

NOTICE OF A PUBLIC MEETING

GILA BEND TOWN COUNCIL
TOWN HALL; 644 W. Pima Street, Gila Bend, AZ
October 11, 2011; 6:00 p.m.

Agenda

Pursuant to ARS 38-431.02, notice is hereby given that the TOWN COUNCIL will hold a Council meeting on October 11, 2011 beginning at 6:00 p.m., in the Town Hall located at 644 West Pima, Gila Bend, Arizona. A copy of the final agenda will be available twenty-four hours prior to the meeting in the Town Clerk's Office, 644 West Pima, Gila Bend, AZ 85337.

I. CALL TO ORDER

- A. Call to order
- B. Pledge of Allegiance
- C. Invocation

II. ROLL CALL

Mayor Ron Henry	
Vice-Mayor Chuck Turner	Council Member Steve Holt
Council Member Fernando Fernandez	Council Member Tommy Lee Sikes
Council Member Armida Gonzalez	Council Member Donny Young

III. CONSENT AGENDA (all items subject to approval by a single motion; any Council Member may require any of these items to be voted on separately)

- A. Approval of Council Meeting Minutes: The Mayor and Town Council shall discuss and possibly take action on the approval of the September 27, 2011 work session and meeting minutes. **Discussion and Action (SALMON)**
- B. Payment of Claims: The Mayor and Town Council shall discuss and possibly take action to ratify claims in the amount of \$158,356.90 for the period of September 16, 2011 through September 30, 2011. **Discussion and Action (BLUE)**
- C. Budgetary Transfer: The Mayor and Town Council shall discuss and possibly take action to transfer funds from the Town Manager's Contingency line item 10-46-700 to Parks and Recreation line item 10-84-760 Electrical repairs to Community park for the lights and concession building and 10-84-765 Electrical repairs to Town Pool and to approve the total cost for these expenditures at a not-to-exceed amount of \$13,350.00. **Discussion and Action**
- D. Budgetary Transfer: The Mayor and Town Council shall discuss and possibly take action to transfer funds from the Town Manager's Contingency line item 10-46-700 to the Fire Department Maintenance of Vehicles line item 11-55-435 in the amount of \$4,900.00 to re-coat the 2600 gallon tank on the Fire Departments Tender T-381, and to approve the total cost of this expenditure at a not-to-exceed amount of \$4,900.00. **Discussion and Action**

IV. PUBLIC HEARING #1:

Solar Field Overlay Zone SFOZ-11.02: Chris Lentz with United Engineering Group on behalf of Silverado Power LLC is requesting approval of a Solar Field Overlay Zone (SFOZ) for the proposed Octavia Greenworks Solar Generating Facility. This proposal includes a total of 195 Megawatts (MW) of Photovoltaic (PV) solar panels located on approximately 736 acres. The Site is generally located on the northwest corner of Stout Road and Watermelon Road within the incorporated limits of the Town of Gila Bend; the site is zoned Rural (AG). **PUBLIC COMMENT ONLY**

PUBLIC HEARING #2:

Solar Field Overlay Zone SFOZ-11.03: Joshua Fields with SolarReserve is requesting approval of a Solar Field Overlay Zone (SFOZ) for the proposed Cotton Center 3 & 4 Solar Generating Facility. This proposal includes a total of 40 Megawatts (MW) of Photovoltaic (PV) solar panels located on approximately 470 acres. The Site is generally located ½ mile east of Old U.S. 80 on the Fornes Road Alignment within the incorporated limits of the Town of Gila Bend; the site is zoned Planned Community (PC; Sonoran Trails). **PUBLIC COMMENT ONLY**

- V. BUSINESS – Discussion and possibly action on the following items:
- A. **Ordinance 11-11 (Solar Field Overlay Zone SFOZ-11.02):** An Ordinance of the Town Council of the Town of Gila Bend, Arizona, amending the “Town of Gila Bend Zoning Map” by establishing a Solar Field Overlay Zone (SFOZ) over the current zoning classification of a certain parcel of land zoned Rural; (AG). **Discussion and Action (WHITE)**
 - B. **Site Plan Review SPR-11.03:** Chris Lentz with United Engineering Group on behalf of Silverado Power LLC is requesting approval of a Site Plan for the proposed Octavia Greenworks Solar Generating Facility. This proposal includes a total of 195 Megawatts (MW) of Photovoltaic (PV) solar panels located on approximately 736 acres. The Site is generally located on the northwest corner of Stout Road and Watermelon Road within the incorporated limits of the Town of Gila Bend; the site is zoned Rural (AG) and is currently under an application for a Solar Field Overlay zone (SFOZ) case number SFOZ-11.02. **Discussion and Action**
 - C. **Minor Subdivision SUB-11.03:** Joshua Fields with SolarReserve, is requesting approval of the Cotton Center 3 & 4 Final Plat. This proposal is to subdivide and reconfigure Assessor’s Parcel Number(s) [APN#(’s)] 401-74-003A, 401-74-003F, 401-74-003D. 401-74-005A, 401-74-005D and 401-74-005B into four parcels. The “Cotton Center 3 & 4” parcels will range in size from ±58.20 acres up to ±238.49 acres. The Site is generally located ½ mile east of Old U.S. 80 on the Fornes Road Alignment within the incorporated limits of the Town of Gila Bend; the site is zoned Planned Community (PC; Sonoran Trails) and is currently under an application for a Solar Field Overlay Zone (SFOZ) case number SFOZ-11.03 and a Site Plan Review (SPR) case number SPR-11.04. **Discussion and Action**
 - D. **Ordinance 11-12 (Solar Field Overlay Zone SFOZ 11-03):** An Ordinance of the Town Council of the Town of Gila Bend, Arizona, amending the “Town of Gila Bend Zoning Map” by establishing a Solar Field Overlay Zone (SFOZ) over the current zoning classification of a certain parcel of land zoned Planned Community (PC). **Discussion and Action**
 - E. **Site Plan Review SPR-11.04:** Joshua Fields with SolarReserve is requesting approval of a Site Plan for the proposed Cotton Center 3 & 4 Solar Generating Facility. This proposal includes a total of 40 Megawatts (MW) of Photovoltaic (PV) solar panels located on approximately 470 acres. The Site is generally located ½ mile east of Old U.S. 80 on the Fornes Road Alignment within the incorporated limits of the Town of Gila Bend; the site is zoned Planned Community (PC; Sonoran Trails) and is currently under an application for a Solar Field Overlay Zone (SFOZ) case number SFOZ-11.03. **Discussion and Action**
 - F. **Resolution 11-19:** A Resolution of the Mayor and Town Council of the Town of Gila Bend, Arizona, approving a Redevelopment Plan for the Bend Redevelopment District Area. **Discussion and Action**
 - G. **Resolution 11-20:** A Resolution of the Mayor and Town Council of the Town of Gila Bend, Arizona, designating an area as a Single Central Business District of the Town of Gila Bend. **Discussion and Action**
 - H. **Employee Compensation:** Pursuant to Council action on July 26, 2011, the Council shall discuss and possibly take action on whether to grant staff the authority to conduct merit reviews and whether to issue annual raises based on those merit reviews. **Discussion and Action**
Item was tabled on 9/27/2011
 - I. **Cemetery Road ROW & Easement Corridor:** The Mayor and Town Council shall discuss and possibly take action to authorize staff to prepare a Request for Scope of Work and to obtain a Cost Proposal from an Engineering Firm from the Town of Gila Bend On-Call list ranked under the Council approved Transportation List to designate a plan for the Cemetery Road Right of Way (ROW) and Easement Acquisition for the Cemetery Road Corridor. **Discussion and Action**
 - J. **As Needed Engineering Services:** The Mayor and Town Council shall discuss and possibly take action to approve a Professional Engineering Services Agreement with Jacobs for As Needed Engineering Services and Dick Wallace as Town Engineer. **Discussion and Action**

K. **9-11 Memorial Design Project Professional Services Agreement:** The Mayor and Town Council shall discuss and possibly take action to approve a Professional Architectural Services Agreement with Reece Angell Rowe Architects for the design of the Town of Gila Bend 9-11 Memorial Project. **Discussion and Action**

L. **Cox Communications:** The Town Council shall discuss and possibly take action on remedies related to the recently announced termination of services by Cox Communications, and the available remedies pursuant to Ordinance 00-09, also known as the License Agreement. **Discussion and Action**

VI. MAYOR AND COUNCIL MEMBER'S REPORT ON CURRENT EVENTS
(This is the time Council Member's may present a brief summary on current events. The Council may not propose, discuss, deliberate or take any legal action on the information presented)

VII. TOWN MANAGER REPORT

VIII. CALL TO THE PUBLIC *(The procedures to follow if you address the Council are: Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any individual . The Mayor will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action.)*

IX. EXECUTIVE SESSION: EXECUTIVE SESSION: The Town Council may go into executive session for purpose of obtaining legal advice for any of the above agenda items pursuant to A.R.S.38-431.03(A)(3)

X. ADJOURNMENT

Beverly Turner, CMC
Town Clerk

10/06/2011
Date posted

Before 4:00 pm
Time

REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES AND PERSONS WITH LIMITED ENGLISH PROFICIENCY WILL BE PROVIDED UPON REQUEST. PLEASE TELEPHONE YOUR ACCOMMODATION REQUEST (928 683-2255 OR 1-800-367-8939 ADD ARIZONA RELAY SERVICE) 72 HOURS IN ADVANCE IF YOU NEED A SIGN LANGUAGE INTERPRETER OR ALTERNATE MATERIALS FOR A VISUAL OR HEARING IMPAIRMENT; FOR AN ENGLISH TRANSLATOR CALL 928 683-2255.

LOS ALOJAMIENTOS RAZONABLES PARA PERSONAS CON INCAPACITATES Y PERSONAS CON LA PERICIA INGLESA LIMITADA SERAN PROPORCIONADOS SOBRE EL PEDIDO. TELEFONEE POR FAVOR SU PEDIDO DEL ALOJAMIENTO (928 683-2255 O 1-800-367-8939 AGREGAN ARIZONA EL SERVICIO DEL RELEVO) 72 HORAS EN EL AVANCE SI USTED NECESITA A UN INTERPRETE DE LENGUAJE POR SEÑAS O ALTERNA LAS MATERIAS PARA UN VISUAL O DETERIORO DE VISTA; PARA UNA LLAMADA INGLESA DE TRADUCTOR 928 683-2255.

Town Manager Approval

Initial

Date