

DRAFT

**REGULAR MEETING OF THE COMMON COUNCIL
CITY OF EL MIRAGE
CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
6:00 PM — MONDAY, AUGUST 17, 2026**

Minutes

1. ROLL CALL

Present: Mayor Alexis Hermosillo; Vice Mayor Jacquelyn Parsons; Councilmember Monica Dorcey; Councilmember Ryan Eldridge; Councilmember Scottie Gentry; Councilmember Donna Winston

Absent: Councilmember Anita Norton (excused)

2. CALL TO ORDER - meeting called to order at 6:23 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, a resident, stated that Basin Park needs to be fixed. The Intergovernmental Agreement with Schools will help eliminate some of the differences we have in our park system. Paying \$365,000 is a lot for two resource officers. He is not opposed to speed cameras but would like to see more officers parked alongside the road to deter speeders. The animal control agreement offers no guarantees or benefits to the citizens of El Mirage, and a light needs to be installed in front of the fire station to protect the community and fire personnel when responding to a call. He would like to know how much water the Compass data centers are currently using, and impact fees need to be imposed immediately before any new construction occurs.

Cheryl Lo Galbo, a resident, stated that she is concerned about the purchase of speed radar trailers, a gunshot detection system, automated license plate readers, and drones for use as first responders. El Mirage needs to hire more police officers and not use roadside radars.

Todd Balash, a resident, stated that he has been using the QR code to report safety deficiencies at Basin Park for two weeks and that there are currently nine light poles without solar power. There should be weekly inspections at the parks to identify safety issues before committing \$25 million to a new park. The Tolleson Dispatch agenda item should be tabled for further discussion on establishing a public service answering point

using the new Verizon Tower capabilities that will be installed soon.

Jeff Lach, a resident, listed items on the agenda that raised concerns for him. Agenda items that raised concern were items 1 and 2, for which he is not sure what receiving this money will cost the city. Item eight is for streetlights and maintenance, but he does not know how it is being used. Item eleven, he does not know how much money it will save the city. Item twelve, for traffic trailers, does no good because people still speed down El Mirage Road. On item fourteen, he would like to know how the city actually pays for each animal pickup call.

Arturo Burunda, a resident, expressed concerns about data centers in local communities and why the council is prioritizing a \$26 million park while our water is threatened by toxic industrial waste and the community's needs.

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, July 7, 2026, and the Special Council Meeting held Tuesday, August 4, 2026. (City Clerk)
- 2.** Consideration and action to accept additional Community Development Block Grant CARES Act (CDBG-CV) funds in the amount of \$50,745.80 from Maricopa County, administered by its Human Services Department. (Admin - Grants)
- 3.** Consideration and action to submit a Community Impact Grant Proposal to Arizona Public Service (APS), and accept funds, if awarded in an approximate amount of up to \$10,000 to support El Mirage Specials events and authorize Finance to make the necessary budget transfer. (Admin - Grants)
- 4.** Consideration and action to adopt Resolution R26-08-15 authorizing the City of El Mirage Police Department (EMPD) to enter into an IGA with the Arizona Department of Public Safety (DPS) regarding Gang & Immigration Intelligence Team Enforcement Mission (GIITEM) State Gang Task Force. (Admin - Grants)
- 5.** Consideration and action to approve Amendment Number One to the Intergovernmental Agreement (IGA) with Dysart Unified School District No. 89 (District) for the joint use of facilities. (Parks and Recreation)
- 6.** Consideration and action to submit a renewal application and accept the award for Victims of Crime Act (VOCA) funds in the amount of \$95,582 for FFY2027 (Federal Fiscal Year) from the Arizona Department of Public Safety (DPS). (Administration)
- 7.** Consideration and action to adopt Resolution R26-08-16 in order to allow alcoholic beverages to be served and consumed at the Fall Fiesta for El Mirage's 75th Anniversary on or about October 22nd through October 24th, 2026, located at Bill Gentry Park. (Parks and Recreation)

8. Consideration and action to approve contract EM26-TSM01 for Traffic Signal Maintenance Services with Power Tech Contracting in an amount not to exceed \$55,020 annually for FY27 through FY29 services. (Public Works)

At the request of Councilmember Eldridge, Consent Agenda Item 4.8 was pulled for consideration and action on the Regular Agenda as 5.1.a.

9. Consideration and action to authorize the City Manager to order 1826 acre feet (AF) of Central Arizona Project (CAP) sub-contract water and pay the associated delivery and recharge fees in the amount of \$745,008 and authorize the finance department to make any necessary transfers. (Public Works)

At the request of Councilmember Eldridge, Consent Agenda Item 4.9 was pulled for consideration and action on the Regular Agenda as 5.1.b.

10. Consideration and action to approve the Intergovernmental Agreement (IGA) for reimbursement of two (2) School Resource Officers (SRO) with the Dysart Unified School District (DUSD) for the 2026/2027 school year at a cost not to exceed \$365,400. (Police)

At the request of Councilmember Eldridge, Consent Agenda Item 4.10 was pulled for consideration and action on the Regular Agenda as 5.1.c.

11. Consideration and action to approve the three-year agreement with Target Solutions Learning (Vector) for a total cost of \$82,386. (Police)

12. Consideration and action to approve the purchase of two (2) speed radar trailers from All Traffic Solutions under Sourcewell 090122-ATS contract for \$38,959.59. (Police)

At the request of Councilmember Eldridge, Consent Agenda Item 4.12 was pulled for consideration and action on the Regular Agenda as 5.1.d.

13. Consideration and action to approve the extension of the Intergovernmental Agreement (IGA) between the El Mirage Police Department and the Glendale Police Department's Special Weapons and Tactics (SWAT) team. (Police)

14. Consideration and action to approve an amendment to an Intergovernmental Agreement (IGA) three-year automatically renewing contract, for Animal Control services between the City of El Mirage and the City of Surprise at a total cost not to exceed \$440,000 (Police).

At the request of Councilmember Eldridge, Consent Agenda Item 4.14 was pulled for consideration and action on the Regular Agenda as 5.1.e.

15. Consideration and action to reject all bids received for the Fire Station Traffic Signal Project (City Project No. EM25-TS01). (Development Services)

16. Consideration and action to approve an amendment to an existing Wired Telecommunication License and Right-of-Way Use Agreement with Wyverd Connect, LLC, to extend the License for its first renewal term of five years and increase the Annual Fee Payment amount. (Development Services)

17. Consideration and action to approve a Final Plat for Compass Datacenters PHX II in connection with the proposed multi-building facility located at the southwest corner of El Mirage Road and Peoria Avenue. (Development Services)
18. Consideration and action to enter into a Development Agreement with Compass Datacenters PHX II in connection with the proposed multi-building facility located at the southwest corner of El Mirage Road and Peoria Avenue. (Development Services)

At the request of Councilmember Eldridge, Consent Agenda Item 4.18 was pulled for consideration and action on the Regular Agenda as 5.1.f.

Vice Mayor Parsons moved to approve Consent Agenda Items 4.1–4.7, 4.11, 4.13, 4.15–4.17, seconded by Councilmember Winston.

Motion passed: (5/1) NAY: Councilmember Gentry

5. REGULAR AGENDA

5.1.a. Consideration and action to approve contract EM26-TSM01 for Traffic Signal Maintenance Services with Power Tech Contracting in an amount not to exceed \$55,020 annually for FY27 through FY29 services. (Public Works)

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

Councilmember Eldridge asked what extra work was listed in the contract and whether the city would receive reports detailing those expenses. Nick Russo, Public Works Director, stated the work varies but could be large-scale items such as moving traffic signals or controllers. When additional work is done, the Public Works Department receives those reports.

Vice Mayor Parsons moved to approve contract EM26-TSM01 for Traffic Signal Maintenance Services with Power Tech Contracting in an amount not to exceed \$55,020 annually for FY27 through FY29 services, seconded by Councilmember Winston.

Motion passed (5/1) NAY: Councilmember Gentry

5.1.b. Consideration and action to authorize the City Manager to order 1826 acre feet (AF) of Central Arizona Project (CAP) sub-contract water and pay the associated delivery and recharge fees in the amount of \$745,008 and authorize the finance department to make any necessary transfers. (Public Works)

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

Councilmember Eldridge asked how the water credits from Surprise go into this agreement. Mr. Russo stated those credits are for long-term storage and are separate from this CAP water.

Vice Mayor Parsons moved to authorize the City Manager to order 1826 acre feet (AF) of Central Arizona Project (CAP) sub-contract water and pay the associated delivery and recharge fees in the amount of \$745,008 and authorize the finance department to make any necessary transfers, seconded by Councilmember Winston.

Motion passed (6/0)

5.1.c. Consideration and action to approve the Intergovernmental Agreement (IGA) for reimbursement of two (2) School Resource Officers (SRO) with the Dysart Unified School District (DUSD) for the 2026/2027 school year at a cost not to exceed \$365,400. (Police)

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

Councilmember Eldridge asked why officers are not utilized at other schools. Chief Marzocca stated that Dysart High School applied for these grant funds, which were then allocated to the city, and it was where they requested the officer to be located.

**Vice Mayor Parsons moved to approve the Intergovernmental Agreement (IGA) for reimbursement of two (2) School Resource Officers (SRO) with the Dysart Unified School District (DUSD) for the 2026/2027 school year at a cost not to exceed \$365,400, seconded by Councilmember Winston
Motion passed (6/0)**

5.1.d. Consideration and action to approve the purchase of two (2) speed radar trailers from All Traffic Solutions under Sourcewell 090122-ATS contract for \$38,959.59. (Police)

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

Councilmember Eldridge stated that this product needs additional software to operate and understands the city will receive it for one year. Is there a need to continue using the software, or is the data available directly from the machines? Chief Marzocca stated that it is possible to obtain the data directly from the machines. However, someone would need to go to each machine with a computer and download the information, which would not be timely.

**Vice Mayor Parsons moved to approve the purchase of two (2) speed radar trailers from All Traffic Solutions under Sourcewell 090122-ATS contract for \$38,959.59, seconded by Councilmember Winston.
Motion passed (6/0)**

5.1.e. Consideration and action to approve an amendment to an Intergovernmental Agreement (IGA) three-year automatically renewing contract, for Animal Control services between the City of El Mirage and the City of Surprise at a total cost not to exceed \$440,000 (Police).

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

Councilmember Eldridge asked how much was spent on animal control in the last budget. Chief Marzocca stated the amount spent was \$118,000. The first year for this contract will be \$141,000 and the total cost would be \$440,000 for three years.

**Vice Mayor Parsons moved to approve an amendment to an Intergovernmental Agreement (IGA) three-year automatically renewing contract, for Animal Control services between the City of El Mirage and the City of Surprise at a total cost not to exceed \$440,000, seconded by Councilmember Winston.
Motion passed (6/0)**

5.1.f. Consideration and action to enter into a Development Agreement with Compass Datacenters PHX II in connection with the proposed multi-building facility located at the southwest corner of El Mirage Road and Peoria Avenue. (Development Services)

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

Councilmember Eldridge asked if there were additional buildings being built in this area. Bryce Christo, Assistant City Engineer, stated that no additional buildings are being considered and that this development agreement requires the project to construct a half-street improvement along Peoria Avenue.

Vice Mayor Parsons moved to enter into a Development Agreement with Compass Datacenters PHX II in connection with the proposed multi-building facility located at the southwest corner of El Mirage Road and Peoria Avenue, seconded by Councilmember Winston.
Motion passed (5/1) NAY: Councilmember Gentry

1. A Public Hearing for consideration and action on a request for a conditional use permit for a warehouse and accessory outdoor storage use in a Commerce Park zoning district on 9.42 acres of vacant land at 9105 N El Mirage Road, El Mirage, Arizona 85335. (Development Services)

Mayor Hermosillo opened the public hearing at 7:03 p.m.

Jose Macias, Senior Planner, presented a conditional use permit for a warehouse and accessory outdoor storage use in a Commerce Park zoning district on 9.42 acres of vacant land at 9105 N. El Mirage Road, El Mirage, Arizona 85335. The zoning is commerce park, and the site is within the Luke Air Force Base Land Use Capability overlay. The applicant is requesting a conditional permit to allow warehouse use and accessory storage. The development includes a 105,700-square-foot tilt-up warehouse building, 5,000 square feet of office space, loading docks, truck circulation areas, and a secured 3.2-acre outdoor storage yard. Parking and landscaping improvements are consistent with the Commerce Park standards. The structure is a modern tilt-up industrial building consistent with the surrounding industrial development patterns. The landscaping plan includes frontage enhancements, perimeter screening and plants. Staff and the Technical Advisory Committee have reviewed the application and determined that it is appropriate to proceed with public hearings. The applicant shall consent to the Technical Advisory Committee's stipulations as set forth in the memorandum dated July 6, 2026. Luke Air Force Base provided comments in a letter dated April 9, 2026, with no negative impact. Two public comment inquiries have been received.

Jason Morris presented on behalf of the developer of the proposed conditional use permit. The site for the proposed use is adequate, and the topography accommodates the use. All yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use to the land and to uses in the vicinity. The 9.42-acre site adequately accommodates the proposed warehouse and supporting improvements. Screening walls and landscaping buffer adjacent properties and public streets. The proposed use of streets and highways is adequate in width and pavement type to carry the traffic generated by the proposed use. Projected traffic is minimal at approximately 468 daily trips. The proposed use will have no adverse effect upon the abutting property and will be in conformance with the General Plan. The conditions of approval are deemed necessary to protect public health, safety, and general welfare. The project's benefits include: a high-quality industrial warehouse on a currently vacant infill site, meeting all CUP approval criteria and is consistent with the Commerce Park zoning district, providing efficient site design with safe circulation, adequate parking, landscaping, and screening, supporting job creation, strengthening the established industrial corridor and protects health, safety and welfare of surrounding properties through site planning and compliance with city regulations.

Jim McPhetres stated that he is confused about the building's intended use and that the location is poor due to the traffic at that intersection.

Cindy Gentry-Oliveres stated the city does not need to approve every proposal for a warehouse or outdoor storage facility. There should be consideration of the bigger picture, such as traffic, congestion, visual impact, and residents' quality of life.

Mr. Morris stated that there is an office component in this building for administrative use and that this property would not be a major distribution site. The General Plan for the

City of El Mirage designated this area for such developments, and, because of the topography and transportation, the City of El Mirage determined that this is the appropriate area for this type of facility.

Councilmember Gentry stated that a letter identified potential risks and hazards to Luke Air Force Base operations. Mr. Morris stated that they work with Luke Air Force Base, and they have provided their concerns, as well as their recommendation and approval, for this project. Staff has also included stipulations.

Councilmember Eldridge asked whether there were any projected tenants, whether the building would be split for multiple tenants' use, and whether anything would be stored outside. Mr. Morris stated that there are three prospective tenants, but approval by the council is needed first. The building could house up to four tenants, and storage depends on the tenants. Since this is a long-term ownership agreement, tenants would not be allowed to store anything toxic at the facility.

Mayor Hermosillo closed the public hearing at 7:30 p.m.

Mayor Hermosillo stated that this is a great project, that it fits the zoning for that area, and she is supportive.

Councilmember Dorcey stated that she supports this project and appreciates the fact that it is oriented toward the community.

Councilmember Winston stated this is a wonderful idea and likes the partnerships that are involved.

Councilmember Eldridge stated he has concerns about the traffic and the building sitting empty. Many empty buildings in the West Valley are being vandalized. He would like a safety measure put in place to prevent any vandalism.

Vice Mayor Parsons moved to approve a conditional use permit for a warehouse and accessory outdoor storage use in a Commerce Park zoning district on 9.42 acres of vacant land at 9105 N El Mirage Road, El Mirage, Arizona 85335, seconded by Councilmember Winston.

Motion passed (5/1) NAY: Councilmember Gentry

2. Public Hearing, closure of Public Hearing, followed by consideration and action to adopt Resolution R26-08-17 amending the fee schedule for commercial wastewater for Fiscal Year 2026/27. (Administration)

Mayor Hermosillo opened the public hearing at 7:35 p.m.

Macy Walker, Budget Manager, presented the Wastewater Fee changes. The change aligns with the previous residential rate, with a 3% increase applied to commercial rates.

No public comments.

Mayor Hermosillo closed the public hearing at 7:36 p.m.

Vice Mayor Parsons moved to adopt Resolution R26-08-17 amending the fee schedule for commercial wastewater for Fiscal Year 2026/27, seconded by Councilmember Winston.

Motion passed (6/0)

3. Consideration and action to approve the Greetings from El Mirage mural artist selection recommendation by the West Valley Arts Council. (Parks and Recreation)

Sean VonRoenn, Parks and Recreation Director, introduced Kathy Knecht, West Valley Arts Council Director, to present the Greetings from El Mirage Mural selection process. Ms. Knecht provided the timetable for the commemorative public artwork selection process. The process began in mid-March and culminated in the artist selection in August. A total of 31 submissions were received, and after review, a panel consisting of a representative from a local business, a representative from the Senior Center, a representative from the El Mirage Youth Council, a representative from the WHAM Art Center, and Mayor Hermosillo chose 3 finalists. Each design needed to include the words "Greetings from El Mirage", be colorful, unique, and visually effective on a large wall along a busy street, and incorporate themes suggested in the project proposal. Each finalist submission was presented to Councilmembers anonymously for final selection. Councilmembers considered artistic quality, community connection, visual impact, public suitability, and overall effectiveness. The final selected concept was created by artist Laura Thurbon. Ms. Thurbon is a former resident of El Mirage, a 15-year small-business owner, a 20-year educator, a 21-year professional artist, and a bilingual professional. Final steps in the process will be to gather final input from the Council and the Community Panel, the artist creates the artwork, the artwork is then digitized, a vinyl wall wrap is produced, the mural is professionally installed, and a ribbon-cutting and celebration at the end of October.

Mayor Hermosillo thanked Ms. Knecht for facilitating the process. It was a very well-run and thorough process that included everyone. It is great to see El Mirage have one of its first pieces of public art.

Councilmember Winston asked if the city would receive the canvas for display once completed. Ms. Knecht stated the city would receive that piece.

Councilmember Gentry stated that she understood that only artists who lived in El Mirage would be considered for the project. Ms. Knecht stated there were 31 artists from around the state, and only 3 artists submitted from El Mirage. The panel believed it was important to achieve the right balance of professionalism, experience, and artwork quality that the city would be proud of.

Councilmember Eldridge asked if the building would be accessible post the recent fire. Mr. VonRoenn stated that the Fire Marshal reviewed the site to ensure it was structurally sound. The business owner is conducting mitigation work within the building. The building owner has assured that the facade will be ready for painting, which will take place in late September.

Vice Mayor Parsons moved to approve the Greetings from El Mirage mural artist selection recommendation by the West Valley Arts Council, seconded by Councilmember Winston.

Motion passed (5/1) NAY: Councilmember Gentry

4. Consideration and action to approve Amendment No. 3 to the Intergovernmental Agreement (IGA) between the City of El Mirage and the City of Tolleson for Police and Fire Dispatch Services at a cost not to exceed \$1,599,800. (Police)

Chief Marzocca provided a brief history of the dispatching services during his time with the Department. When the Police Department was established, El Mirage negotiated with the Surprise Police Department for dispatch services. That ended eleven years ago, and an agreement with Tolleson was reached. If El Mirage had a growing population, it would need its own public service answering point. Currently, a lack of building space and personnel would prohibit that. El Mirage is the largest police department served by the Tolleson Dispatch service. El Mirage currently represents 56% of its calls for service.

**Vice Mayor Parsons moved to approve Amendment No. 3 to the Intergovernmental Agreement (IGA) between the City of El Mirage and the City of Tolleson for Police and Fire Dispatch Services at a cost not to exceed \$1,599,800, seconded by Councilmember Winston.
Motion passed (6/0)**

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.

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.

8. EXECUTIVE SESSION

- 1.** Consideration and action to convene into Executive Session pursuant to A.R.S. § 38-431.03.A.7 for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the potential purchase of real property.

**Vice Mayor Parsons moved to convene into Executive Session pursuant to A.R.S. § 38-431.03.A.7 for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the potential purchase of real property, seconded by Councilmember Winston.
Motion passed (6/0)**

9. ADJOURNMENT - meeting adjourned at 8:24 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 Monday, August 17, 2026, and a quorum was present.



Jill A. Boltz, City Clerk