

TOWN OF GILA BEND

Minutes of the February 14, 2017 Regular Council Meeting

I. CALL TO ORDER

- A. Call to order **Mayor T Sikes called the meeting to order at 6:00 pm**
- B. Pledge of Allegiance **led by Mayor T Sikes**
- C. Invocation **was given by Fred Hull**

I. ROLL CALL

Mayor Tommy Sikes
Vice-Mayor Chris Riggs
Council Member Fernando Fernandez

Council Member Bill Hollowell
Council Member Clyde Kreeger
Council Member Chuck Turner

Council Member James Turner

Staff present: Town Manager M Celaya; Town Clerk B Turner; Finance Director S Young; Community Services Director K Valenzuela; PWM D Morris; T Suan, Consultant; B Espinoza, Community Development Code Compliance; G Faupel

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 may discuss and possibly take action on the approval of the January 24, 2017 regular meeting minutes. **Discussion and Action.**

B. **Payment of Claims:** The Mayor and Town Council may discuss and possibly take action to approve claims in the amount of \$7,368.62 for the period of January 16, 2017 through January 31, 2017. **Discussion and Action.**

Council Member C Turner moved to approve the Consent Agenda as presented; Seconded by Council Member J Turner. Motion to pass consent agenda as presented passed unanimously (7-0).

VI. NEW BUSINESS – Discussion and possibly action on the following items:

A. **Water/Wastewater Update:** Steve Lewis of Ritoch Powell will give an update on the Town's Water/Wastewater priorities. **Discussion Only**

Because of the discussions held at the last Town Council retreat, Town Manager M Celaya introduced Mr. Steve Lewis and Michael Brungard of Ritoch Powell. Whom advised that since 2013, they have been evaluating and assessing the Town's Water/Wastewater priorities. Evaluation for an additional water pump to provide more water is being considered. Options are being reviewed with Public Works D Morris as to the installation of fire and domestic water systems at the Airport. A review of water service options for the west side of the town by the Double Tree Paper Mill is also being considered. The PER submission to USDA for funding was considered. Council Member C Turner asked Ritoch Powell where the Town is at regarding the redundant water line. Mr. Lewis explained that the terminology was redundant. What was meant was that this is a long-term plan: there has to be another line for the east side of town. He cautioned that they are all currently served by the Main Street Booster. Mr. Ron Henry commented that the redundant line is important in case the Town loses water on the main line. He then emphasized that now is the time to get the redundant line in. Mr. Lewis agreed. The redundant waterline is the highest priority. He explained that the redundant line is designed to serve the east side of town once 500,000 gallons per day is exceeded - the amount that the current booster pump can supply.

Mr. Michael Brungard of Ritoch Powell is providing assistance with the Notice of Violations regarding the Waste Water System. One of the goals is to remove the sludge out of the pond and raise it to operational level. Council Member C Turner asked how much sludge is present. Mr. Brungard replied: Four-feet (4') of sludge at the bottom of the pond, to which he added, does not help with aeration. The ponds are clay-lined. Council Member C Turner asked if evaporation would help. Mr. Brungard replied that it is a problem when it gets too hot. Mr. Brungard stressed that ADEQ is the main authorizer of permits, not Maricopa County Environmental Services.

B. **Town Billboards:** Tim Suan, Consultant will discuss the Town's plan relative to the leasing of the Town's three billboards. **Discussion Only**

Tim Suan, Consultant, stated that the daily average traffic volume on Interstate 8 (I-8) and Arizona Highway 85 exceeds 10,400. As such, he declared that the Town's three billboards, which are blank right now, have the potential as a source of advertising revenue to the Town. He added that blank billboards might convey the message that not much is going on in the Town of Gila Bend. Thus, the leasing of the Town's three billboards have been competitively priced and rates have been established. Mr. Suan recommends utilizing the billboards for Town events in the future. The revenues would directly benefit the local Fire Department.

- C. **Street Signs:** Tim Suan, Consultant will give an update on the on the changes being made to resolve issues with Street Signage. **Discussion Only**

Tim Suan, Consultant, emphasized the need for accurate street signage for general public safety motives such as first responders' ability to locate addresses. He expounded on the current inaccuracies of the current Town street signs and reviewed the process for remedying them. Mr. Fred Hull spoke about streets with dual names, e.g. "Linda and Corine's Way/Indian Road." He requested to have those addressed. Mr. Suan further spoke about street naming conditions and rights. He concluded reassuring the public that some street signs may be missing momentarily due to the revamping of street signage – but to not become alarmed; they will be back up soon.

- D. **Appeal Hearing:** The Mayor and Town Council may discuss and possibly take action on the Hearing Officer's Findings of Fact, Conclusions of Law and Decision in the matter of the Dismissal Appeal of Colby Turner. **Discussion and Action**

Vice-Mayor C Riggs motioned to approve the Hearing Officer's Findings of Fact, Conclusions of Law and Decision in the matter of the Dismissal Appeal of Colby Turner; Seconded by Council Member J Turner. Council Members F Fernandez and C Turner noted their abstention. Motion to approve the Hearing Officer's Findings of Fact, Conclusions of Law and Decision passed (5-0) with two (2) abstentions.

- E. **Invitation to Bid:** The Mayor and Town Council may discuss and possibly take action to approve an Invitation to Bid for sealed bids for the sale of Town owned property located at 401 E Papago more particularly the Epiphany on the Desert Church. **Discussion and Action**

Town Manager M Celaya spoke of the interest that people have been expressing regarding the "Church" property located at 401 E Papago, more particularly the Epiphany on the Desert Church. He recommended approving an invitation to Bid for sealed bids.

Council Member C Turner suggested that an appraisal of the property be done in order to set a minimum bid. Vice-Mayor C Riggs motioned to approve an Invitation to Bid for sealed bids for the sale of Town owned property located at 401 E Papago; Seconded by Council Member C Turner. Motion to approve the Invitation to Bid passed unanimously (7-0).

- F. **Contract Agreement Office of Manufactured Housing:** The Mayor and Town Council may discuss and possibly take action to approve an agreement by and between the Arizona Department of Housing Office of Manufactured Housing (OMH) for the purpose of maintaining standards of quality and safety for manufactured homes, factory built buildings, mobile homes and the installation of the same.

Discussion and Action

Brandon Espinoza, Community Development Code Compliance, explained that the agreement by and between the Arizona Department of Housing Office of Manufactured Housing (OMH) for the purpose of maintaining standards of quality and safety for manufactured homes, factory built buildings, mobile homes and the installation of the same will allow local residents to go through the Town of Gila Bend instead of having to go to downtown Phoenix for permits. Residents will not incur additional charges, as the fee schedule will remain the same. Mr. Ron Henry asked questions regarding flood control and permitting and Mr. Espinoza explained it would all go through the Town of Gila Bend.

Council Member C Turner motioned to approve the agreement by and between the Arizona Department of Housing Office of Manufactured Housing (OMH); Seconded by Vice-Mayor C Riggs. Motion to approve the agreement passed unanimously (7-0).

V. 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 F Fernandez reported on the CDAC meeting where the Town came in fifth (5th) place and unfortunately did not receive funding. He also attended the Fireman's Ball where there was a nice dinner and remarked that he had a good time. Council Member B Hollowell spoke about the Council Retreat and looks forward to more retreats like those in the future. Council Member C Turner says he has been approached by business community members who are struggling financially. They asked him to encourage local residents to "buy Gila Bend." Merchants do not want to lose any more business.

VI. TOWN MANAGER REPORT

(This is the time the Town Manager may present a brief summary on current events. The Council may not propose, discuss, deliberate or take any legal action on the information presented)

Town Manager M Celaya relayed that the State Legislature is in session and that it is too early to bring bills to Council. Arizona Legislature is trying to get clarity from previous bills. Not a lot being signed or passed as of yet. While, the unemployment rate is 4.8% in Arizona, the job growth has slowed likely due to the recent increase in the state minimum wage. Regarding the local economy, it has slowed, the cost-of-living has gone up, and building permits have been going down.

VII. STAFF REPORTS

(This is the time Staff 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) **No staff reports given**

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.)

Mr. Fred Hull spoke about Well Number Four (4) and asked if a cost-analysis had been performed along with an employee expense report. He then spoke about the labor hours and if it will be open this Monday, Presidents' Day. He also queried "Why was Waste Management involved?" He then concluded saying Council "needs to man-up" and ask the Town Manager for a cost analysis, ending with, there's "still work to be done."

IX. FUTURE AGENDA ITEMS

(This is the time Council Member's may request items be placed on future agenda's)

No future agenda items presented

X. EXECUTIVE SESSION: Pursuant to A.R.S. §38-431.03(A)(3) for purpose of obtaining legal advice relative for any of the above agenda items. **Discussion and Action**

No executive session called

XI. ADJOURNMENT

Council Member C Turner motioned to adjourn; Seconded by Council Member F Fernandez. Motion to adjourn passed. (6-0) Time 6:44 pm

Respectfully submitted,

Beverly Turner, MMC
Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the Council Meeting held February 14, 2017 and the meeting was duly called and posted and that a quorum was present.

Beverly Turner, MMC
Town Clerk