

TOWN OF GILA BEND

Minutes of the December 14, 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 *Mayor Henry led the Pledge of Allegiance*
- C. Invocation *Invocation given by Vice Mayor Hull*

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, Planning and Economic Development Director Fitzner, Airport Manager Drury, Records Management Clerk Eisenberger, Parks and Recreation Assistant Dishman, Counter Services Operations Smith

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 November 23, 2010 Council meeting minutes: The Mayor and Town Council shall discuss and possibly take action on the approval of the November 23, 2010 Council meeting minutes. **Discussion and Action (WHITE)**
- B. United Concordia: Request to approve the renewal of the Town's dental program with United Concordia for the period of 02/01/2011 to 01/31/2012. **Discussion and Action (BLUE)**
- C. CSA General Insurance Agency: Request to approve the renewal of the Town's employer paid life insurance policy with US Able for the period of 02/01/2011 to 01/31/2012. **Discussion and Action (YELLOW)**
- D. Vehicle Lease: Request to approve a vehicle lease with Area Agency on Aging, Region One, Incorporated in the amount of \$1.00 (one dollar) per year for the lease of a "2010 Ford Eldorado Bus – 210", Vehicle Identification Number 1FDEE3FL7BDA16892. **Discussion and Action (PINK)**
- E. Vehicle and Surplus Property Auction: The Mayor and Town Council shall discuss and possibly take action to authorize staff to auction surplus and non functioning equipment. **Discussion and Action (GREEN)**
- F. Consent to Apply for Program: The Mayor and Town Council shall discuss and possibly direct staff to apply for the (ACA) Rural Economic Development Grant Program. **Discussion and Action (SALMON)**
- G. Surplus Water Tank Removal: The Mayor and Town Council shall discuss and possibly take action to authorize staff to call for bids for the removal of two declared water storage tanks. **Discussion and Action (Ivory)**

Vice Mayor Hull motioned to pull Item E. for separate discussion and approve Items A, B, C, D, F and G. Motion seconded by Councilmember J. Turner. No further discussion. Motion to approve Consent Agenda Items A, B, C, D, F and G and pull Item E. for separate discussion passed unanimously; 7 - 0.

Vice Mayor Hull noted that he had concerns about including the garbage and roll-off

trucks as equipment to be sold as listed on item E., the roll-off truck was donated, gave a history of the truck, the quotes received to repair, and that he would like to repair and keep it. Vice Mayor Hull also noted that he would like to repair and utilize the small garbage truck for short runs to the GBAFAF base and Painted Rock Road area as it would be cheaper to run than the big garbage truck. Discussion on the current bad shape both pieces of equipment are in and the cost effectiveness of repairing and maintaining. Vice Mayor Hull motioned to approve Item E. and to sell the surplus equipment. Councilmember J. Turner seconded. Motion to approve Item E. Vehicle and Surplus Property Auction passed unanimously; 7-0.

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

- A. Independent Contractor Agreement: The Mayor and Town Council shall discuss and possibly take action on approving an independent contractor agreement with Robert K. Logan, for consultant services related to the possible formation of a redevelopment district as a tool for economic development. **Discussion and Action (LAVENDER)** *Town Manager Buss noted that approving this item does not mean there will be a formation of a redevelopment district, only that a consultant would look into the possibility and feasibility of the formation of a redevelopment district. Councilmember C. Turner made a motion to approve. Motion seconded by Councilmember Young. Discussion on the not-to-exceed limit of \$5,000.⁰⁰, Mr. Logan being very experienced in district formations, funds for this item were included in the Economic Development budget, and whether this would effect a new council. Discussion on how beneficial it would be with tax issues, Arizona statutes defines time limits, that this matter would go before Council to decide if a redevelopment district should be formed and that Mr. Logan would answer questions and provide factual data to the Council. Motion to approve passed unanimously; 7 – 0.*
- B. Powerline Corridors: The Mayor and Town Council shall discuss and possibly take action on adopting recommended powerline corridors, in anticipation of the construction of sever scale solar plants. **Discussion and Action** *Councilmember C. Turner moved to approve. Motion seconded by Councilmember Fernandez. Town Manager Buss noted that this item comes at the request of the Arizona Corporation Commission and that the Town recommends these corridors. Discussion on another solar company down Watermelon Road will reduce doubled lines, size to be a 69k volt line, corridor feasibility and that the final decision for acceptance of proposed corridors will come from Arizona Public Service and the ACC. Discussion on a past corridor approved down SR85 towards Ajo, proposed corridor should have less negative effect to Town and a question of distance between lines arose. Sobia Naqvi of Abengoa commented that line separation distance will be between 100 – 150 feet. Motion to approve passed unanimously; 7 – 0.*
- C. Acceptance of Arizona Solar One LLC Easement and Purchase Agreement: The Mayor and Town Council shall discuss and possibly take action on approving a purchase agreement in the amount of \$48,941.00 (forty-eight thousand, nine-hundred, forty-one dollars) between the Town of Gila Bend and Arizona Solar One LLC for approximately 6.079 acres (264,801 sq ft) of land for an easement to construct, reconstruct, repair, operate and maintain Electric Lines Poles and Appurtenant facilities for the Transmission and distribution of electricity. The easement will encumber parcel numbers 402-10-002H; 403-12-005B; and 403-45-018C. **Discussion and Action (BLUE)** *Councilmember C. Turner motioned to approve. Motion seconded by Vice Mayor Hull. It was noted that the change to the closing date is on page one of the document. No further discussion. Motion to approve passed unanimously; 7 – 0.*
- D. Airport Capital Improvement Program: The Mayor and Town Council shall discuss and possibly take action to approve the submittal of the 5 year Airport Capital Improvement Program (ACIP) for Fiscal Years 2011-2016 to the FAA. **Discussion and Action (YELLOW)** *Public Works Director Menard noted that this is the required procedure to follow in order to receive funds. Councilmember J. Turner motioned to approve. Motion seconded by Councilmember Fernandez. Discussion on ADOT provided funds for runway rehabilitation, Town of Gila Bend not on funding list for next two years and that there is no cost to the Town. Motion to approve passed unanimously; 7 – 0.*

- E. Modification to Sanitation Collection Services: The Mayor and Town Council shall discuss and possibly take action to modify the residential collection days of the south side and certain other residential accounts for better efficiency. **Discussion and Action (PINK) Vice Mayor Hull motioned to approved. Motion seconded by Councilmember Gonzalez. Public Works Director Menard noted that approving the proposed schedule would modify use of one driver, consolidate employee labor, would not cause any employee lay-off or termination of employment, and it should result in a reduction of trips to the landfill. Discussion on south-side collections being moved to Monday and Thursday, residential collections all being done in one day, and commercial collection to remain as is. A question as to why this is before the Council arose with Public Works Director responding that it affected the schedule/routine of the entire community. Town Manager Buss commented that he wanted to thank Town of Gila Bend employee Brandon Espinosa for coming up with the idea. Motion to approve passed unanimously; 7 – 0.**
- F. Purchase of Field Service Vehicles: The Mayor and Town Council shall discuss and possibly take action to approve the Lease/Purchase Field Service Vehicles from the state contract to replace old non-serviceable units. **Discussion and Action (GREEN) Public Works Director Menard noted that eight pieces of equipment are currently down, the Parks and Recreation Department is running inappropriate equipment for their department and the Town has 27 pieces of equipment with 19 of them being heavy equipment. Discussion on preliminary request for a proposal of cost to Tom Jones Ford, Sanderson Ford proposal is less and that Sanderson Ford has the State contract. Discussion on a \$5,000.⁰⁰ raise in cost per truck to take effect on January 1, 2011, amenities include all safety equipment and lights, and the cost difference between a crew-cab and extended cab of \$378.⁰⁰. Finance Director Young spoke about a 48 month lease purchase with a \$1.⁰⁰ pay-off and there is \$70,000.⁰⁰ available in the department. Discussion on the new standards currently in place and being put in place for vehicle maintenance and responsibility to properly care for interior and to wash exterior weekly. Discussion of cost effectiveness of extended warranties and getting mechanic certified to do warranty work.. Discussion on the actual need for and additional cost of a diesel pick-up with Councilmembers J. Turner, Young and Fernandez expressing concerns on need versus want, diesel vehicle not more cost effective than a gas vehicle , cost of diesel fuel bad, service cost of \$200.⁰⁰, not more efficient, and big problems associated with diesels. Vice Mayor Hull made a motion to approve with the recommendation to staff to use their best judgment on buying what is needed. Motion seconded by Councilmember C. Turner. Motion passed unanimously; 7 – 0.**
- G. Annual Contracts for Commodities: The Mayor and Town Council shall discuss and possibly take action to authorize staff to develop Annual Contracts for Commodities and put them out for bid. **Discussion and Action (SALMON) Councilmember C. Turner made a motion to approve. Motion seconded by Councilmember Fernandez. Discussion on cost effectiveness of large quantity purchases, annual contracts for coolants, oil, chemicals, etc., and the recycling and possibility of small revenue from sale of used oil. Vice Mayor Hull noted that staff should watch out for vendors attempting to stock shelves. Motion passed unanimously; 7 – 0.**
- H. Martin Avenue Pedestrian Bridge: The Mayor and Town Council shall discuss a staff update on the Martin Avenue Pedestrian Bridge funding status and possible alternatives. **Discussion only Planning and Economic Development Director Fitzer noted that the Town was not awarded the bid and spoke about the comments that were returned included lack of significant traffic, no traffic control signal in place, and concern on the Town's ability to pay their portion of funding. P&ED Director Fitzer noted that a traffic control signal was recommended at a cost of approximately \$150,000.⁰⁰. Discussion on the site visit with MAG, big obstacles involved, Town would have to purchase commercial property, and ADOT is not agreeable. Discussion on this being a very expensive project, the need for pedestrian crossings, the eventual need for a signal at Pima and Martin and the need to continue to move forward to find the best options to address the problem. Discussion on going under the street rather than over involves safety issues, costs more than a bridge, and not supported by ADOT. Town Manager**

Buss commented that when alternative available funding is found it will be brought before Council. No further discussion.

- I. **FEMA Map Amendments:** The Mayor and Town Council shall discuss a staff update on the FEMA Map amendments. **Discussion only** *Planning and Economic Development Director Fitzer noted that FEMA is currently going through the process and that all major areas in Gila Bend are affected. Director Fitzer noted that areas currently not in the flood zone will now be in flood zone and the Town may need to take elevation readings to get best elevation data. Discussion on FEMA does not have to notify property owners of issues, making the Town responsible for notifying property owners and that FEMA is talking of three options concerning flood insurance for property owners in flood zones: 1) privatization of insurance which will result in rates property owners cannot afford, 2) joint public/private carriers that will still involve a rate increase, and 3) cities/towns will be forced into being the insurance carrier. Discussion on possibility of doing a hydrology study that could result in a 20% reduction of the flood zone area, Town cannot do the study but must be an engineered study, improvements to railroad and county bridges would be at Town's cost and dam and dam maintenance issues. Discussion on the problem is not actual flooding but conceptual flooding, there may be some rehabilitation projects possible but smaller interim projects are expensive, and that the flood zone is based a lot on coastal, non-desert areas. Director Fitzer noted that this issue is still ongoing and nothing needs to be done immediately. No further discussion.*

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: Thanked staff for making the Council Chamber and Town office festive and wished everyone a Merry Christmas and Happy New Year.

Vice Mayor Hull: Wished everyone Merry Christmas and Happy New Year.

Councilmember J. Turner: Thanked everyone involved in putting together the Town Christmas party and wished everyone a Happy Holiday and advised everyone to be safe.

Councilmember C. Turner: Noted to resident Gracie Pinette that the seniors now have a new van for trips that they pay for. Resident Gracie Pinette responded that the Council woke up tonight and that it was a good and interesting meeting.

Mayor Henry: Wished everyone a Merry Christmas and a Happy New Year.

VI. **TOWN MANAGER REPORT**

Town Manager Buss noted that this was the last Council meeting of the year. He thanked the Council for their support, and thanked the staff for their support and the good job they have been doing. He noted that the new scoreboard is up and only needs electric, the shade hangars at airport are up and he took photos of approximately 15 pieces of equipment working at the Solana site. Town Manager Buss commented on a complaint he received regarding inadequate ambulance response time was not valid as the record shows that the response time for the call referenced was 31 seconds. He reported that he will be meeting with Union Pacific Railroad regarding the freight corridor, Public Works Director Menard will be giving a presentation on signage in January and that Judy Jackson, wife of the Casa Grande Mayor, is the new APS community representative. Town Manager Buss wished everyone a Merry Christmas and a Happy New Year.

- 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.) **No public comments.**

VIII. 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) and for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property pursuant to A.R.S. 38-431.03(A)(7) **No Executive Session called.**

IX. ADJOURNMENT
Councilmember C. Turned motioned to adjourn. Councilmember Fernandez seconded. Motion passed unanimously; 7 – 0. Time of adjournment: 7:42pm.

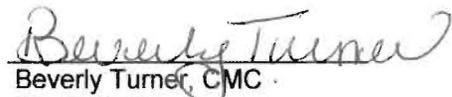
Ron Henry, Mayor

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 December 14, 2010, and the meeting was duly called and posted and that a quorum was present.



Beverly Turner, CMC
Town Clerk