any necessary budget transfers, seconded by Councilmember Winston.

Motion passed (5/2) NAY - Councilmember Gentry, Councilmember Norton-McDaniel

5. Consideration and action to authorize the City Manager to negotiate and execute a contract with Weems Asphalt for Capital Improvement Project 62605, Original Town Site Road Resurfacing, in an amount not to exceed \$1,092,570.60, and to authorize the Finance Department to make any necessary budget transfers. (Public Works).

Nick Russo, Public Works Director, presented the project background for the Original Town Site Road Resurfacing. He stated that these roadways have exceeded the service life of the pavement management program and require a higher level of pavement treatment, such as a mill-and-overlay. Two inches of the roadway would be removed and replaced with new asphalt, and would include reinstalling any striping, raising all roadway utilities grade, and traffic control. He stated this item was originally identified in the Capital Improvement Plan. He stated they received three quotes, and the lowest quote received was from Weems Asphalt.

Councilmember Dorcey asked if the streets that are not part of Phase I have this expensive repair. Mr. Russo stated that some will have mill and overlay, and some will not, but he will need to further evaluate.

Councilmember Norton-McDaniel asked when the last significant improvements were made to these streets and how long these repairs will last. Mr. Russo stated he was unaware of when the last significant repairs were made, and there have been none since he started with the city in 2012. The roadway should last 5 to 7 years before needing a seal coat, and then the surface will remain drivable for an additional 10 to 15 years.

Councilmember Gentry stated that she is happy to hear that these streets will be repaired.

Mayor Hermosillo moved to authorize the City Manager to negotiate and execute a contract with Weems Asphalt for Capital Improvement Project 62605, Original Town Site Road Resurfacing, in an amount not to exceed \$1,092,570.60, and authorize the Finance Department to make any necessary budget transfers, seconded by Vice Mayor Parsons. Motion passed (7/0).

6. Consideration and action to authorize the City Manager to negotiate and enter into a construction contract with FCI Constructors, Inc. for flooring replacements and resurfacing at the YMCA facility, in an amount not to exceed \$182,943, including a contingency of \$23,862, and to authorize the Finance Department to make any necessary budget transfers. (Parks and Recreation)

Sean VonRoenn, Parks and Recreation Director, provided background on the city's relationship and agreement with the YMCA. He stated the agreement stipulates that the city will keep and maintain the facility in a good state of appearance and repair. He discussed the three areas in need of repair: the multi-use programming room, the group fitness room, and the gymnasium's wood floor system. He stated the multi-use programming room has the original floor, which is 10+ years old, and has sustained significant wear and tear, and it is at the end of its useful life. The group fitness room flooring lacks the shock-absorbent qualities required for high-impact fitness programming, and this improvement is expected to reduce negative patron feedback about the current surface and increase participation in class offerings. The gymnasium's wood floor system is overdue for refinishing and minor repairs that will reduce the risk of injury and extend the asset's useful life.

Councilmember Norton-McDaniel asked for a breakdown by room, whether the gymnasium planks would be fixed, and what maintenance is planned for the group fitness room. Mr. VonRoenn stated the procurement allowed the contractors to bid

on all three areas, and only one of the bids was received, with each individual area broken down, but the cost was higher than the other bids. He stated that the contingency will cover fixes and repairs. The vinyl planking cannot be refinished and is typically replaced due to the product's lifespan.

**Vice Mayor Parsons moved to authorize the City Manager to negotiate and enter into a construction contract with FCI Constructors, Inc. for flooring replacements and resurfacing at the YMCA facility, in an amount not to exceed \$182,943, including a contingency of \$423,862, and to authorize the Finance Department to make any necessary budget transfers, seconded by Councilmember Winston.
Motion passed (5/2). NAY - Councilmember Gentry, Councilmember Norton-McDaniel**

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 comments or questions.

Crystal Dyches, City Manager, yielded her time to Jill Boltz, City Clerk, to discuss the new process for request to speak.

Ms. Boltz discussed minor edits to the Speaker Request Form, a new online process that will create consistency between online and in-person public 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.

Councilmember Eldridge thanked the Police and Fire Department for the Shop with a Cop and Shop with a Firefighter event, and he attended Winterfest, which was amazing.

Councilmember Gentry had a terrific time with the Shop with a Firefighter.

Councilmember Norton-McDaniel stated the Winterfest and Parade were excellent, and she participated in the Shop with a Cop. She thanked the Dysart Community Center, which served over 119 kids.

Councilmember Winston attended both Christmas shopping events.

Mayor Hermosillo stated this was a very eventful season, and she is glad to be back.

9. EXECUTIVE SESSION

- 1.** Consideration and action to adjourn into Executive Session pursuant to A.R.S. § 38-431.03.A.5. for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with the El Mirage Firefighter's Association regarding the salaries, salary schedules, or compensation paid in the form of fringe benefits of employees of the public body. (Administration)

10. ADJOURNMENT - meeting adjourned to executive session at 9:15 p.m.

Executive Session adjourned at 10:12 p.m.

Regular Meeting adjourned at 10:13 p.m. with no further action.

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, January 6, 2026, and a quorum was present.



Jill A. Boltz, City Clerk