

TOWN OF GILA BEND

Minutes of the July 13, 2010 regularly scheduled Council meeting

I. CALL TO ORDER

- A. Meeting called to order by Mayor Henry at 6:00pm.
- B. Pledge of Allegiance led by Mayor Henry.
- C. Town Attorney McClure gave the invocation.

II. ROLL CALL

Mayor Ron Henry
Vice-Mayor Fred Hull
Council Member Fernando Fernandez
Council Member Armida Gonzalez

Council Member Chuck Turner
Council Member James "Bud" Turner
Council Member Donny Young

Staff present: Town Manager Buss, Town Attorney McClure, Town Clerk Turner, Finance Director Young, Community Development Director Fitzner, Fire Chief Birchfield, Records Clerk Eisenberger, Counter Operations Smith

III. PUBLIC HEARINGS:

- A. F/Y 10/11 Budget, Property Tax Levy and Truth in Taxation. The Town Council shall receive Public Comment relating to the F/Y 10/11 Budget, Property Tax Levy and Truth in Taxation. **(Public Comment) Mayor Henry opened the Public Hearing at 6:01 pm. No public comment.**
- B. Major General Plan Amendment GPA10.01: Loren Brown on behalf of Hein and Ellen Hettinga is requesting a Major General Plan Amendment to the Town of Gila Bend General Plan Future Land Use Map. This amendment is being requested for a General Plan Future Land Use Designation change of 160+ acres from Rural, Rural Residential (Rural) to Heavy Industrial (HI) to facilitate future mining, batch plant and employment opportunities within the Town of Gila Bend. The site is located on the west side of Old US 80 approximately two (2) miles north of Watermelon Road and approximately one and one half (1 ½) miles east of the Stout Road Alignment within the Town of Gila Bend Incorporated Limits. More specifically the property is located in the Southeast ¼ of Section 9, Township 5 South Range 4 East. The Town of Gila Bend General plan designates the site as Rural, Rural Residential (Rural). The land owner is requesting that the Town's General Plan Land Use designation, for the acreage specified, to be changed to Heavy Industrial (HI). **(Public Comment) Mayor Henry opened the Public Hearing at 6:02pm. Joe Getzwiller asked how many jobs would be available with Loren Brown responding that right now he has 10 mixer trucks and five employees and in the future there would be 15 – 25 jobs. Mr. Brown noted that they would be doing their own construction and that the pay would be decent. Mr. Joe Getzwiller than asked if they could be counted on to contribute to Town functions. Mr. Brown answered yes and that that they are working with the Town regarding sales tax. Mr. Joe Getzwiller commented that in the past, the Chamber of Commerce approached them for involvement or donations for events like the Shrimp Festival and never had a response. Mr. Loren Brown commented that these were addressed to the former owner, not him, and that the former owner is not involved, just his land is being leased. Council Member C. Turner asked if the property is annexed in to the Town limits and Mr. Loren Brown answering yes. Community Development Director Fitzner noted that the property is within the town limits and that annexation is the first process in a General Plan Amendment. No further public comment. Mayor Henry closed the Public Hearing at 6:07pm.**

IV. 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 June 22, 2010 Regular Council meeting minutes: The Mayor and Town Council shall discuss and possibly take action on the approval of the June 22, 2010 Council meeting minutes. **Discussion and Action (WHITE)**
Motion to approve the Consent Agenda by Vice Mayor Hull. Motion seconded by Council Member Fernandez. No discussion. Motion passed unanimously; 7-0.
- V. BUSINESS - Discussion and possible action on the following items:
- A. Resolution 10-07 adopting Town of Gila Bend Budget for fiscal year 2010-2011: A Resolution of the Town Council of the Town of Gila Bend, Arizona, adopting the budget for Fiscal Year 2010-2011. **Discussion and Action (SALMON & BINDER)** ***Council Member C. Turner moved to approve. Motion seconded by Council Member J. Turner. Town Manager Buss noted no changes except those requested by Council: ice machine, gurney, GPEC membership, Waterline & Fire Hydrant Project, fire fighter intent of non-contingent funds, and discussion on putting firefighter issue on future agenda. Council Member C. Turner moved to amend his motion to approve to include the stipulation that the fire fighter issue start September 1, 2010. Amended motion seconded by Council Member J. Turner. Motion passed unanimously; 7-0.***
- B. Resolution 10-09 adopting Major General Plan Amendment GPA 10.01: A Resolution of the Mayor and Common Council of the Town of Gila Bend, Arizona hereby amending the Gila Bend General Plan Land Use Map from Rural Residential, Rural Land Use Designation to Heavy Industrial Land Use Designation on approximately 160 acres of land commonly known as GPA 10.01 Hettinga General Plan Amendment. **Discussion and Action (BLUE)**
Community Development Director Fitzer noted this is the third phase of the project, spoke on the three previous meetings and comments he received, and also noted that all private property issues will be handled during the permitting process. Council Member C. Turner moved to approve. Motion seconded by Vice Mayor Hull. Motion passed unanimously; 7-0.
- C. Approval of Metal Scrapping: The Mayor and Town Council shall discuss and possibly take action on approval of Epic Enterprises, LLC. to provide metal scrapping services to the Town of Gila Bend at the "Well 4 Site". **Discussion and Action (PINK)** ***Town Manager Buss noted that the Staff Report covers both Items C. and D. Town Manager Buss advised the Council that the tank on Butterfield Trail needs to be addressed as the Town did not renew the lease so property must be removed. Discussion on tank removal and metal scrapping is part of Towns ongoing mission to clean up Town property and the costs associated with demolishing of tanks and cleaning up area. Vice Mayor Hull commented on not including two trucks on list of metal to be scrapped, placing 6x6 Army engine and transmission on Craig's List or ebay, and winch in town yard. Discussion on the two trucks, white registered to County and cab of red truck fits roll off, have a bid of \$2,500 to switch cabs and paint, and to keep these until Town can decide what course is best. Vice Mayor Hull moved to approve that Epic Enterprise do metal scrapping. Council Member C. Turner requested that staff go through vehicle list for auctioning. Council Member C. Turner seconded. Motion passed unanimously; 7-0.***
- D. Approval of Water Storage Tank Removal: The Mayor and Town Council shall discuss and possibly take action on approval of Renovated Metals to provide water storage tank removal at "Well Site #4 and the "Butterfield Trail" site. **Discussion and Action (YELLOW)** ***Vice Mayor moved to approve with a second by Council Member Young. Discussion on water storage tanks only to be removed, not buildings, and possibility of any chemicals left in the tanks (no). Motion passed unanimously; 7-0.***
- E. Waterline and Fire Hydrant Project Update: Planning and Economic Development Director Eric Fitzer shall give an update to the Town Council on the Waterline and Fire Hydrant Replacement Project. **Discussion Only (GREEN)** ***Community Development Director Fitzer provided an update on the project: 1) 3500 linear feet of 12" main installed, 2) 14 fire hydrants placed, 3) three hydrants not placed as planned but will install between Washington and Short Streets, 4) culvert issues encountered, 5) changes and moves made due to existing lines, and 6) valves seized up were replaced resulting in***

interruption of water service. Discussion on available options for taking line down Papago but none feasible, costliness of change orders, verifying that engineers have all available plans, and 5-day extension request. Discussion on maintenance plan, Valve Master, to exercise valves, works on fire hydrants and possibility of including broken and old fire hydrants in metal scrapping. Discussion on boring.

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)

Council Member Young reported on son AJ being selected to play on the All AZ Baseball team with a possibility of Junior Olympics and Olympics and Council Member Young selected as Coach for the All AZ Baseball Team.

Council Member J. Turner: no report

Council Member C. Turner thanked everyone involved in the 4th of July event and also thanked the Fire Department crew for the fireworks display.

Council Member Gonzalez thanked Finance Director Young for having the budget prepared in such a timely fashion.

Vice Mayor Hull thanked Finance Director Young for the good work on the budget and Town Clerk Turner for getting the graffiti removed from the historic jail building so quickly.

Council Member Fernandez: no report

Mayor Henry: no report

Town Clerk Turner reported that she and Records Clerk Eisenberger will be attending required Elections Training from Wednesday, July 21st through Friday, July 23rd and that there will be elections in March 2011.

Community Development Director Fitzer reported that the Park and Ride will be finished in two weeks and there were some small issues and redesigning done. Reported that he will be giving a class to the AZ Planners Association on things that have been done in Gila Bend.

Finance Director Young reported that she is preparing for the CAP auditors on July 15th, accounts payable finished, working on getting the New Market Tax Credit established and if established, Gila Bend will be the first town to do so. She will be inputting the budget on Friday, July 16th.

VII. TOWN MANAGER REPORT

Town Manager Buss reported that Solano received funding and the Town has been receiving calls from six to eight other solar companies that are interested in this area and three job recruitments have been posted: 1) Public Works Manager, 2) Social Services receptionist, and 3) Part-Time Museum Attendant. Reported that the first Solar Bee is installed and funds for the second solar bee were awarded on Monday, July 12th, and FAA will be releasing funds for the shade hangars at the airport and contractors will hold price until end of July.

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.) **Joe Getzwiller congratulated the solar plant for the award of funding and spoke about Betty Felix passing away. He noted that she an invaluable volunteer who will be greatly missed and asked if the Town could honor her with a Proclamation or Betty Felix Day. Loren Brown asked what has the solar plant brought to the table regarding use of local contractors, mentioned that he spoke to Abengoa about buying local, asked if using local contractors is stated in the pre-qualifications. He further commented that in the entitlement process they made commitment to buy local and the term "local" needs to be defined. Mr. Brown suggested that the Town should be helping local businesses out with this. Gracie Pinette thanked everyone who showed an interest in her accident, everyone**

who took the time to come by with coffee and ice cream and especially thanked the Birchfield family who were behind her, assisting her through everything.

- 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) **No Executive Session called.**
- X. ADJOURNMENT
Vice Mayor Hull moved to adjourn. Motion seconded by Council Member C. Turner. Motion to adjourn passed unanimously: 7-0. Time of adjournment: 6:46pm.

Ron Henry, Mayor

ATTEST:

Beverly Turner, CMC
Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the regular meeting held July 13, 2010, and the meeting was duly called and posted and that a quorum was present.

Beverly Turner, CMC
Town Clerk