

TOWN OF GILA BEND

Minutes of the October 26, 2010 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 **Pledge of Allegiance led by Mayor Henry.**
- C. Invocation **Town Attorney McClure gave the invocation.**

Staff Present: Town Manager Buss, Town Attorney McClure, Town Clerk Turner, Finance Director Young, Community Planner & Economic Development Director Fitzer, Public Works Director Menard, Records Clerk Eisenberger, Counter Services Smith

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-**absent**
Council Member Donny Young-**absent**

Mayor Henry welcomed Mr. William (Bill) Menard, the new Public Works Director, to the Town of Gila Bend.

III. PUBLIC HEARINGS:

- A. **Alternative Expenditure Limitation:** The Mayor and Town Council shall receive public comment regarding the Alternative Expenditure Limitation (Home Rule Option) related to the 2011 Town Election. **Mayor Henry opened the Public Hearing at 6:02pm. Town Manager Buss spoke about Home Rule and informed that Town employees may provide factual information to questions but cannot give a personal opinion on the issue. No public comment was given. Mayor Henry closed the Public Hearing at 6:05pm.**
- B. **Solar Field Overlay Zone SFOZ-10.01:** Maryanne Kumiega on behalf of Solon Corporation is requesting approval of a Solar Field overlay Zone (SFOZ) for the proposed Gila Bend Solar One Solar Generating Facility. This proposal includes a total of 18 Mega Watts (MW) of Photovoltaic (PV) solar panels located on approximately ±145.62 acres. The site is generally located approximately one-half mile south of the southeast corner of Old US 80 (US 80) and the Fornes Road alignment within the incorporated limits of the Town of Gila Bend; the site is Zoned Planned Community (PC) (Sonoran Trails MPC). **Mayor Henry opened the Public Hearing at 6:05pm. Robert Wanless gave a presentation on their planned solar facility and noted that the next step in the process is to get the Notice to Proceed. He commented that the site preparation and grading will start in January 2011. No public comment was given. Mayor Henry closed the Public Hearing at 6:19pm.**

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 Council meeting minutes:** The Mayor and Town Council shall discuss and possibly take action on the approval of the October 12, 2010 Council meeting minutes. **Discussion and Action (WHITE) Vice Mayor Hull moved to approve. Motion seconded by Councilmember Gonzalez. No discussion. Motion passed unanimously.**

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

- A. **Water Handheld Upgrade:** The Mayor and Town Council shall discuss and possibly take action on the purchase of a Sensus AR5502 Handheld Upgrade water meter reading unit. **Discussion and Action (BLUE) Public Works Director Menard spoke about the need for the purchase, price cut to \$9,590.32, and that this upgrade will expand as town grows. Councilmember C. Turner moved to approve. Councilmember Fernandez seconded. Discussion on warranty provided, necessity of purchase and that the current meter**

reading unit is old and outdated and upgrades to the unit were not done. Public Works Director Menard responded that a warranty is included. Motion passed unanimously; 5-0.

- B. Minor Subdivision SUB-10.02:** Maryanne Kumiega, with Solon Corporation, on behalf of Sonoran Trails, LLC, is requesting approval of the Cotton Center One Final Plat. This proposal is to subdivide Assessor's Parcel Number (APN#) 401-74-006-K into three parcels. The "Cotton Center One" parcels will range in size from ±95.49 acres up to ±177.15 acres. The site is generally located approximately one-half mile south of the southeast corner of Old US 80 (US 80) and the Fornes Road alignment within the incorporated limits of the Town of Gila Bend; the site is Zoned Planned Community (PC) (Sonoran Trails MPC) and is currently under an application for a Solar Field Overlay Zone (SFOZ) case number SFOZ10.01 and a Site Plan Review (SPR) case number SPR-10.02. **Discussion and Action (YELLOW) Council Member C. Turner moved to approve. Motion seconded by Councilmember Fernandez. No discussion. Motion passed unanimously; 5-0.**
- C. Ordinance 10-11:** Maryanne Kumiega on behalf of Solon Corporation is requesting approval of a Solar Field Overlay Zone (SFOZ) for the proposed Gila Bend Solar One Solar Generating Facility. This proposal includes a total of 18 Mega Watts (MW) of Photovoltaic (PV) solar panels located on approximately ±145.62 acres. The Site is generally located approximately one-half mile south of the southeast corner of Old US 80 (US 80) and the Fornes Road alignment within the incorporated limits of the Town of Gila Bend; the site is Zoned Planned Community (PC) (Sonoran Trails MPC). **Discussion and Action (GREEN) Vice Mayor Hull motioned to approve. Motion seconded by Councilmember Fernandez. No discussion. Motion passed unanimously; 5-0.**
- D. Site Plan Review SPR-10.02:** Maryanne Kumiega on behalf of Solon Corporation is requesting approval of a Site Plan for the proposed Gila Bend Solar One Generating Facility. This proposal includes a total of 18 Mega Watts (MW) of Photovoltaic (PV) solar panels located on approximately ± 145.62 acres. The site is generally located approximately one-half mile south of the southeast corner of Old US 80 (US 80) and the Fornes Road alignment within the incorporated limits of the Town of Gila Bend; the site is Zoned Planned Community (PC) (Sonoran Trails MPC) and is currently under an application for a Solar Field Overlay Zone (SFOZ) case number SFOZ10.01. **Discussion and Action (SALMON) Vice Mayor Hull moved to approve. Motion seconded by Councilmember Gonzalez. No discussion. Motion passed unanimously; 5-0.**
- E. Ordinance 10-12: Residential Solar Readiness Ordinance:** An Ordinance of the Mayor and Council of the Town of Gila Bend, Maricopa County, Arizona, relating to buildings and construction: requiring new single family and duplex residential dwelling units to provide for future installation of solar energy devices; adopting applicable building codes and regulations with local amendments adding requirements to solar energy. **Discussion and Action (LILAC) Town Manager Buss noted that the ordinance pertains only to new construction, cost of \$75 and Arizona has a \$75 rebate program. He commented that it would be good to do now before new development comes in. Councilmember C. Turner moved to approve. Seconded by Councilmember Fernandez. No discussion. Motion passed unanimously; 5-0.**
- 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)
Councilmember Fernandez: no report
Councilmember Gonzalez: Reported that she and Vice Mayor Hull attended the check presentation to southwest cities, visited child/parents services center and that it was very impressive. She commented that she hoped the Town can find the space for the program.
Vice Mayor Hull: Reported the check presented was for \$2.5 million and a \$7 million check was presented to the larger cities. He reminded everyone to vote and noted that he attended the presentation on Robert's Rules of Order.
Councilmember C. Turner: Reported on Aurelia Henry passing her EMT testing and congratulated her.

Mayor Henry: Thanked the Parks & Recreation department on the car show and commented that he thought it turned out well.

VI. TOWN MANAGER REPORT

Town Manager Buss thanked everyone involved with SOLON and noted that it will be great for Gila Bend. He informed that it took only five (5) weeks for SOLON whereas without the overlay zone in place it took Solana three (3) years. He thanked the Council for approving the overlay zone. He noted that he attended the solar conference in LA as a guest of SOLON and that there was 1,000 plus exhibitors. He attended the Manager conference, will be attending the First Things First and Care First meeting, and thanked Vice Mayor Hull for the article he gave to him that stated that a 26% increase is projected for employment opportunities in the solar industry.

VII. 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.*) **Heather Goebel, resident, stated that she was excited about the Shrimp Fest ad in the Phoenix New Times online version. She further commented that she is excited about the heavy equipment out at the Solana site and that her home will be part of the Solar Home Tour this weekend.**

VIII. 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.**

IX. ADJOURNMENT

Vice Mayor Hull motioned to adjourn. Motion seconded by Councilmember C. Turner. Motion passed unanimously; 5-0. Time of adjournment: 6:40pm

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 26, 2010, and the meeting was duly called and posted and that a quorum was present.

Beverly Turner, CMC
Town Clerk