

# DRAFT

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

## 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

### **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.

Jim McPhetres, resident, stated he read through the agenda, and the amount of money the city receives from the citizens is going to change tonight. The worst thing the government can do to its citizens is raise rates. There is \$4.5 million projected for parks over the next four years, and they do not need that much work each year.

Todd Balash, resident, stated he uses Basin Park, and there are safety concerns. He wants to know if the Parks Department staff are doing weekly safety inspections. The Parks Department has an \$8.6 million budget, and tonight the council is voting to allocate additional funds. What are they doing with the money? Why are the parks not being inspected to make sure safety issues are being addressed?

Phillip Bynum, resident, stated the council will be voting on increasing the water rates, which will affect every household. Property taxes are going down, but they may increase once the ICE Detention Center is built. There is a pattern of negligence that should be addressed before voting on rate increases, such as why we are not holding the manufacturers accountable for failures in the existing meter operations, and why we are installing new water meters that have already shown deficiencies.

### **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 Special City Council meeting and Council Work Session held on Wednesday, February 18, 2026. (City Clerk)
2. Consideration and action to approve a request and accept, if awarded, a public safety grant from the Arizona Governor's Office of Highway Safety (GOHS) for an approximate amount of \$5,400 to support Occupant Protection, and authorize the Finance Department to make the necessary budget transfers. (Admin-Grants)
3. Consideration and action to approve a request and acceptance of grant funds, if awarded from the Arizona Governor's Office of Highway Safety (GOHS) in an approximate amount of \$30,000 as funds for Driving Under the Influence (DUI) Overtime and Enforcement for the El Mirage Police Department, and authorize Finance to make the necessary budget transfers. (Admin - Grants)
4. Consideration and action to approve a request and acceptance of grant funds, if awarded from the Arizona Governor's Office of Highway Safety (GOHS) in an approximate amount of \$38,000 as funds for Police Traffic Services/Speed Control for the El Mirage Police Department, and authorize Finance to make the necessary budget transfers. (Admin - Grants)
5. Consideration and action to approve contract EM25-ESSJ01 for On-Call Emergency Sewer and Storm Sewer Jetting and Cleaning Services. (Public Works)
6. Consideration and action to award a contract to DBA Construction using City Contract PW23-RFQ-JOC01 to install traffic-calming improvements on El Mirage Road between End Street and Santa Fe Lane in the amount of \$145,350, including a 10% contingency. (Development Services)

**At the request of Councilmember Eldridge, Consent Agenda Item 4.6 was pulled for consideration and action on the Regular Agenda as 5.1.a.**

**Vice Mayor Parsons moved to approve Consent Agenda items 4.1–4.5, seconded by Councilmember Winston.  
Motion passed (6/1) NAY - Councilmember Gentry**

## 5. REGULAR AGENDA

**5.1.a.** Consideration and action to award a contract to DBA Construction using City Contract PW23-RFQ-JOC01 to install traffic-calming improvements on El Mirage Road between End Street and Santa Fe Lane in the amount of \$145,350, including a 10% contingency. (Development Services)

Mayor Hermosillo stated this item was pulled for discussion by Councilmember Eldridge.

Councilmember Eldridge stated he wanted to discuss this item because of the cost and the results of the traffic study completed. Jorge Gastelum, Development Services Director, stated that the study follows the cushion installation program approved by the council last year. The road must be classified as a local street; the speed limit cannot exceed 30 miles per hour; 85% of vehicles in the study currently exceed the speed limit by at least 5 miles per hour; and the average daily traffic is 400 vehicles per day.

Councilmember Norton-McDaniel asked how many speed cushions would be installed, what other work would be done in that area, and how many bids had been received for this

project. Mr. Gastelum stated that two speed cushions would be placed in that area, and striping and signage would be installed as well. This project was advertised, and received only one bid.

**Mayor Hermosillo moved to table 5.1.a, seconded by Vice Mayor Parsons.  
Motion failed (1/6) AYE - Gentry**

**Councilmember Norton-McDaniel moved to reject the proposal, seconded by Mayor Hermosillo.  
Motion passed (7/0)**

1. A public hearing, closure of public hearing, followed by a discussion and action on a conditional use permit zoning application for a wireless communication facility at 10075 N El Mirage Road, El Mirage, AZ 85335, submitted by Pinnacle Consulting Inc. (Development Services)

Mayor Hermosillo opened the public hearing at 6:31 p.m.

Jose Macias, Senior Planner, presented a conditional use permit zoning application for a wireless communication facility at 10075 N. El Mirage Road, El Mirage, AZ 85335, submitted by Pinnacle Consulting, Inc. He stated that the site is 900 square feet, located within the Commerce Industry Park Planning Area of the 2020 general plan, and that the current zoning is employment-industry. The site is located outside a flood zone, and the proposed use, according to the land use table, is wireless communication facilities, which require a conditional permit for the applicant to proceed with the city approval process. The site is located in the industrial part of the city, surrounded by various industrial uses, light manufacturing, and outdoor storage and recreational uses. There will be an access easement from the front gate, running along the south and east property lines to the facility site, allowing access for repairs or upgrades to the facility. In addition, any significant changes to the site plan will require a site plan amendment zoning application, including increasing the footprint of the secured area, expanding the monopole height, and collocating a second provider. There is a similar tower located up the street behind Keven's Landscaping on El Mirage Road, just south of Peoria Avenue.

David Klucznik, Pinnacle Consulting, representing Towers and Verizon Wireless, stated that a question was asked at the Planning and Zoning Commission meeting about the frequency of inspections for the tower, and that the answer was once a month.

Jim McPhetres, resident, asked if this tower is solely for Verizon. Stephen Kennedy, Consultant, stated that currently, only Verizon users would benefit from this tower. A second carrier could also attach to the tower in the future. In addition, every phone in the United States is set up so that if a user dials 911 and is unable to reach their carrier's tower, the closest tower will process the call.

Philip Bynum, resident, asked whether the facility was located at Joe Ramirez and El Mirage Road. It was acknowledged to be correct.

Todd Balash, resident, asked if the City of El Mirage would want to establish a public service answering point, and if there would be any benefit. Mr. Kennedy stated that all wireless carriers and phone companies must interconnect with the 911 system through public service answering points.

Councilmember Norton-McDaniel asked if this service would also affect internet usage. Mr. Kennedy stated that this will increase the speed of both wireless and internet usage.

Mayor Hermosillo closed the public hearing at 6:42 p.m.

**Councilmember Norton-McDaniel moved to approve a conditional use permit zoning application for a wireless communication facility at 10075 N El Mirage**

**Road, El Mirage, AZ 85335, submitted by Pinnacle Consulting Inc., seconded by Councilmember Winston.  
Motion passed (7/0)**

2. Consideration and action to adopt a notice of intent to change certain fees, which could include adding, deleting, increasing, or decreasing fees, not sooner than 60 days from the date of posting the notice pursuant to A.R.S. Section 9-499.15 and 9-511.01. (Administration)

Macy Walker, Budget Manager, presented the notice of intent to change fees. This is not the actual adoption of fee changes, but rather a 60-day notice that must be posted before any fee change. The first proposed change is the water change fee, based on a study conducted in May 2025, and the council adopted a 3% increase. This fee is for water meters that the property owner pays for when the property is developed and reflects the city's direct market cost to purchase the meters. Wastewater increased by 3% as adopted by the council in May 2025. The City Clerk has added a new fee of \$25 per hour for commercial public records requests. Development Services has deleted the appeal to the Planning and Zoning Commission fee, which is acted upon by the City Council, and is now the site plan amendment fee.

Councilmember Gentry asked about the reason for the increase in the water rates. Ms. Walker stated that the increase comes from the rate study and helps cover operational needs and potential future water purchases.

Councilmember Norton-McDaniel asked if the increase also covers the purchase of new water meters. Nick Russo, Public Works Director, stated the prices are not tied to new residential or commercial water meters.

Councilmember Dorcey asked what the life of water meters is. Mr. Russo stated in Arizona between ten and 12 years.

Councilmember Eldridge asked what the warranty was on the old water meters. Mr. Russo stated approximately 15 years.

Crystal Dyches, City Manager, stated that this item sets a 60-day notice of intent to change fees and that staff will bring back the information needed to vote on the fee changes.

Justin Pierce, City Attorney, stated that, before the increase in fees, state law requires a public notice that a change is coming. This item tonight is not the adoption of the fees.

**Vice Mayor Parsons moved to adopt a notice of intent to change certain fees, which could include adding, deleting, increasing, or decreasing fees, not sooner than 60 days from the date of posting the notice pursuant to A.R.S. Section 9-499.15 and 9-511.01, seconded by Councilmember Winston.  
Motion passed (4/3) NAYS - Councilmember Eldridge, Councilmember Gentry, Councilmember Norton-McDaniel**

3. Consideration and action to approve Resolution R26-03-02 adopting the Capital Improvements Plan (CIP) for fiscal years 2027 through 2031. (Administration)

Macy Walker, Budget Manager, presented the Capital Improvement Plan (CIP) for fiscal years 2027 through 2031. This plan was discussed at the February 18, 2026, City Council Work Session, and changes were made based on the feedback from council during that meeting.

Councilmember Norton-McDaniel stated she cannot support this because of the \$745,000 allocated for City Hall renovations.

Councilmember Gentry stated she cannot support this because it includes funding for City Hall renovations that were voted down by the bond.

Cyrstal Dyches, City Manager, explained that all CIP projects will come before the council before moving forward and clarified misinformation regarding the City Hall renovations. The City Hall renovations included in the CIP do not expand City Hall's footprint. The bond project was an expansion of City Hall to approximately 7,000 square feet. This project is to build workspaces in the existing footprint of City Hall.

**Mayor Hermosillo moved to approve Resolution R26-03-02 adopting the Capital Improvements Plan (CIP) for fiscal years 2027 through 2031, seconded by Councilmember Winston.**

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

4. Consideration and action to reject proposal(s) related to City of El Mirage procurement EM25-TRW01. (Public Works)

Nick Russo, Public Works Director, presented background on the solicitation of EM25-TRW01 that was recently issued for the labor and materials to replace the discharge piping and sand separator at the Thompson Ranch Well Site. The solicitation was publicly advertised, and one proposal was received in late 2025. The proposal was submitted by KEAR Civil Corporation for \$140,000. The proposal was received by staff and determined to be responsive to the requirements, but upon further evaluation, staff determined that the project can be completed by using internal resources within the approved CIP budget while maintaining applicable operational, safety, and performance standards.

**Councilmember Norton-McDaniel moved to reject proposal(s) related to City of El Mirage procurement EM25-TRW01, seconded by Councilmember Dorcey.**  
**Motion passed (7/0)**

5. Consideration and action to approve the purchase of three replacement pumps for the City's Grand Village lift station from Arrowhead Pump and Supply, LLC in an amount not to exceed \$65,883.44 and authorize the finance department to make any necessary transfers. (Public Works)

Nick Russo, Public Works Director, presented Capital Improvement Project (CIP) 62227, which provides for the replacement of components of the City's sewer collection system as needed to maintain proper operation. Currently, there are two lift stations that raise the sewer discharge to create a gravity flow and carry it over a long distance. This item is for the replacement of the pumps at the Grand Village lift station.

Councilmember Eldridge asked about the lifespan of the chopper pumps. Mr. Russo stated between 8 and 12 years.

**Vice Mayor Parsons moved to approve the purchase of three replacement pumps for the City's Grand Village lift station from Arrowhead Pump and Supply, LLC in an amount not to exceed \$65,883.44 and authorize the finance department to make any necessary transfers, seconded by Councilmember Norton-McDaniel.**  
**Motion passed (7/0)**

6. Consideration and action to approve a contract with M.R. Tanner for FY26 pavement maintenance work for an amount not to exceed \$717,047.80 and authorize finance to make any necessary transfers. (Public Works)

Nick Russo, Public Works Director, presented the Capital Improvement Project (CIP) 62605 Annual Pavement Maintenance Plan. The City is currently in year fourteen of its thirty-year pavement maintenance program. Projects this fiscal year include crack sealing, seal coating, and asphalt patching in select areas in residential neighborhoods. This year, Rancho El Mirage, Grand Village, and Sundial IV have been identified for pavement maintenance. Three estimates were received, and Public Works recommends M.R. Tanner as the lowest responsive bidder. Pricing and terms have been secured through the cooperative use of the City of Buckeye contract 202508. The estimated project completion is prior to June 2026.

**Mayor Hermosillo moved to approve a contract with M.R. Tanner for FY26 pavement maintenance work for an amount not to exceed \$717,047.80 and authorize finance to make any necessary transfers, seconded by Councilmember Winston.**

**Motion passed (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 comments or questions.

Serena Webbe, Marketing Specialist, presented the official newsletter for El Mirage, "El Mirage Connect." The format allows more depth in the dissemination of significant information to the community. This format addresses important priorities outlined in the city's current strategic plan. The goal is to foster a more connected and informed community by expanding outreach under community services to improve communication and coverage of city partnerships, available services, and community resources.

## 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 attended the teen dating violence event and the firefighter cornhole charity event. He read to the students at Thompson Ranch Elementary.

Councilmember Gentry attended the firefighter event and the Music in the Park event.

Councilmember Norton-McDaniel toured the new Custom Mechanical Systems Cooling facility.

Councilmember Winston attended the firefighter cornhole charity event.

## 8. ADJOURNMENT- meeting adjourned at 7:35 p.m.

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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, March 3, 2026, and a quorum was present.

  
Jill A. Boltz, City Clerk