

DRAFT

**REGULAR MEETING OF THE COMMON COUNCIL
CITY OF EL MIRAGE
CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
6:00 PM -TUESDAY, FEBRUARY 3, 2026**

Minutes

1. ROLL CALL

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

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

Pledge of Allegiance
Moment of Silence

3. PRESENTATION

1. 2025 Annual Report Presentation by City Manager Crystal Dyches

Crystal Dyches, City Manager, presented the 2025 City Manager's Annual Report, outlining accomplishments in the following areas: public safety, parks and recreation, human services, public works, budget, economic development, development services, city clerk's office, city court, human resources, finance, information technology, and public relations. She thanked the Mayor and Council for their leadership and direction throughout the year. She also thanked the entire team for their incredible year-round work. She stated that she looks forward to continued excellence and growth in the years to come.

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.

Arturo Borunda, a resident, described the atmosphere of concentration camps and asked what steps would be taken to protect the citizens. He noted the vacant building across from City Hall and requested that the council ensure it would not be used as a concentration camp either.

Philip Bynum, resident, stated that in the annual report, the two largest expenses were public safety and general government. He stated the city needs to look at

ways to trim the expenses. He stated that according to the report, the top three employers in this town are: Dysart Unified School District, Walmart, and the City of El Mirage.

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 Regular Council meeting held on Wednesday, January 21, 2026. (City Clerk)

Vice Mayor Parsons moved to approve the consent agenda as presented, seconded by Councilmember Dorcey. Motion passed (7/0)

6. REGULAR AGENDA

1. A public hearing, closure of public hearing, followed by a discussion and action on a conditional use permit zoning application for an online auto sales business at the intersection of Grand Avenue and Santa Fe Lane, submitted by Surprise Auto Network, LLC.

Mayor Hermosillo opened the public hearing at 6:18 p.m.

Jose Macias, Senior Planner, presented a conditional use permit application received from Surprise Auto Network, LLC for an online auto sales business at the intersection of Grand Avenue and Santa Fe Lane. He stated the operation would be for the proposed use of automobile vehicle sales or lease. The zoning use request for this operation states that the business is a small used-car dealership with limited inventory and would use online advertising to schedule appointment-only customer visits. The owner would be on-site a few times per week for brief inspections and security, and the office would be open for at least 4 hours on Saturdays and Mondays. He stated that sales documentation would be completed during office hours, and all mechanical work and detailing would be completed by off-site contractors. Prohibited uses include: no on-site repairs, washing, painting, body work, or dent repair. This would be a low-intensity operation with minimal traffic and neighborhood impacts.

Sayid Ramiz, owner, stated that he has been in business for 7 years and would be relocating his business from Phoenix. He stated the business would be used by customers to preview vehicles and to complete paperwork.

Philip Bynum, resident, asked if a traffic study had been done to determine egress and ingress for this property. Mr. Macias stated that there is an access easement to the parcel.

Councilmember Norton-McDaniel asked where the vehicles would be coming from and how long they would stay on the property. Mr. Ramiz stated that most of the vehicles would be coming from auctions and that repairs would be done at his facility in Phoenix. He stated that it depends on how long the vehicle would actually stay at the location and could range from one day to several days.

Councilmember Eldridge asked whether there would be cameras on the property

and who would monitor them. Mr. Ramiz stated there would be cameras on the property and that he could view them on his phone.

Councilmember Gentry asked whether the location would be used only for cars and why there was a difference between the address on the business's zoning application and the address submitted by Luke Air Force Base. Mr. Ramiz stated that the business only sells cars. Mr. Macias stated the address submitted by Luke Air Force Base for the business was incorrect. The address listed is the owner's home address, not the business address.

Mayor Hermosillo closed the public hearing at 6:35 p.m.

Councilmember Dorcey expressed her appreciation for the creative use of the property.

Councilmember Norton-McDaniel thanked the owner for bringing a small business into El Mirage.

Vice Mayor Parsons moved to approve a conditional use permit zoning application for an online auto sales business at the intersection of Grand Avenue and Santa Fe Lane, submitted by Surprise Auto Network, LLC., seconded by Councilmember ~~Dorcey~~ Norton-McDaniel. Motion passed (6/1) NAY - Gentry

2. A public hearing, closure of public hearing, followed by a discussion and action on a conditional use permit application requesting approval to divert from some of the Thunderbird Road Overlay District requirements for a personal services use for a pet grooming business at 12030 W Thunderbird Road, El Mirage, Arizona 85335, submitted by Arc One Associates.

Mayor Hermosillo opened the public hearing at 6:37 p.m.

Jose Macias, Senior Planner, stated this application is for a conditional use permit requesting approval to divert from some of the Thunderbird Road Overlay District requirements and site plan approval zoning for a personal services use for a pet grooming business located at 12030 W. Thunderbird Road, El Mirage, AZ, 85335, submitted by Arc One Associates. He stated the lot size is approximately 6,559 square feet and that it is in the Urban Corridor zone. The site is located within several overlays: Thunderbird Road Overlay District, Downtown Revitalization Plan, ARS 28-8481, Military Airport Territory & Opportunity Zone. The land is currently vacant and undeveloped, with no flood issues. He stated the proposed use for the property was dog grooming. Mr. Macias stated that the applicant was requesting flexibility to locate the building toward the rear of the parcel to enhance pet safety and security, and to place it away from W. Thunderbird Road, which would help create a buffer from traffic and reduce the risk of pets escaping onto the roadway. He stated that these requests are necessary to comply with the requirements of the Thunderbird Road Overlay District. The requested configuration provides a safer, controlled environment for pets and staff.

Jeff Lach, resident, asked how many floors the location would have. Mr. Macias stated that it would be a one-story building.

Jim McPhetres, resident, stated he supported his project.

Philip Bynum, resident, stated that the site plan is clearer, illustrating the access egress, and he supports this project.

Councilmember Norton-McDaniel asked if the applicant is operating this type of business anywhere else. The applicant stated she is the owner/operator of the dog grooming business that is on Luna and Grand Avenue. She stated she would close that location and operate at the new one.

Mayor Hermosillo closed the public hearing at 6:48 p.m.

Mayor Hermosillo stated she is very excited about this project. She stated that the project was presented very clearly and was understandable, and she looks forward to the business's growth and development.

Councilmember Dorcey stated that the Thunderbird Overlay is a guideline for that area, not in the ordinance. This project falls within the category of an exception the Council should consider because it is a problematic space.

Vice Mayor Parsons commended the idea of putting the opening on the side of the building rather than on Thunderbird Road and spoke in support of the project.

Councilmember Gentry stated that she has visited the other location many times, and it is a great space.

Councilmember Eldridge stated he is very excited about the applicant having her own space.

Councilmember Norton-McDaniel stated that it is great to see this dirt-filled space put to use for something that will serve residents with pets. She stated that she loves to see small business entrepreneurs.

**Mayor Hermosillo moved to approve a conditional use permit application requesting approval to divert from some of the Thunderbird Road Overlay District requirements for a personal services use for a pet grooming business at 12030 W Thunderbird Road, El Mirage, Arizona 85335, submitted by Arc One Associates, seconded by Councilmember Dorcey.
Motion passed (7/0)**

3. Consideration and action on a zoning relief request from Chapter §152.030 requiring utilities and electrical 13KV power lines, and under, to be relocated underground at 12289 NW Grand Avenue, El Mirage, Arizona 85335, submitted by Surprise Auto Network, LLC.

Jose Macias, Senior Planner, presented a zoning relief request in Chapter §152.030 requiring utilities and electrical 13KV power lines, and under, to be relocated underground at 12289 NW Grand Avenue. He stated that the project involves limited utility frontage of approximately 106 feet, that undergrounding the existing overhead utilities would result in unusual economic hardships, and that the site represents an infill/minor modification to an already developed area. The applicant contacted Arizona Public Service (APS), and if the applicant is required to go underground, they would need to cross Grand Avenue, the frontage road, the canal, and the Burlington Northern Santa Fe Railway (BNSF). It would require relocating 300 feet of power lines.

Vice Mayor Parsons moved to approve a relief request from Chapter §152.030 requiring utilities and electrical 13KV power lines, and under, to be relocated underground at 12289 NW Grand Avenue, El Mirage, Arizona 85335, submitted by Surprise Auto Network, LLC., seconded by Councilmember Dorcey.

Motion passed (6/1) NAY - Councilmember Gentry**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, stated to save the date for the El Mirage Cares event for February 25, 2026, at 5:30 p.m. at Dysart High School. She stated the event would be a teen dating violence forum, and that information on how to register was available online. She asked Macy Walker, Budget Manager, to say a few words on the Popular Annual Financial Report (PAFR).

Macy Walker, Budget Manager, provided an overview of the Popular Annual Financial Report (PAFR), noting that it is a high-level summary of the Annual Comprehensive Financial Report (ACFR) presented at the December meeting. The PAFR includes accomplishments, financial position, revenues, expenditures, and historical trends.

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 Dorcey stated she is looking forward to Public Safety Day at Gateway Park.

Councilmember Eldridge stated he is looking forward to Public Safety Day.

Councilmember Gentry stated she is looking forward to Public Safety Day.

Councilmember Norton-McDaniel stated that many citizens are concerned about the warehouse purchased by the Department of Homeland Security (DHS) last week. She stated it would be beneficial if the city held an open public meeting where residents could discuss their concerns and ask the Police Chief questions, since these concerns involve law enforcement and the safety of citizens. She stated that this is something we have never faced before and that we should look into and address to provide answers to our citizens, who are concerned about the safety of our community.

Mayor Hermosillo thanked the City Manager for leading the charge to gather information on this topic and for connecting with partners, so we can better understand the situation at hand and communicate with our residents.

9. ADJOURNMENT - meeting adjourned at 7:06 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, February 3, 2026, and a quorum was present.



Jill A. Boltz, City Clerk