

NOTICE OF A PUBLIC MEETING  
GILA BEND TOWN COUNCIL  
September 12, 2017; 6:00pm  
Gila Bend School District Media Center 308 N Martin Ave  
Agenda

Pursuant to ARS 38-431.02, notice is hereby given that the TOWN COUNCIL will hold a special Council meeting on September 12, 2017 beginning at 6:00 p.m., in the Gila Bend School District Media Center located at 308 N Martin Avenue, Gila Bend, Arizona. **Council Members of the Town of Gila Bend Town Council will attend either in person or by telephone or video communication.** A copy of the final agenda will be available twenty-four hours prior to the meeting in the Town Clerk's Office, 644 West Pima, Gila Bend, AZ 85337.

**I. CALL TO ORDER**

- A. Call to order – *Mayor Sikes called the meeting to order at 6:03 p.m.*
- B. Pledge of Allegiance *was led by Council Member Hollowell*
- C. Invocation *was given by Fred Hull*

**II. ROLL CALL**

Mayor Tommy Sikes	Council Member Clyde Kreeger
Vice-Mayor Chris Riggs	Council Member Chuck Turner
Council Member Fernando Fernandez	Council Member James Turner
Council Member Bill Hollowell	

*Staff Present: Town Manager Mike Celaya, Town Attorney Steven McClure, Town Clerk Beverly Turner, Deputy Town Clerk Stacy Anderson, Finance Manager Stacey Young, Airport Manager Corey Drury, Parks and Recreation Director Krista Vandermolen, Social Services Director Kathy Valenzuela, Community/Economic Development Manager Tim Suan and Grant Professional Jannen Gaskins.*

**III. A. Presentation 653<sup>rd</sup> British Army Air Corp:** Presenting an overview of their training while in Gila Bend. **Presentation and Possible Discussion**  
*Two members of the 653<sup>rd</sup> British Army Air Corp spoke about their mission in Gila Bend. They thanked the Town for their hospitality and spoke about their families back in England.*

**B. Presentation Adelante Health Care:** Jessie Garcia, Chief Strategy Officer and staff from Adelante Health Care will be presenting an overview and update to the Mayor and Town Council. **Presentation and Possible Discussion**  
*Jesse Garcia from Adelante Health Care presented the Council and audience with a PowerPoint presentation that showed plans and concepts for the new health facility to be in Gila Bend and stated that the construction for the facility is about at the half-way point.*

- *Mr. Garcia spoke about the addition of three dental rooms and a meeting room that will be available for staff and the public. He stated that they have just hired their dentist.*
- *He spoke about a new concept of having Talking Rooms for patient consultations.*
- *The soft opening is scheduled for November, 2017 and the Grand Opening is scheduled for January, 2018.*

*Council Member J. Turner asked what they were using for funding the project. Mr. Garcia advised that they received a million-dollar grant and have been raising funds through golf tournaments and that they are about \$150,000 from their goal.*

*The Council thanked Mr. Garcia and Adelante Health Care for being in Gila Bend.*

**C. Presentation Gila Bend Municipal Airport:** Town Manager Michael Celaya and Airport Manager Corey Drury will give an update and presentation on the Gila Bend Municipal Airport. **Presentation and Possible Discussion**

*Town Manager Celaya spoke about how important that the Airport's impact to the economy of the Town.*

*Airport Manager Drury gave an overview presentation of the airport.*

- *The airport sits on approximately 232 acres with a 1,000-square foot terminal building and a 5,200-foot runway.*
- *Present conditions require repairs to the tarmac, terminal building and runway and the replacement of the existing lights to LED lights.*
- *The Town has received a proposal for the repairs for the runway using the Mohave Arizona Cooperative Purchasing that has come in approximately \$200,00 less than previous agreements.*
- *Developing a plan for a business park, private leases, fixed base operator, private sale, hangers and maintenance.*
- *Short-term needs require a \$135,000 repair to the runway and tarmac, repairs for the terminal in the amount of \$500,000 and approximately \$800,000 for yearly maintenance.*
- *Long-term needs include \$7 million in infrastructure improvements with a Town match of \$350,000. This would include land, restaurants, and retail store front for pilots.*

**D. Presentation Grants:** Jannen Gaskins, Grant Professional and Kathy Valenzuela, Social Services Director will give an update and presentation on current grants and future grant opportunities. **Presentation and Possible Discussion**

- *Grant Professional J. Gaskins and Social Services Director K. Valenzuela reported that there have been five grants awarded so far this year to the Town and thanked staff for assisting in gathering information for the grant applications.*
  - *Maricopa Association of Governments (MAG) awarded \$77,775 for the Pima Street/SR 85 Pedestrian Bridge project. A consultant selection will be in October, 2017.*
  - *USDA-RD Heritage Tourism Feasibility Study for historic preservation for the Stout Hotel in the amount of \$30,000.*
  - *First Things First CAP grant for \$295,693 for support for on-going social service needs for the community.*
  - *Maricopa County Community Development Block Grant (CDBG) for \$650,000 for renovations to the Community Center; start date for construction is scheduled for November, 2017 and completed by Match, 2018.*
  - *Calgon Carbon Donation: Green Energy Conservation*
- *They reported that there are ten grant applications that are currently pending approval that include: GOHS for Fire Extraction Equipment; Gila River Indian Community for public safety; APS/SUNS for a basketball court; Fort McDowell Yavapai Nation for streetscape; WIFA for airport well assessment and plan; Tohono O'odham Nation for streetscape; AAA one time grant; and Arizona Diamondback Grant for a youth baseball field.*
- *They reported that there are five grants that are in the works that include: MAG-CMAQ for streets; ADOT-SRTS for sidewalks; 100 Club-AZ Safety for fire equipment; and NEA-Our Town for community art.*
- *Social Services Director Valenzuela reported that through a team effort has resulted in \$1,058,468 awarded this fiscal year*

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 may discuss and possibly take action on the approval of the August 29, 2017 special 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 \$667,247.15 for the period of July 1, 2017 through August 31, 2017. **Discussion and Action.**

- *Council Member J. Turner asked why we were waiting for three months to pay the bills. Finance Director Young replied that the bills for approval are for July and August because this is the first Council Meeting after the summer break.*
- *Council would like to see an in-depth monthly report on the Town's finances.*

**C. Resolution 17-10:** The Mayor and Town Council may discuss and possibly take action to approve Resolution 17-10: A Resolution of Common Council of the Town of Gila Bend, Arizona, hereby specifically designating the use of certain monies currently in the Wells Fargo Account #1458538764, more particularly, funds received and allocated for Community Enhancement from the Panda Power Project. **Discussion and Action**

*Council discussed the re-payment of \$175,000 back to the LGIP account.*

*Vice Mayor C. Riggs made a motion to approve the three items on the Consent Agenda with the re-payment of the \$175,000 to the LGIP account. Council Member J. Turner seconded the motion. Motion passed unanimously with a voice vote. (7-0)*

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

**A. Grant Agreement:** The Mayor and Town Council may discuss and possibly take action to approve a Grant Agreement by and between the Town of Gila Bend and Maricopa Association of Governments in the amount of \$77,775 for design assistance for the Pima Street/SR85 Pedestrian Walkway all for Fiscal Year 2017-2018. **Discussion and Action**

- *Resident Fred Hull stated that he feels that the Town should not need \$77,000 for a study to build this bridge. He stated that seven or eight years ago, there was a study done to address this issue.*
- *Council Member J. Turner wanted to know if there was a match by the Town. Grant Professional J. Gaskins noted that the grant was from MAG and that the old plan that Mr. Hull spoke about is outdated and cannot be used. This grant will piggyback on future grants that the Town will submit.*

*Vice Mayor C. Riggs made a motion to approve a Grant Agreement by and between the Town of Gila Bend and Maricopa Association of Governments in the amount of \$77,775 for design assistance for the Pima Street/SR85 Pedestrian Walkway all for Fiscal Year 2017-2018. Council Member B. Hollowell seconded the motion. Motion passed unanimously by a voice vote. (7-0)*

**B. Donation Request:** The Mayor and Town Council may discuss and possibly take action to approve a request for donation for the use of Linda McMahon Field, including lights, scoreboard and concession stand for an All-Night Co-ed Softball Benefit Tournament. **Discussion and Action**

*Vice Mayor Riggs made a motion to approve a request for donation for the use of Linda McMahon Field; including lights, scoreboard and concession stand for an All-Night Co-ed Softball Benefit Tournament. Council Member C. Turner seconded the motion. Motion passed unanimously by a voice vote. (7-0)*

**C. Homecoming Parade Road Closures:** The Mayor and Town Council may discuss and possibly take action to authorize the closure of Papago Street between Euclid Avenue and Scott Avenue; Scott Avenue between Hunt Street and Papago Street; Hunt Street between Euclid Avenue and Scott Avenue and Euclid Avenue between Papago Street and Hunt Street, all located around Community Center Park for the Annual Gila Bend High School Homecoming Parade. **Discussion and Action**

*Council Member C. Turner made a motion to authorize the closure of Papago Street between Euclid Avenue and Scott Avenue; Scott Avenue between Hunt Street and Papago Street; Hunt Street between Euclid Avenue and Scott Avenue and Euclid Avenue between Papago Street and Hunt Street, all located around Community Center Park for the Annual Gila Bend High School Homecoming Parade. Council Member C. Kreeger seconded the motion. The motion passed unanimously by a voice vote. (7-0)*

**D. Equipment Lease/Purchase:** The Mayor and Town Council may discuss and possibly take action to approve the lease/purchase of a new Caterpillar 420F Backhoe. Funding for this purchase will be outlined as a lease/purchase from National Bank of Arizona. **Discussion and Action**

- *Council Member B. Hollowell asked if this was a replacement or a new purchase. Finance Director S. Young noted that it was a new lease for a backhoe. There was an assessment done on the current backhoe for repairs.*
- *Vice Mayor C. Riggs asked if this backhoe would be a back-up for the current backhoe. Town Manager M. Celaya stated that the new backhoe would be a back-up piece of equipment.*

*Vice Mayor C. Riggs made a motion to approve the lease/purchase of a new Caterpillar 420F Backhoe. Council Member J. Turner seconded the motion. Motion passed unanimously by a voice vote. (7-0)*

**E. Forensic Audit:** The Mayor and Town Council may discuss and possibly take action to authorize a Forensic Audit relative to the annexation and development agreement with Panda Gila River, L.P. and Panda Gila River I, LLC. **Discussion and Action**

- *Town Manager M. Celaya reported that the Town is reviewing all Intergovernmental Agreements (IGA). The Power Plant has presented red flags. A forensic accounting of all financial statements and claims will check to make sure that it is accurate and lawful. This is a tool to examine if there is any fraud or embezzlement. This process will also assist in developing a scope for the process.*
- *Council Member C. Turner noted that the estimate for the forensic audit would cost from \$15,000 to \$30,000 and asked Town Manager to report back to Council on the cost and results.*
- *Vice Mayor C. Riggs advised that he is an employee of the Power Plant and wanted to know if he should abstain from voting. Town Attorney S. McClure advised him to abstain.*

*Council Member J. Turner made a motion to authorize a Forensic Audit relative to the annexation and development agreement with Panda Gila River, L.P. and Panda Gila River I, LLC. Council Member B. Hollowell seconded the motion. The Vote passed with six (6) ayes and one (1) abstention by Vice-Mayor C Riggs.*

**F. Motion on Reconsideration of the Town Council Action on August 29, 2017 pertaining to GPA-17-01 a General Plan Amendment submitted on behalf of MZN, Inc.**

**Discussion and Action**

- *Resident Donald Young spoke in favor of the project and praised the contractor for the project. The contractor will build a quality project. He noted that taxes will be generated for the Town. He also noted that Adelante Health Care and the U.S. Border Patrol will benefit from the apartments.*
- *Resident Shannon Sly asked why this item was put back on the agenda. She noted that the General Plan was passed and should not be changed.*
- *Resident Diane Knutson noted that the proposed apartments are not in the right location and asked why the public was not notified.*
- *Vice Mayor C. Riggs read a letter from Mr. and Mrs. Amezcua in support of the apartments.*
- *Community Development/Economic Development Director T. Suan explained the process for placing the item for reconsideration. He noted that legal counsel advised the Town on the procedure.*
- *Council Member J. Turner advised that he did not receive the material for the August 29<sup>th</sup> Special Meeting and that he felt that he did not have enough information to make a decision. He said that he originally wanted to table the item. He noted that during the last two weeks he has done his homework. He did not find very many who opposed the project. He noted that the Town is dying without new rooftops and after spending several hours with Tim Suan, he is satisfied with his decision to support this project.*
- *Council Member B. Hollowell stated that he voted no on August 29<sup>th</sup> and has changed his mind after looking closer at the development.*
- *Council Member C. Turner stated that this item should have been brought forward in a Workshop. He stated that the location is not right and that he will not change his vote.*
- *Council Member F. Fernandez stated that he opposes the project.*
- *Vice Mayor C. Riggs stated that he researched the project and supports the development.*

*Council Member J. Turner made a motion of reconsideration of the Town Council Action on August 29, 2017 pertaining to GPA-17-01 a General Plan Amendment submitted on behalf of MZN, Inc. Council Member B. Hollowell seconded the motion. The motion passed with five (5) ayes and two (2) nays.*

**G. General Plan Amendment GPA-17.01:** The Mayor and Town Council may discuss and possibly take action to approve/disapprove a request submitted by Luigi Talarico Jr. on behalf of MZN, Inc. for a General Plan Amendment (GPA-17.01). **Discussion and Action**

*Vice Mayor C. Riggs made a motion to approve a request submitted by Luigi Talarico Jr. on behalf of MZN, Inc. for a General Plan Amendment (GPA-17.01). Council Member J. Turner seconded the motion. Motion passed with five (5) ayes and two (2) nays.*

**H. Motion on Reconsideration of the Town Council Action on August 29, 2017 pertaining to Zon-17.01 a request for a zoning map amendment on behalf of MZN, Inc. Discussion and Action**

*Vice Mayor C. Riggs made a motion on Reconsideration of the Town Council Action on August 29, 2017 pertaining to Zon-17.01 a request for a zoning map amendment on behalf of MZN, Inc. Council Member J. Turner seconded the motion. Motion passed with five (5) ayes and two (2) nays*

**I. Zoning Map Amendment ZON-17.01:** The Mayor and Town Council may discuss and possibly take action to approve/disapprove a request submitted by Luigi Talarico Jr. on behalf of MZN, Inc. for a Zoning Map Amendment (ZON-17.01) by adopting/not adopting Ordinance No. 17-04 **Discussion and Action**

*Vice Mayor C. Riggs made a motion to approve a request submitted by Luigi Talarico Jr. on behalf of MZN, Inc. for a Zoning Map Amendment (ZON-17.01) by adopting Ordinance No. 17-04. Council Member J. Turner seconded the motion. Motion passed with five (5) ayes and two (2) nays*

## **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)

- *Mayor Sikes reported that he had attended the 9-11 ceremony and praised staff for a job well done.*
- *Council Member C. Turner reported that he participated in the 9-11 ceremony and praised staff for a good event.*
- *Vice Mayor C. Riggs reported that he was unable to attend the 9-11 ceremony, but followed it on Facebook. He also thanked the British Army Air Corp for participating in the ceremony.*
- *Council Member C. Kreeger reported that the 9-11 ceremony was the best one that the Town had done.*

## **VII. 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 reported that Council and selected staff attended the League of Arizona Cities and Towns conference in Tucson last month. The conference is a platform for elected officials to meet and network with other elected officials from around the state. He spoke about the table and booth that was set up in the*

*back of the room. He explained that this was the same set-up that the Town had at the conference to represent Gila Bend. He thanked Town Clerk B. Turner for all her hard work in organizing the display. He also invited the audience to take a hat.*

- *He reported that he and staff would be going Facebook Live on Friday at noon to discuss the upcoming Bond.*
- *He announced that there will be a meeting on September 27<sup>th</sup> at the school to discuss the School Bond and the Town Bond. He invited the public to please attend.*

## VIII. 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)

A. **Parks and Recreation:** Krista Vandermolen, Parks and Recreation Director will give a report on the Butterfield Stage Days. **Report Only**

- *Parks and Recreation Director K. Vandermolen updated Council on the plans for the Butterfield Days Event in February, 2018. She reported that the event will be full of lots to do for families which include: Parade; Rodeo Queen Contest; Junior Rodeo; carnival; food truck vendors; concessions; line dancing sessions; hula hoop contests; horseshoe and corn hole tournaments; softball tournament; zip line; bed races and/or outhouse races; street dance; and local artists.*
- *She reported that she is looking for committee members and if anyone is interested to please contact her.*
- *The Committee is working on securing sponsors.*
- *The portable arena for the junior rodeo has been delivered.*
- *She reported that she has contacted Hash Knife Pony Express to ride in the parade.*

## 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.*)

- *Resident Patricia Riggs spoke about the negative social media comments from Just Around the Bend. She indicated that the comment "All or Nothing" post is misleading and deceiving. She spoke about the post concerning the Town Manager not living in Gila Bend and that in order to get a qualified Town Manager you cannot expect them to live here. She spoke about her concerns of Council Members violating Open Meeting Laws by posting discussions from an Executive Meeting.*
- *Resident Tammy Turner spoke to the Council about Patricia Riggs speaking for more than three minutes and her personal attacks on Council Members C. Turner and Fernandez.*
- *Resident Fred Hull spoke about the 9-11 ceremony and praised Parks and Recreation Director K. Vandermolen for a very well done event. He spoke about the Request to Speak form and urges the audience to fill them out correctly and that staff needs to make sure that the form is complete as it is handed to them. He spoke about the all mail ballot for the upcoming Bond Election. He reminded everyone to register to vote and to update their voter registration to include their P.O. Box because if your P.O.*

*Box is not on the registration it will be returned to the Maricopa County Election Department and you will need to vote a provisional ballot in November.*

- *Resident Melissa Kantor spoke about the social media negativity. She praised the 9-11 ceremony and asks the Council to make positive comments and work together. She spoke that the fighting needs to stop. She spoke that the Council needs to work together or get off.*
- *Resident Liz Smith spoke about her concerns with the condition of the 400 block of Richard Street. She spoke that the pavement has deteriorated and is concerned that someone may be injured. She asked that staff consider this situation. She spoke about her concern regarding the abandoned house on the 400 block of Richard Street. She spoke that this house burned down several months ago and has a negative effect to the value of her home and neighborhood and would like the Town to demolish it.*

**X. FUTURE AGENDA ITEMS**

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

***Council Member C. Turner would like to have an in-depth report on the Town's financial status.***

**XI. 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 and/or for the purpose of consultation with the Town Attorney. **Discussion and Action – Mayor Sikes called the Executive Session to order at 7:45 p.m.**

***Mayor Sikes moved to adjourn the Executive Session and reconvene back to the Regular Council Meeting at 8:15 p.m.***

**XII. ADJOURNMENT**

***Motion to adjourn by Council Vice Mayor C. Riggs***

***Second by Council Member J. Turner***

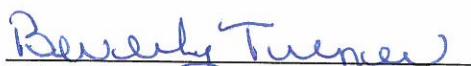
***Motion passed unanimously with a voice vote.***

***Meeting adjourned at 8:16 p.m.***



Tommy L. Sikes, Mayor

ATTEST:



Beverly Turner, MMC  
Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the Council Meeting held on September 12, 2017 and that the meeting was duly called and posted and that a quorum was present.

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Beverly Turner, MMC  
Town Clerk