

TOWN OF GILA BEND

Minutes of the October 25, 2011 regular Council meeting

I. CALL TO ORDER

- A. Call to order **Mayor Henry called the meeting to order at 6:00pm**
- B. Pledge of Allegiance **Led by Mayor Henry**
- C. Invocation **Given by resident Fred Hull**

II. ROLL CALL

Mayor Ron Henry	Council Member Steve Holt
Vice-Mayor Chuck Turner	Council Member Tommy Lee Sikes
Council Member Fernando Fernandez	Council Member Donny Young- arrive
Council Member Armida Gonzalez - absent	6:05pm

Staff present: Town Attorney McClure, Town Clerk Turner, Finance Director Young, Planning and Economic Development Director Fitzer, Public Works Director Menard, Parks and Recreation Director Turner, Deputy Clerk Eisenberger

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 **Vice Mayor Turner moved to approve. Councilmember Sikes seconded the motion. No discussion. Motion passed unanimously; 5-0**

- A. Approval of Council Meeting Minutes: The Mayor and Town Council shall discuss and possibly take action on the approval of the October 11, 2011 meeting minutes. **Discussion and Action**
- B. Payment of Claims: The Mayor and Town Council shall discuss and possibly take action to ratify claims in the amount of \$127,123.60 for the period of October 01, 2011 through October 15, 2011. **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 (Item tabled on 10/11/11)_ Mayor Henry opened the public hearing at 6:02pm. Director Fitzer noted that the applicant has a presentation that he will show before the vote on Item V. (A). Joe Getzwiller, resident, commented that he owns neighboring property and welcomed Silverado Power to Gila Bend. Mr. Getzwiller noted that we want renewable energy, we want to be the solar capitol and we need to get going in order to achieve that goal. No further public comments. Mayor Henry closed the public hearing at 6:04pm.**

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 (Item tabled on 10/11/11) Director Fitzer noted that Chris Lentz of Silverado Power is here and will give a presentation and that there are no stipulations on this item but there are some on the next item. Mr. Lentz commented that a neighboring property owner had reservations regarding setbacks with an agreeable compromise having been reached, expect to begin construction in 2013 and complete in 2014. They plan to hire locally and use local businesses if feasible. Working with Gila River Power to ease their dust concerns and are adding extra stipulations. Discussion on whether fixed tilt or rotating panels will be used, proposed height of panels are 10 feet, 35’ setbacks, and fencing of wash disrupting those who traverse by horse and ATV. Resident Fred Hull mentioned boundary issues and Joe Getzwiller asked about water lines being available for using at the Gatlin Site. No further discussion. Vice Mayor Turner motioned to approve. Motion**

seconded by Councilmember Holt. Motion passed unanimously; 6-0

- 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 (Item tabled on 10/11/11) Director Fitzer noted that he provided the Council with a write-up on the power plant and revised stipulations concerning dust control. Discussion on proximity to historical site and SHPO. Councilmember Sikes moved to approve. Director Fitzer requested that the motion be modified to include #15 of the staff report. Councilmember Sikes commented that he would like to modify his motion to approve to include #15 of the staff report. Motion seconded by Councilmember Young. No further discussion. Motion passed unanimously; 6-0**
- C. **November 8, 2011 Regular Council Meeting:** The Mayor and Town Council shall discuss and possibly take action to move the regular council meeting of November 8, 2011 to November 7, 2011 and to move the meeting location to the Gila Bend School Media Center in order to allow Maricopa County Elections Department use of the Council Chambers as a polling place for the November 8, 2011 Election. **Discussion and Action Councilmember Holt motioned to approve. Motion seconded by Councilmember Fernandez. No discussion. Motion passed unanimously; 6-0**
- D. **ADOT Grant E2S76:** The Mayor and Town Council shall discuss and possibly take action to accept ADOT Grant E2S76 in the amount of \$151,200.00 for a New Airport Master Plan. **Discussion and Action Public Works Director Menard noted that the grant is about to expire because no action had been taken on the Master Plan. Discussion on grant rolled from \$80,000.⁰⁰ to \$168,000.⁰⁰ with Town portion down to \$16,000.⁰⁰ from \$79,000.⁰⁰. No further discussion Motion to approve made by Vice Mayor Turner. Seconded by Councilmember Fernandez. Motion passed unanimously; 6-0**
- E. **Airport Master Plan Contract:** The Mayor and Town Council shall discuss and possibly take action to approve the contract with Coffman Associates Inc. for the development of the Airport Master Plan. **Discussion and Action Director Menard reviewed the request and noted that project will begin as soon as Notice to Proceed is issued, project to take approximately two years, there will be public hearings, and that Town will receive back \$8,000.⁰⁰ for the administration of the project. Vice Mayor Turner moved to approve. Motion seconded by Councilmember Sikes. Motion passed unanimously; 6-0**
- F. **Pavement Management Needs Assessment Contract:** The Mayor and Town Council shall discuss and possibly take action to approve the Pavement Management System (PMS) and contract with Applied Pavement Technology, Inc. **Discussion and action Director Menard reviewed the necessity for the needs assessment. Discussion on whether this improves chances of receiving grants and whether other municipalities use this type of program. Vice Mayor Turner moved to approve. Motion seconded by Councilmember Fernandez. Motion passed unanimously; 6-0**
- G. **Citrus Valley Road and Powerline Road Intersection:** 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 survey and intersection improvement plans for the intersection of Citrus Valley Road and Powerline Road. **Discussion and Action Director Fitzer gave a brief summary of road conditions, noted there have been several complaints, road is falling apart and seeking a solution. Discussion on available options to repair. Councilmember Young motioned to approve. Motion seconded by Councilmember Sikes. Motion passed unanimously; 6-0**
- H. **Gila Bend Chamber of Commerce MOU:** The Mayor and Town Council shall discuss and possibly take action to approve the Revised Gila Bend Chamber of Commerce Memorandum of Understanding (MOU). **Discussion and Action Director Fitzer noted there was a minor revision in the allocating of the funds making \$5,000.⁰⁰ available for office equipment and**

supplies/materials. Motion to approve made by Vice Mayor Turner. Motion seconded by Councilmember Fernandez. No discussion. Motion passed unanimously; 6-0

- I. **Gila Bend Fire Station 381 Electrical Upgrades Call for Bids:** The Mayor and town Council shall discuss and possibly take action to Call for Bids for the Gila Bend Fire Station 381 Electrical Upgrades Project. **Discussion and Action** *Director Fitzer noted that he and Interim Fire Chief put together the RFP, reviewed the RFP and noted that it will come back before the Council in three weeks. Motion to approve made by Vice Mayor Turner. Motion seconded by Councilmember Sikes. No discussion. Motion passed unanimously; 6-0*
- J. **Gila Bend Fire Station 381 Bathroom Upgrade Call for Bids:** The Mayor and Town Council shall discuss and possible take action to Call for Bids for the Gila Bend Fire Station 381 Bathroom Upgrade Project. **Discussion and Action** *Director Fitzer noted same story as Item I. but different upgrade. Motion to approve made by Councilmember Sikes. Councilmember Young seconded. No discussion. 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)

Councilmember Young requested prayers for 15-year old diagnosed with cancer as she is the daughter of a friend.

Town Clerk Turner reported on SouthWest Risk audit, Civil Rights review today with Department of Justice went well, and that Deputy Clerk Eisenberger spent the day at the State Senate.

Planning and Economic Development Director Fitzer reported that he attended a pre-con today, received five bids for the Transportation Study which is in review and will be a 2-year long project; attended the Ribbon Cutting at Paloma Generating Station, one bud received for home demolitions and NESHAP compliance.

Public Works Director Menard reported on the ACIP meeting with ADOT, Butterfield Line Project on November 7th, working on Well #4, Well #6 is 90% complete, met with Native Environmental regarding ground dumping, work on the slot drain in shop yard done, employee bit by snake and ok, and there are no dam violations.

Parks and Recreation Director Turner reported on status of softball field lighting, co-ed volleyball, ready for Fright Night on October 28th, preparing for Shrimp Fest, visit from AZSTA, APS bringing power to southside park, meeting with BLM for staff at 2:00 tomorrow and meeting for general public at 6:00 at school, and APS hosting a training session at the park.

Finance Director Young reported on the meeting with Gannett Fleming, provided League with HURF funds received and noted funding down from previous years and that the League is pushing for HURF to fund more water projects which they will present to the State. Reported that the internal audit is done and gave kudos to Summer Villegas for a great job, attended meeting on program cities at AZ Department of Revenue with Summer, LGIP account investing options discussion with Greg Swartz and final inspection on Waterline and Fire Hydrant Project done and closed.

Councilmember Young asked about the water level in the pool being down and whether it would hurt the repairs done on the pool.

Councilmember Holt reminded everyone to attend the BLM meeting at the school tomorrow night to voice concerns about road closures being considered on the Sonoran Desert National Monument and requested that everyone spread the word about the meeting.

Mayor Henry reviewed the meeting with Gannett Fleming and praised Finance Director Young on the excellent job done and that Director Young had them dead to rights.

VII. MCSO REPORT

Captain Brice apologized for his absence last month and reviewed monthly report noting out of 10 criminal reports one half resulted in arrests, some of the ID theft issues were cleared up at the bank, working with ranchers regarding copper thefts which are on the rise, noted that hay theft becoming problem and requested public report hay hauling in pick-ups that appears suspicious, apologized for not assisting on traffic control and the need to work on logistics for future events. He reviewed the different task forces working together in Gila Bend.

VIII. TOWN MANAGER REPORT

No report.

- IX. 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.*) **Terry Basu, resident, asked if anyone has seen Prince Harry. Heather Goebel, resident, requested that MCSO patrol west side of Palms on weekends because of loud music. Captain Brice noted that the complaint should be provided to Town Manager Buss also as the Town is keeping log. Joe Getzwiller, resident, reported on the redistricting meeting he attended with the County relative to the Courts. He noted that attendance was great and the meeting went well. Fred Hull, resident, commented that the booster station on Main almost back to normal and thanked Director Menard and the crew for fixing, noted that only the yard lighting issue remained, street sign numbering needs fixed or whole town renumbered, ambulance crew rotation with new people from Buckeye will get lost if street sign numbers not fixed and requested that the matter be put before Planning and Zoning. Roxanne Brinker thanked the Town for the work done with burned homes and expressed pleasure at more MCSO patrols.**
- X. 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) **None called.**
- XI. ADJOURNMENT
Vice Mayor Turner motioned to adjourn. Motion seconded by Councilmember Sikes. Motion passed unanimously; 6-0. Time of adjournment: 7:14pm

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 October 25, 2011, and the meeting was duly called and posted and that a quorum was present.

Beverly Turner, CMC
Town Clerk