

TOWN OF GILA BEND

Minutes of the July 27, 2010 regular Council Meeting

I. CALL TO ORDER

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

II. ROLL CALL

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

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

Staff present: Town Manager Buss, Town Attorney McClure, Town Clerk Turner, Finance Director Young, Community Planner Fitzer, Parks & Recreation Assistant Dishman, Records Clerk Eisenberger, Counter Service Operations Smith

III. PROCLAMATION: Betty Felix Memorial

Mayor Henry read the Proclamation:

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 July 13, 2010 Work Session and Regular Council meeting minutes: The Mayor and Town Council shall discuss and possibly take action on the approval of the July 13, 2010 Work Session and Regular Council meeting minutes. **Discussion and Action (WHITE)**
- B. Surplus Property/Auction: The Mayor and Town Council shall discuss and possibly take on declaring certain Town owned items as surplus property and authorize the sale of declared surplus property. **Discussion and Action (BLUE) Vice Mayor Hull moved to approve the Consent Agenda with the exception that two (2) items, 1995 Volvo Garbage Truck and green Hook Truck, be pulled from the Item B. Surplus Property/Auction list until the to-be-hired Public Works Manager is consulted. Council Member J. Turner seconded the motion with exception. Motion passed unanimously; 6-0**

V. BUSINESS - Discussion and possible action on the following items:

- A. Ordinance 10-08: An Ordinance of the Town Council of the Town of Gila Bend, Arizona hereby levying upon the assessed valuation of the property within the Town of Gila Bend subject to taxation a certain sum of each one hundred dollars (\$100.00), of valuation sufficient to raise the amount estimated to be required from licenses, fines and other sources of revenue; providing a general fund for general municipal expenses; all for the fiscal year ending the 30th day of June, 2011; and declaring an emergency. **Discussion and Action (GREEN) Mayor Henry read Ordinance 10-08. Town Manager Buss noted that this Ordinance is to adopt property tax, the tax is very minimal and is the difference between rates and valuation, and that it would basically be a wash from last year. Council Member J. Turner moved to approve. Motion seconded by Vice Mayor Hull. Motion passed unanimously; 6-0**
- B. Resolution 10-06: A Resolution of the Mayor and Common Council of the Town of Gila Bend, Arizona hereby approving an application to the Maricopa Association of Governments (MAG) and the Arizona Department of Transportation (ADOT) for transportation enhancement funds for a Pedestrian and Bicycle Overpass located at the intersection of State Route 85 (Pima Street) and Martin Avenue. **Discussion and Action (YELLOW) Mayor Henry read**

Resolution 10-06.. Community Planning Director Fitzer noted that this item came before Council in May and was tabled, originally Town was responsible for 5.7% but now only pays over match, and Town will have three (3) years to pay the \$700,000 if the grant awarded. Discussion on were Town match funds will come from, Town SRTS Enhancement grants are competitive with \$8 million in funds available and the Town asking for \$1 million, and if it gets awarded and Town decides against it then funds go back to the State. Discussion on the timeline required to do project is three years from award of funds, design will blend with current project design and public meetings to be held for receiving input from residents. Discussion on this to help beautify the town, land acquisition will be needed but has not been pursued and that will begin land acquisition after funds awarded. Council Member J. Turner moved to approve. Motion seconded by Vice Mayor Hull. Motion passed unanimously: 6-0.

- C. Border Patrol Station Repairs and Renovation: The Mayor and Town Council shall receive an update from staff regarding repair and renovation efforts to the Border Patrol Station. **Discussion Only (PINK) Town Manager Buss noted that the Town is waiting for okay regarding use of facility. Fire Chief Birchfield commented that the Council approved facility use by Fire Department at the June 22, 2010 meeting, Mac from Brown & Associates did inspection and that direction is needed from Council regarding repairs to building separation. The Fire Chief spoke about the \$16,000 repair estimate and the option of filling the separation and painting. Discussion on the need for separation issue to be done first, cost of other repairs is less than \$8,000, budgeted amount of \$15,000 for repairs, and Fire Chief will take Council Members to see building in group of three or less. Discussion on repairing crack with concrete, building is sound, other repairs include roof, air conditioning, drywall and painting, and that the building is an asset to the Town.**
- D. Interim Parks and Recreation Director: The Mayor and Town Council shall discuss and possibly take action on approving the appointment of Andrew Dishman as the Interim Parks and Recreation Director, commencing August 2, 2010 and lasting until such time a Permanent Director is in place, and to adjust the pay of Mr. Dishman during this period to a salary commensurate with the parks and Recreation Director Position. **Discussion and Action) Town Manager Buss apologized for not having available back-up, Parks and Recreation Director Hoffman is leaving to take another position elsewhere, and Parks and Recreation Assistant Dishman has agreed to take on the extra responsibilities until permanent Director is hired. Discussion on the position will be posted tonight and run until August 24, 2010 and it is fair to compensate Assistant Dishman for extra responsibilities but his pay will revert back when new Director hired. Council Member Young moved to approve with a second from Council Member Fernandez. Discussion on the need for other types of activities and the need to think outside of the box when it comes to recreation. Parks and Recreation Assistant Dishman noted that there are plans to have a Karate instructor teach a class in Gila Bend free of charge, country western line dancing class, other opportunities for residents of all ages, and has been working with Social Services Director Dempsey on after school programs. Motion passed unanimously: 6-0**
- E. APS Solutions for Business Program Agreement: The Mayor and Town Council shall discuss and possibly take action to approve and sign the APS Solutions for Business Program Agreement. **Discussion and Action (LAVENDAR) Finance Director Young spoke on the analysis done of all lights in the Town building, replacement of bulbs with energy efficient lighting, annual savings of \$2,500 to Town, cost of \$5,345 with rebates totaling \$3,000, and it will take .73 years to pay back. Discussion on cost if Town does with no rebates, popular program in many communities, quality of lighting, time frame, funds already budgeted because cost less than savings realized, and life of bulbs and warranty. Vice Mayor Hull moved to approve. Motion seconded by Council Member Gonzalez. Motion passed unanimously; 6-0**
- F. Change Orders 1-6 Water line and Fire Hydrant Project: The Mayor and Town Council shall discuss and possibly take action to approve Change Orders 1 through 6 related to the Water Line and Fire Hydrant Project. **Discussion and Action (WHITE) Community Planner Fitzer**

noted that Change Order #5 has been deleted and our Engineer has been doing a great job in reducing the costs. Discussion on why change orders needed and why these were not caught in plans. Discussion on poor engineering design on plans, culvert not shown on plans, possibility and cost effectiveness of pursuing legal action against Gannett-Fleming for poor plan design, and having new plans done prior to starting project not possible due to deadline and costs. Discussion on Change Order #1 is the major cost but down from original \$36,000 estimate and that even with Change Orders, project is still well under cost. Council Member J. Turner moved to approve Change Orders #1-6, excluding #5. Motion seconded by Vice Mayor Hull. Motion passed unanimously; 6-0

- G. Development Agreement Addendum: The Mayor and Town Council shall discuss and possibly take action on approving a development agreement addendum with Entegra Power Group, LLC, constituting the third development agreement addendum. The original annexation and development agreement was by and between the Town of Gila Bend and Panda Gila River, L.P. **Discussion and Action** *Town Manager Buss noted that items G, H, I, and J should be tabled until next meeting but will provide a brief update on each item. An Executive Session on Item G should be held.*
- H. Greater Phoenix Economic Council: The Mayor and Town Council shall discuss and possibly take action on approving an agreement with the Greater Phoenix Economic Council (GPEC), thereby joining and becoming part of, the GPEC economic development organization. **Discussion and Action Update**: *Town Manager Buss noted that he would like GPEC to present to Council.*
- I. Arizona Department of Corrections: The Mayor and Town Council shall discuss and possibly take action on approving an agreement with the Arizona Department of Corrections for the provision of inmate labor to the municipal services of the Town of Gila Bend. **Discussion and Action Update**: *currently waiting on signed agreement from them, they will provide inmates at no cost until IGA is complete, Town only responsible for transporting until agreement signed*
- J. First Things First: The Mayor and Town Council shall discuss and possibly take action on approving an agreement with First Things First. **Discussion and Action Update**: *Meeting has been rescheduled to August 10, 2010. Council Member J. Turner moved to table items G, H, I, and J. Motion seconded by Council Member Fernandez. Motion passed unanimously; 6-0.*

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 Fernandez: no report

Council Member Gonzalez: no report

Vice Mayor Hull reported on the Social Services meeting he attended the previous night on weatherization program, 487 applied for weatherization and 94 received repairs or replacements, described the types of weatherization done and that he did not know how many homes in Gila Bend were done.

Council Member J. Turner: no report

Council Member Young gave an update on the condition of former Town Manager, Lynn Farmer, that he is close to Mr. Farmer's son, Troy, who has been keeping him updated. Reported that Victor Guillen's mother passed away. Reported that he will be leaving for Utah with his son, AJ, for the USA Baseball Regional Try-Outs.

Mayor Henry noted that a card has been signed by Council and staff for former Town Manager Farmer.

Town Clerk Turner noted that the August 24, 2010 Council Meeting has been changed to August 25th due to election scheduled on August 24th and that approximately 200 business licenses have been renewed.

Parks and Recreation Assistant Dishman reported that he was excited to be at the CAP office and there has been good exchange of ideas between Parks & Recreation and Social Services.

Community Planning Director Fitzer reported that the Airport Park & Ride project is near completion, Pima Street Improvements are under way, that he has met with Pacific Blue who is closing on 100 acres for a solar development and is working through the processes, and that he met with APS regarding Amonex.

Finance Director Young reported that Accounts Receivable is getting done and has received \$59,000, that Caselle updated with 597 budget entries, journal entries are ready for the auditors, working on closing all department budgets for FY09-10, and that there have been some glitches with the Caselle program.

Fire Chief Birchfield reported that the EMS class is done and that nine from Gila Bend and two from Ajo took the test and passed.

- VII. TOWN MANAGER REPORT **Town Manager Buss reported that the Town has been receiving inquiries on available Solana jobs and that questions are directed to the link to Solana on the Town of Gila Bend website and that Grey Faupel is also receiving inquiries at the CAP office. Report on the Amonex meeting attended today and that Community Planning Director Fitzer did excellent job presenting, 22 attended the meeting with six from APS and rest from CA, a lot of raised eyebrows when overlay project explained, that process is reduced from three years to two-three months, puts Gila Bend on the map and go nationwide. Report on 8-10 solid solar companies inquiring with 4-5 on front burner and ready for press release. Report on GPEC to do presentation on how they locate companies and they work hard for communities. Report on Public Works Manager position interviews will begin next Wednesday, Public Works Manager from Buckeye with 20 years experience will sit on panel and the Parks & Recreation Director position will be posted tonight or tomorrow.**
- 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.*) **No public comment.**
- 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) **Council Member J. Turner moved to go into Executive Session. Motion seconded by Vice Mayor Hull. Motion passed unanimously; 6-0. Time: 7:01pm**
- X. ADJOURNMENT **Vice Mayor Hull moved to adjourn. Motion seconded by Council Member Fernandez. Motion passed unanimously; 6-0. Time of adjournment: 7:25pm**

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 27, 2010, and the meeting was duly called and posted and that a quorum was present.

Beverly Turner, CMC
Town Clerk