Health care providers find Gilbert market attractive

Emphasis is on integrative care, outpatient centers as Affordable Care Act sparks trends

By Tom Blodgett

The biggest health care addition to town since Gilbert’s last hospital opened in 2011 is under construction, a sure sign that health care facilities continue to stream into the market.

Those facilities, however, are different from a generation ago. The Patient Protection and Affordable Care Act and consumer demand have changed the health care delivery model in recent years, experts said. That change affects what the health care landscape market looks like in town.

Banner Health and Dignity Health, the two big players in Gilbert’s market, focus now on keeping people out of their hospitals for many procedures, the companies say. That means more integrated practices and outpatient care centers are coming into town. Both companies are nonprofits.

Health care has been a focus of Gilbert’s economic development efforts for at least a dozen years, town officials said. Land is earmarked for health care uses, and education initiatives have made an attractive workforce for health care and fields related to science, technology, engineering, math, such as for biomedical firms. Additionally, the booming population means the demand for health services is there, officials said.

CONTINUED ON 12

Town budget crosses $1 billion, with a catch

Practice of setting aside dollars for future projects keeps spending low

By Tom Blodgett

For the first time in Gilbert’s history, the town budget has surpassed $1 billion.

Capital improvement projects, debt reduction and some new hiring have pushed the budget past the mark, but the actual figure is slightly misleading due to Gilbert’s budgeting practices, officials said.

Those practices allow the town room to handle unexpected happenings, flexibility to

CONTINUED ON 14
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3451 South Mercy Road, Suite 101 • Gilbert
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Health care under the spotlight this month

In this issue, we are going to kick off the summer with a special health care edition. Make sure to check out our allergy guide for those of you who sneeze a lot.

Gilbert has focused on bringing health care and related positions to the market for a dozen years or more. In our first front-page story, we will discuss health care trends, what they mean for Gilbert and the economic impact.

As Gilbert grows, so does the need for first-class health care. Over the next few years, we will see the landscape begin to change with new facilities to come.

As a person with a financial back-ground, our second front-page story is exciting to me as we discuss the monumental task of Gilbert turning in its first billion-dollar budget. In this article, we go into detail on the town’s budget philo-sophy, including how it puts up money for future capital improvement projects. We also discuss why Gilbert does its budget this way and what some of the differing viewpoints are from the council members.

We hope you and your family will get to enjoy the outdoors, but if you’re finding yourself needing to escape the heat, check out some of the businesses we have in our paper, and go give them a try. Be safe and let us know what we can do to provide even better news for your community.

How do Medicare and Medicaid differ?

Medicare and Medicaid are government programs that provide health coverage. Although the names are similar, the function of each is different.

Medicare is a state and federal program that provides health care coverage to those who have a low income. The programs associated with Medicaid serve millions of families, children, pregnant women, adults without children, seniors and people living with disabilities.

Medicare covers medical tests, items and services for those who are 65 and older and have paid into the system through the payroll tax. It also provides assistance to younger people who have a severe disability.

Medicare is divided into four parts. Part A is hospital insurance while Part B is medical insurance not covered in Part A. Part C is purchased through private health insurance companies as additional coverage. Part D is a prescription drug plan.

Although the programs often serve different groups of people, some qualifying individuals receive dual coverage from both.
NOW OPEN

1 AVA Salon and Spa opened in March at 1140 N. Gilbert Road, Ste. 101, Gilbert. The business offers haircuts, styling, coloring, highlights, facials, eyelash extensions, manicures and pedicures, among other services. 480-659-9399. www.avaalonaz.com

2 AZ Dental opened May 6 at 1851 E. Baseline Road, Ste. 103, Gilbert. The location practices general dentistry. 480-696-3600. www.gilbertsfagent.com

3 Old Chicago Pizza and Taproom opened a location May 13 at 2950 E. Germann Road, Chandler, on the Gilbert border. The chain has been in business for 40 years serving up craft beers and pizza at dozens of locations across the country. 480-912-7170. http://oldchicago.com/locations/gilbert

4 P & A Auto Repair opened a full-service garage Feb. 11 in Gilbert at 721 N. Monterey St., Ste. 103, Gilbert. The owners are a husband and wife, and the husband and his father-in-law are the mechanics. 480-340-7353. https://pandaautorepairgilbertaz.com

5 Fortune Reflexology opened in March at 1561 N. Cooper Road, Ste. 105, Gilbert. The business offers foot massages for 30, 60 or 90 minutes. 623-428-1555. http://fortune-reflexology-foot-massage.business.site

6 Juanita Chleboun State Farm Agency opened June 1 at 3126 S. Higley Road, Ste. 105, Gilbert. The agency offers auto, life, health and homeowners insurance. 480-497-1197. http://azdentaloffice.com

7 The River Source Integrative Recovery Center opened an outpatient center June 14 at 2325 W. Guadalupe Road, Ste. 107, Gilbert. This is an addiction recovery program that has a full rehabilitation center in Arizona City. 866-294-9331. www.theriversource.org

8 American Groves Senior Living broke ground June 3 on the south side of Elriot Road, east of Lindsay Road and adjacent to Gilbert High School. The 85-unit senior living community will have independent- and assisted-living services. Construction is expected to be complete in summer 2020. https://americanareconcepts.com

9 The Buffalo Spot is opening one of its restaurants in mid-July at 2505 S. Val Vista Drive, Gilbert. The restaurant serves wings and ribs as well as chicken tenders and burritos. Its signature dish—called “Buffalo Fries”—adds buffalo chicken on top of french fries. This is the restaurant’s fifth Valley franchise. www.thebuffalospot.com

10 Keller Williams Integrity First Realty is opening a location on the southwest corner of Higley and Warner roads in Gilbert in a long-abandoned pharmacy store. The realty company anticipates moving in late this year. This will be the third location for the company. 480-854-2400. www.integrityfirstreality.com

11 Arizona Self Storage — SmartStop Self Storage is anticipating an end-of-June opening for its facility at 2845 E. Riggs Road, Gilbert. The business offers indoor air-conditioned units with video surveillance. It also gives discounts to students, seniors and military members. 480-685-5644. https://smartstopselfstorage.com/find-storage/az/gilbert/2845-e-riggs-rd

12 Cinnaholic is anticipating a late June opening at SanTan Pavilion at 1887 E. Williams Field Road, Ste. 103, Gilbert. The vegan bakery serves cinnamon rolls that first gained national attention on ABC’s “Shark Tank.” The shop offers 20 frostings and various toppings for their pastry. 480-809-9068. www.cinnaholic.com

13 212 Ice Cream Studio, which opened its first location in Gilbert in February, has signed a lease to open a second location near Higley and Williams Field roads. The owners anticipate opening in August or September. 480-999-0198. http://212icecreamstudio.com

14 The Abington at Gilbert is planned for the corner of Pecos and Mercury roads. The senior living community will have 85 units providing assisted living and memory care. Construction is expected to start in the next three months with 14 months to build. 801-438-0300. http://abingtonseniorliving.com

15 Rusty Taco is opening one of its restaurants in mid-July at 2505 S. Val Vista Drive, Gilbert. “Keep it simple: LOVE, LAUGH, EAT TACOS” - Rusty

16 Valley franchise. www.thebuffalospot.com

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14 A Maserati Alfa Romeo auto dealership is planned for the Rivulon development on the east side of Gilbert Road south of Pecos Road. Maserati and Alfa Romeo are Italian luxury car brands. No date has been set for construction.

15 The Pink Teapot will be hosting a grand opening tea party for its Gilbert location at 1170 N. Gilbert, Ste. 119, on June 29. The company hosts tea parties for children and adults, including their princess tea party. The venue can also be used for bridal and baby showers. 480-450-6420. www.thepinkteapotaz.com

16 SmartStop Self Storage is anticipating an end-of-June opening for its facility at 2845 E. Riggs Road, Gilbert. The business offers indoor air-conditioned units with video surveillance. It also gives discounts to students, seniors and military members. 480-685-5644. https://smartstopselfstorage.com/find-storage/az/gilbert/2845-e-riggs-rd

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“Keep it simple: LOVE, LAUGH, EAT TACOS” - Rusty

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IMPACTS Businesses that have recently opened, are coming soon, relocating or expanding.
a rewards club. No construction date has been set. 623-536-5956. http://superstarcarwashaz.com

18 Tommy Gun’s Original Barbershop is anticipating an end of July opening in Gilbert at 2250 E. Williams Field Road in SanTan Village mall. The family-owned Canadian franchise gears its shops toward haircuts, shaves, scalp treatments and hair products for men. The salons have a 1930s retro decor, a lounge, a technology bar and more. 250-869-1639. www.tommyguns.com/us

EXPANSIONS

19 Recker Road Self Storage will undergo an expansion with a 20,000-square-foot building being constructed on its RV storage lot at 1501 N. Recker Road, Gilbert. The building will include 2,100 square feet for six bays for auto repair for Arizona Total Auto Care, which is also on the site. Construction is expected to start in about six months after a sister location’s expansion in Scottsdale is finished. 480-507-2120. https://reckerroadselfstorage.com

RENOVATIONS

20 The southwest Gilbert Target store at 3931 S. Gilbert Road will be renovated in 2019. The renovations are expected to include: updated order pickup and guest-service counters; modern decor and fixtures to include additional mannequins and specialty LED lighting; updated merchandise displays throughout the store, including in the home, apparel and beauty sections; and a nursing space for new moms. The store will remain open during the remodel, according to the company, though customers may see areas that are temporarily emptied or curtained off during the process. 480-281-0201. www.target.com/sl/gilbert-sw/1960

CLOSINGS

21 Francisco’s Mexican Food closed in May at 546 N. Gilbert Road, Gilbert. The restaurant and drive-thru served tripas, tamales and menudo, among other dishes, with homemade tortillas.
JUNE
29
SISTER CITIES AMBASSADORS MEET FOR SUMMER BARBECUE
The Gilbert Sister Cities’ All-American BBQ event is an opportunity to meet the program’s youth ambassadors from China and Northern Ireland in a relaxed setting. 6-8 p.m. Admission is free, but guests should bring a side dish or dessert to share. Agritopia Clubhouse, 2831 E. Agritopia Loop S., Gilbert. 661-772-9446. http://gilbertsistercities.com

30
ENJOY INDEPENDENCE DAY FIREWORKS WITH FAMILY
Gilbert’s Fourth of July celebration comes with food trucks and fireworks. Gates open at 6 p.m., fireworks begin at 8:30 p.m. (weather permitting). Free. Higley High School, 4068 E. Pecos Road, Gilbert. 480-503-6000. http://journeymaps.com/gilberts-july-4th-celebration-2

30
LEARN TO BALANCE YOUR SUPERHERO AT PARTY
Children ages 1-6 can dress up as their favorite superhero for this party. It includes superhero training games, a rescue mission obstacle course and crafts. Noon-1 p.m. Free (adults), $5 (if registered by July 8). $8 (at the door if space permits). Adult supervision is required. McQueen Park Activity Center, 510 N. Horne St., Gilbert. 480-503-6200. www.gilbertrecreation.com

JULY
02
LEARN TO BALANCE YOUR BUSINESS AND LIFE AT HOME
The Purpose Gathering Workshop is for mom business owners who feel overwhelmed, worn-down and lonely as they try to balance doing business and creating a happy home life. The workshop aims to help moms discover their full potential, make themselves a priority, curb the mom guilt, cultivate unity with their spouse and build a strong marriage, find peace in the chaos and build their brand authentically. It includes six speakers, interactive activities, take-home activities, a catered lunch, sponsor giveaways and a swag bag. 9:30 a.m.-4:30 p.m. $137. Falls Events Center, 4635 E. Baseline Road, Gilbert. http://ashleyfreehan.com/workshop

05
THROUGH AUG. 17
SEE ‘CHITTY CHITTY BANG BANG’ COME TO LIFE ON THE STAGE
Hale Centre Theatre does a live version of the 1968 Disney film about a car that can fly through the air and sail the seas. 7 p.m. (Wed.-Thu.), 3 p.m. and 7:30 p.m. (Fri.-Sat.), $20-$40. 50 W. Page Ave., Gilbert. 480-497-1181. www.haletheatrearizona.com

13
USE MAGIC WITH CARDS TO WIN CITY CHAMPIONSHIP
Amazing Discoveries Gilbert will host an Arizona Eternal Magic Gilbert city championship for players of card games. Registration opens at 11 a.m., pairings announced at noon. $25 entry fee. 745 N. Gilbert Road, Ste. 116, Gilbert. 480-760-7780. www.azeternalmagic.com

13
LEARN TO HANDLE A VOLUNTEER AT ROAD RUNNER RACING
Road Runner Racing hosts this Sunrise Series 5K run, limited to 600 participants. This is the fifth of seven runs in the series. 4:7 p.m. (packet pickup July 19 at Road Runner Sports, 43 S. McClintock Drive, Tempe), 5:30 a.m. (race day registration), 6:30-9:30 a.m. (races), $30-$40. Riparian Preserve at Water Ranch, 2757 E. Guadalupe Road, Gilbert. 480-912-8778. https://startlineracing.com/events

20
TAKE A JOG IN THE MORNING
StartLine Racing hosts this Sunrise Series 5K run, limited to 600 participants. This is the fifth of seven runs in the series. 4:7 p.m. (packet pickup July 19 at Road Runner Sports, 43 S. McClintock Drive, Tempe), 5:30 a.m. (race day registration), 6:30-9:30 a.m. (races), $30-$40. Riparian Preserve at Water Ranch, 2757 E. Guadalupe Road, Gilbert. 480-912-8778. https://startlineracing.com/events

23
HELP FEED THE HUNGRY AS A FOOD BANK VOLUNTEER
Midwest Food Bank-Arizona division hosts a volunteer night to do food sorting and assembly line packing at a time when business groups can participate. Strong Tower Insurance organizes volunteers every fourth Tuesday, and the public is invited to participate. 5:30-7 p.m. Free. Midwest Food Bank, 725 E. Baseline Road, Gilbert. 480-892-0134. https://midwestfoodbank.org/locations/gilbert-az

WORTH THE DRIVE
July 16 | Queen and Adam Lambert
Queen continues to tour 28 years after Freddie Mercury’s death with former “American Idol” runner-up Adam Lambert fronting the band. 8 p.m. $54.75-$190.25. Talking Stick Resort Arena, 201 E. Jefferson St., Phoenix. 602-379-7800. www.queenonline.com

Through Sept. 2 | “Mummies of the World”
“Mummies of the World: The Exhibition” features 40 real human and animal mummies and 85 rare artifacts from across the globe. The exhibition provides a window into the lives of ancient people from every region of the world. Multimedia stations allow guests to explore the mummies’ history and origins. 10 a.m.-5 p.m. (daily), 5-8:15 p.m. (exhibit only June 27, July 5-13, 20). Free (members), $7.95-$14 (exhibition tickets), $13-$18 (general admission). Arizona Science Center, 600 E. Washington St., Phoenix. 602-716-2000. www.azscience.org

LIVE MUSIC
A sample of live music offerings in town
June
29 Harry McGraw band at JC’s Steakhouse, 7-30 p.m.
July
06 Scotty Solo at Nicantoni’s, 6 p.m.
13 Johnny Anonymous full band at Hangar 9, 7 p.m.
20 JC Trio at Waldo’s, 7 p.m.
**RECENT UPDATES**

1. **Gilbert Road improvements**  
The town is conducting a major reconstruction of deteriorated asphalt pavement on Gilbert Road from Baseline Road to north of Guadalupe Road.  
**Status:** Traffic was shifted to the east side of Gilbert Road on May 28 for crews to begin roadway reconstruction on the west side of Gilbert Road (southbound lanes), beginning just south of Baseline Road and working south. Traffic was reduced to one lane at points until repaving but has been restored to two lanes. Driveways will be ramped to provide access to businesses. However, usually only one driveway will be accessible during this work so the contractor can begin rebuilding the subsurface of the roadway to prepare for paving. As this process crosses driveways, there will be periods when the driveway will be inaccessible for a short time until it can be ramped for use.  
**Timeline:** November-late August  
**Cost:** $6.15 million  
**Funding source:** town of Gilbert

2. **Lindsay and Warner roads left-turn improvements**  
Because of left-turn sight distance restrictions for turning traffic, the town is modifying various intersections to improve sight visibility in all four directions.  
**Status:** Permanent striping was laid down in June.  
**Timeline:** February-October  
**Cost:** $3.6 million-$3.9 million  
**Funding source:** city of Mesa

3. **Stonebridge Lakes Estates reconstruction**  
Crews will reconstruct deteriorated residential asphalt pavement in Stonebridge Lakes Estates.  
**Status:** Concrete work is complete. Substantial project completion is set for July 2.  
**Timeline:** February-July 2  
**Cost:** $3.6 million  
**Funding source:** town of Gilbert, including bonds

4. **Baseline Road improvements**  
City of Mesa crews are making improvements from Burk Street (Gilbert side)/24th Street (Mesa side) to the Consolidated Canal. The project includes raised medians, street lighting, landscaping, traffic signals, new storm drains and water main segments.  
**Status:** Sidewalk improvements are ongoing. Crews continue installing the new storm drain and water lines along Baseline Road. Traffic will be reduced to one lane in each direction with intermittent left-turn prohibitions throughout the project.  
**Timeline:** February-October  
**Cost:** $3.6 million-$3.9 million  
**Funding source:** city of Mesa

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**TRANSPORTATION UPDATES**

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Epicenter gets nod to move ahead in Agritopia

The town’s planning commission gave unanimous approval June 5 to the Epicenter mixed-use development in Agritopia.

The project originally was approved in 2014, but a change in investors and subsequent tweaks in the design required the project to go through the planning process again, according to Gilbert Senior Planner Ashlee MacDonald.

Epicenter is planned to have 49,000 square feet of ground-floor retail outlets with 320 multifamily housing units above the retail, according to planning documents.

Agritopia is developer Joe Johnston’s 66-acre mixed-use planned community in Gilbert. Built on Johnston’s childhood farm, Agritopia is designed to encourage agrarianism combined with a sense of community among socioeconomic and generational ranges.

Johnston, who also owns Joe’s Real BBQ, Joe’s Farm Grill, Liberty Market and Topo restaurants in Gilbert, said he has been working on Agritopia since 1999.

“This [Epicenter] is like the capstone piece,” Johnston said. “We tried, as part of the ‘topia’ part of the name Agritopia, to create a community with village life or common activity, where people are known and not anonymous, where people of all ages and all stages can mix. This capstone projects allows people to have more of an urban vibe.”

One person spoke against the project. Lisa Ballard, a resident in the adjacent Lyon’s Gate community, said she supported much of what Johnston has done in the community but believes Epicenter will bring too much multifamily housing into the area and will block views of the Superstition Mountains.

However, commissioners noted the zoning in place gave developers authority to move forward with the project.

Val Vista Drive is heading toward widening project

Town Council approved a series of resolutions June 6 stating the town’s intention to construct street improvements on a mile-long section of Val Vista Drive.

The resolutions include an order to assess the work’s costs against adjacent undeveloped parcels of land. Future developers would then pay part of the work’s cost.

The improvements run from Appleby Road to Brooks Farm Road on Val Vista and from 148th Street to Val Vista along Ocotillo Road.

The improvements are part of a $25 million capital improvement project to widen Val Vista to a standard for a major arterial street, paid for by town funds and the future developer contributions.

Summer renovations planned at multiple schools in district

 Gilbert Public Schools: Parking lot renovations and major work at Mesquite and Highland high schools mark the district’s capital plans for the summer, officials said at the May 28 governing board meeting.

The district plans to make nearly $94 million in upgrades throughout its boundaries, according to documents presented by staff to the board.

Mesquite High School will get the most extensive work, including on restrooms, the south parking lot, the auditorium, flooring, interior painting, roofing and upgrading the former cafe food space into multipurpose space. The tab for the work will be nearly $3.8 million, according to district documents.

Highland will get about $1.4 million in work, including on restrooms, portable renovations, auditorium seating, central plant pump upgrades and exterior painting.

Greenfield Elementary School also will have parking lot and bus lane work done at a cost of $568,021.

Other projects are scattered throughout the district and include the conversion of computer labs at seven schools into classroom space, additional work on 10 parking lots, energy management system control upgrades at four schools, portable upgrades at Meridian Elementary School and Gilbert High School, flooring projects at four schools and athletic facilities work at four schools. The cost for those projects will be nearly $3.6 million.

The projects will be funded through bond sales, including some from the most recent issuance this spring, Business Services Assistant Superintendent Bonnie Betz said.

Flood-response efforts resulting in discounts to Gilbert homeowners

The federal agency that runs the nation’s flood insurance program is dropping policy premium rates in Gilbert’s 100-year flood plain by 5%, town officials said.

The Federal Emergency Management Agency, through its Community Rating System, has determined that improvements in the town’s flood plan warranted the deduction.

The affected area, known as Special Flood Hazard Area, is mainly on the eastern side of railroad and town embankments because of how the town’s terrain slopes.

“We’ve been putting enough things in place as far as improving our alert and warning to the public, our communication with the public and in planning ahead to get ahead of the storms, rather than just being in a reactive mode,” Gilbert Emergency Management Coordinator Pete Weaver said.

The additional 5% takes the discount homeowers in the area receive from 10% to 15%. The town also could be in line for another 5% reduction in the near future from a flood-response plan that was put together after FEMA’s last audit of Gilbert, Weaver said.

Weaver said the town has accumulated data from previous large floods in the area in 2005-06 and 2014 to “work smarter” in preventing flood damage.

“We know what to anticipate where we can get out there ahead of time and put up barricades so people aren’t driving into the flooded areas,” he said.

SUMMER PROJECTS

Here’s a breakdown of how much bond money will be spent on Gilbert Public Schools’ capital projects this summer.

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Dollar amount in millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield Elementary parking lot</td>
<td>$568,021</td>
</tr>
<tr>
<td>Highland High School</td>
<td>$1,421,523</td>
</tr>
<tr>
<td>Various projects district-wide</td>
<td>$3,586,866</td>
</tr>
<tr>
<td>Mesquite High School</td>
<td>$3,797,643</td>
</tr>
</tbody>
</table>

Dollar amount in millions

SOURCE: GILBERT PUBLIC SCHOOLS/COMMUNITY IMPACT NEWSPAPER
Do not let the blow-dryers, scissors and hair dye fool you: While 20 Volume Salon and Spa does offer haircuts and color, what it really sells is an unparalleled customer service experience, according to co-owner Stacey Coronado.

The moment customers walk in, a greeter welcomes them and guides them to a custom-built community table where they can sample products. Inspired in part by the layout design and service Apple stores are known for, Coronado said she repurposed the deskless concept for her salons.

“When thinking about the typical salon model, mine is completely different,” she said. “Standing behind a big desk, [greeters] almost feel like gatekeepers. That wasn’t what I wanted for my brand, so I created a new model that would get rid of the front desk, that barrier, and help us reconnect with our guests.”

In addition to cutting the front desk, 20 Volume salons use a call center so receptionists are not tied to the phone. They are also paperless. Traditionally, stylists used paper travelers to note formulas used and services rendered, but that system was inefficient and prone to error, Coronado said. Going paperless was a natural fit for 20 Volume, an Aveda Lifestyle Salon co-branded with the eco-conscious Aveda Corp.

“I was sitting in my office with literally stacks of travelers around me and thought, ‘There has to be a better way,’” Coronado said. “I partnered with SalonBiz, my [point of sale] system, and they built everything I needed. Then I introduced iPads to my stylists.”

Coronado continues to use technology to enhance customer service, recently adding mobile ordering to her salon’s app. Her efforts have resulted in brand growth: in the seven years since opening her initial Gilbert location, Coronado has opened three locations in Mesa, Ahwatukee and Queen Creek.

National recognition has followed, with Salon Today magazine naming 20 Volume a top 200 salon three years in a row. The award Coronado said she most appreciates is one closer to home—the Gilbert Chamber of Commerce named her businesswoman of the year.

“This is where I started my business,” she said. “That’s my proudest moment.”
Rio Rico Mexican Grill

Owner adds twist to authentic recipes he learned in California

There was a time when one batch was enough. Juan Ruiz would come in early to the kitchen at Rio Rico Mexican Grill, and he would make 30-40 chiles rellenos, and it would get the kitchen through the day.

Not anymore.

Fourteen years later, Rio Rico goes through three or four batches of one of its signature dishes every day, said Mario Ruiz, who is the general manager and Juan’s son.

Diners are eating up the fried Anaheim peppers all day long as the family-owned restaurant continues to thrive behind a loyal and satisfied customer base.

“We are having to make them three or four times a day,” Mario said. “He comes in and goes through the process and does the tedious work to get them done.

“We are used to using just [Monterey Jack] cheese, but we do some requests for meat, too. Everyone seems to like them.”

The Mexican restaurant uses recipes that Juan came across when working at a place in Southern California while adding its own twist.

The word that keeps coming in via reviews and talking to patrons is “authentic.” The food is not Americanized food, which can be found at most Mexican chain restaurants.

These dishes, such as the carne asada burritos and the smoky chipotle sauce camarones el chipotle shrimp dish, taste like home.

“The biggest compliment I can give is that it is authentic,” Gilbert resident Bob Lizardi said. “It reminds me of my mom’s food. We come here at least once a week if not twice.”

It is a family affair with Juan’s wife, Maria, and their three daughters also pitching in when they can to keep the comfortable and homey feel filtering into the atmosphere.

“We want to put out a great product and make people feel like they are eating at their own kitchen table,” Mario said. “We take great pride in the food that we bring out of the kitchen and want to make sure everyone leaves here thinking about when they’ll come back and see us again.”

---

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Seasonal allergies can be caused by small particles of dust, pollen, mold or other allergens entering your body as you breathe. Allergy symptoms and causes can vary, so it is important to know which symptoms to watch for, what you are allergic to and which medicines can help ease your symptoms. Use this guide to help you learn more about common Central Arizona allergens and symptoms before heading to your doctor, allergist or pharmacy.

**SEASONAL ALLERGENS**

“Allergy season” really depends on to what the sufferer is allergic. Here are some of Arizona’s most common allergens and when they are in season.

<table>
<thead>
<tr>
<th>Allergen</th>
<th>In season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ragweed</td>
<td>January</td>
</tr>
<tr>
<td>Juniper</td>
<td>February</td>
</tr>
<tr>
<td>Johnson</td>
<td>March</td>
</tr>
<tr>
<td>Bermuda</td>
<td>April</td>
</tr>
<tr>
<td>Mulberry</td>
<td>May</td>
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<td></td>
<td>October</td>
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<tr>
<td></td>
<td>November</td>
</tr>
<tr>
<td></td>
<td>December</td>
</tr>
</tbody>
</table>

**SOURCE: SAN TAN ALLERGY & ASTHMA/COMMUNITY IMPACT NEWSPAPER**

### Libran's Key Symptoms

<table>
<thead>
<tr>
<th>Symptom</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Discomfort in muscles and joints</td>
<td>No aches and pains?</td>
<td>Discomfort in muscles and joints could be a sign of a cold.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Allergies do not usually cause aches.</td>
</tr>
<tr>
<td>This is a common indicator of</td>
<td>No Itchy, watery eyes?</td>
<td>This is a common indicator of allergies.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A cold may cause watery, red and irritated eyes, but an itch is a symptom of allergies.</td>
</tr>
<tr>
<td>May be allergies, which can last as long as the allergen is in the area.</td>
<td>Have the symptoms lasted longer than 10 days?</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Colds usually come on and leave quickly. They typically do not last longer than 10 days.</td>
</tr>
<tr>
<td>You are probably experiencing</td>
<td>Do you have a fever?</td>
<td></td>
</tr>
<tr>
<td>either a cold or the flu.</td>
<td></td>
<td>Allergies do not usually cause a fever.</td>
</tr>
</tbody>
</table>

If your symptoms are severe, always visit a doctor who can determine the cause and begin treatment.

### Hospitals

Hospitals are Gilbert’s facilities for high acuity or immediate ambulatory care.

#### Arizona Trauma Facilities

<table>
<thead>
<tr>
<th>Level I</th>
<th>Level II</th>
<th>Level III</th>
<th>Level IV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive trauma facilities</td>
<td>Major trauma facilities</td>
<td>Advanced trauma facilities</td>
<td>Basic trauma facilities</td>
</tr>
</tbody>
</table>

**Hospitals**

**Banner Gateway Medical Center**
1900 N. Higley Road, Gilbert
480-543-2000
www.bannerhealth.com/locations/gilbert/banner-gateway-medical-center
- Trauma level: IV
- NICU level: II
- Number of beds: 177
- Operating suites: 9
- Private treatment rooms: 37

**Banner MD Anderson Cancer Center**
2946 E. Banner Gateway Drive, Gilbert
480-256-6444
www.bannerhealth.com/banner-md-anderson/locations/gilbert/banner-md-anderson-cancer-center-gilbert
- Number of beds: Outpatient only

**Mercy Gilbert Medical Center**
3555 S. Val Vista Drive, Gilbert
844-254-7423
www.dignityhealth.org/arizona/locations/mercygilbert

**Dignity Health AZ General Hospital Emergency Room-Gilbert**
4760 E. Germann Road, Gilbert
480-494-5000
https://azgeneraler.com/locations/gilbert

**Dignity Health Urgent Care in Gilbert**
920 E. Williams Field Road, Ste. 101, Gilbert
480-499-0201
http://gatewayuc.com

**MedPost Urgent Care of Gilbert**
3160 E. Queen Creek Road, Gilbert
480-827-5790
https://urgentcare.bannerhealth.com

**MedPost Urgent Care**
6343 S. Higley Road, Gilbert
480-748-2712
www.solvhealth.com

**MedPost Urgent Care**
920 E. Williams Field Road, Ste. 101, Gilbert
480-499-0201
http://gatewayuc.com

**Good Night Pediatrics**
861 N. Higley Road, Ste. B101, Gilbert
480-813-9600
www.goodnightpeds.com/locations/gilbert-az/east-valley

**Health First Urgent Care**
888 S. Greenfield Road, Ste. 101, Gilbert
480-892-1300
www.healthfirsturgentcare.com

**NextCare Urgent Care**
2487 S. Gilbert Road, Ste. 108, Gilbert
480-899-1341
www.nextcare.com/location/gilbert-az
CONTINUED FROM 1

The companies express appreciation for Gilbert’s effort in the areas and praise the town’s pro-business environment for making it easy to operate here.

“Part of our nonprofit mission and organization is to look at what the community needs, assess that and respond to it,” said Lamont Yoder, Banner Gateway and MD Anderson medical centers CEO. “And the only way to do that is to have a good relationship and collaboration with [the town]. It’s been very positive on both sides.”

FACILITIES CONTINUE TO ARRIVE

The marquee facility under construction is the Women’s and Children’s Pavilion on the Mercy Gilbert Medical Center campus, coming to town through a partnership between Dignity Health, owner of Mercy Gilbert, and Phoenix Children’s Hospital.

At 380,000 square feet, the five-story tower will have a bigger footprint than Mercy Gilbert, which has 350,000 square feet, Mercy Gilbert President and CEO Mark Slyter said.

Slyter said Gilbert’s rapid growth, creating a need for additional women’s and children’s services, and its pro-business environment made the partnership with PCH natural. The two companies have collaborated on projects elsewhere.

“When you have those types of dynamics happening … you’re going to get companies like ourselves very interested in not only their initial investments but expanding on those investments in a significant way,” he said. “And that’s why we have done the partnership of Phoenix Children’s Hospital to expand the services in Gilbert.”

The pavilion is not the only significant recent development. Cancer Treatment Centers of America opened an outpatient care center April 1. OrthoArizona opened a surgical center Jan. 14.

Also coming online soon: Behavioral-health service provider Springstone is constructing its Copper Springs East facility among the many medical offices south of Mercy Gilbert.

HEALTH CARE DELIVERY SHAPES MARKET

All of these additions fit current trends in the health care market. Some of that came from the Affordable Care Act, which put an emphasis on efficiency in health care delivery, said Julie Johnson, a principal who specializes in health care real estate in the Phoenix office of Avison Young, a commercial real estate company.

“Real estate was part of how to make that more efficient because instead of having a suite of 25 different practices and 25 waiting rooms, 25 bathrooms, 25 break rooms, they created a sense of efficiency and synergy within an integrated practice,” she said.

Johnson said more outpatient care centers is another...
result. As an example, Johnson points to a medical building under construction south of Mercy Gilbert where many of the tenants will be surgeons who will perform surgeries on-site.

“For just a variety of reasons and the fact that it’s so much less expensive, the outpatient setting is really something that has grown a lot,” she said. “There will always be the need for high acuity, for the hospital campus. But they’re saving the hospital campus for really something that has grown a lot,” she said. “As the community grows, we have the ability to grow with them. That’s just something that we continuously evaluate.”

TOWN CONTRIBUTION

As for Gilbert, it has been a long effort to bring more science, technology, engineering and mathematics jobs to town, including in health care and related biomedical professions, Economic Development Director Dan Henderson said.

“We’ve, over the better part of a decade, worked with our partners, worked with our higher education institutions, done a lot of listening in order to understand what are some of those root issues—and then developing compelling strategies that allow us to complement what’s already here in the state,” Henderson said.

Some of the results can be seen in the land set aside for medical use, 30 acres, according to Henderson. It also can be seen in education from the schools’ STEM efforts up to the town constructing the University Building, which houses Park University and will add a University of Arizona nursing program in the fall.

All of that helps build an educated workforce that will allow not only health care facilities, but also biomedical firms to operate here.

Gilbert’s growing population is frequently cited by those interviewed as a driver for the market, but so is the business-friendly atmosphere.

“Gilbert has a great reputation for being a friendly city to develop in and cost effective,” Johnson said.

Slyter called the town special and added the town benefits from Dignity’s presence, too. The Women’s and Children’s Pavilion, for example, brings 1,800 construction jobs here and another 1,000 long-term and well-paying jobs when completed.

“We have world-class facilities, talents and innovations,” Henderson said. “And we’ve developed the public-private partnerships to help Gilbert succeed and be that location of choice for health care.”

COMING INTO TOWN

Construction has not stopped. Here are two projects among many coming into town.
pay down debt early and a means to handle growth without interruption.

Furthermore, the town uses what it considers conservative revenue projections to further insulate itself from a downturn. It also uses a zero-based budgeting review to wring out waste.

Town officials recognize crossing the billion-dollar threshold can be seen as a big deal, but they do not want residents to lose sight of how those practices help the town.

“When we first went over the preliminary budget conversation, obviously we were concerned because we know the message that, that [going over $1 billion] says,” Mayor Jenn Daniels said. “But I said to [Town Manager] Patrick [Banger], ‘If people’s immediate concern is that we’re over a billion, then they really don’t have an understanding of what we’re trying to accomplish here in the community.’”

Critics, while agreeing spending will be far below budget, say the town still has more waste it could trim, and some of the additional spending makes the town vulnerable if the economy goes into recession.

However, proponents and critics alike share approval of the town’s lack of a primary property tax.

BUDGET PHILOSOPHY

The town adopted the $1.05 billion budget June 6 for fiscal year 2019-20, which begins July 1. Crossing the billion-dollar threshold is a big deal, particularly as most peer suburbs have not yet. Mesa, with twice the population, and Scottsdale, with larger land valuations, are the exceptions.

Gilbert’s budgeting approach starts with state requirements. Once cities and towns adopt a budget for the year, by Arizona law they cannot spend more than that. Mid-year adjustments cannot be made as in other states.

Any wiggle room to, for example, pay down debt must be built into the budget, Daniels said, by adopting a larger budget number.

“If we adopted that lower number, we just took away any flexibility that our team needs,” Daniels said.

Since 2011, the town has used that flexibility to pay down or refinance $66 million worth of debt, saving $32 million in interest, Banger said.

Gilbert also does not start any capital improvement project, or CIP, until it has the money to pay for the project in full, which has a big effect on the difference between spending and budget. Town officials say this is different from most communities.

“The concept is that when we commit to a project, we’re going to see that project all the way through,” Daniels said.

Most CIPs, which build or renovate much of the town’s infrastructure, are built and paid for over several years. With the money in place, the town may only pay out a portion each year. The remainder rolls over to the next budget, year after year, until completion, even if there is an economic downturn.

“We’re not just hoarding taxpayer dollars,” Daniels said.

The approach can be like a person who saves to buy a car in cash, rather than for a down payment and affordable monthly payment. However, Gilbert will finance some larger projects with bonds if the town finds it more strategic to do so, Budget Director Kelly Pfost said.

That also stays in line with the philosophy of having the ability to pay before starting. In the case of the Public Safety Training Facility, Gilbert has the ability to pay between money in the general fund and bonding capacity approved last fall to pay for the remainder.

While the mayor and town manager are among the practice’s proponents, it is not universally accepted. Council Member Jared Taylor said he would like to see a budget that is closer to actual spending, though he said it only is a difference in philosophy.

“It makes the budget seem unusually high,” he said. “They’re front-loading everything, which is very, very confusing.”
PROPERTY TAX: RISING OR FALLING?

Gilbert’s property tax levy has fluctuated, but the rate has dropped in the last decade. The levy represents the money needed to cover the town’s debt service. The rate is a derivative of the levy, figured from the town’s property valuations and expressed per $100 of assessed value to the homeowner.

To combat waste, Banger introduced a zero-based budgeting review in 2011 where one-third of the town’s organization rebuilds its budget from scratch each year on a rotating basis. The practice trimmed $1.4 million this year and $5 million in the past three years.

The town takes an additional measure to guard against an economic downturn: conservative revenue forecasting. The town uses the current year’s revenue collection to estimate the next year’s collection, projecting low or no new revenue growth, Pfost said.

Any additional revenue that comes in then can be used in the following year’s budget for one-time expenses identified by the town, Pfost said. At the same time, if growth slows or stops, the budget is able to absorb it.

BUDGET CRITICS’ CONCERNS

Despite the safeguards built into the budget, two council members, Taylor and Aimee Yentes, cast votes against it.

Taylor lists several places where spending could be cut. He has proposed selling Cactus Yards and the University Building, rather than the town running them at a structural loss.

Taylor said he believes the town needs some additional police and fire positions that have been put into the budget, but not all of the proposed positions. And there are jobs in town that he believes could be contracted out at a savings. In all, he said he believes the town could trim $20 million-$40 million.

An increased tax levy, which he said comes from the debt being taken on from the Public Safety Training Facility, also makes Taylor uncomfortable. The levy increased 8.3% to $24.15 million. Budget supporters contend that is not a true tax increase as the tax rate remains $0.99 per $100 in assessed valuation. Thus, the taxes assessed will only go up as a homeowner’s valuations increase.

“Those are word games,” Taylor said. “It’s the actual amount that matters. At the end of the day, are you paying more or are you paying less?”

Yentes joined Taylor in expressing concern that the economy could see a slowdown in 2020. Although Taylor praises Pfost and her budget team on its revenue projections method, he said he still believes curbing spending is important. He agrees the budget is good, though he says it could be better.

“How do we measure success for Gilbert?” he said. “Do we measure it just being better than a bad city? Or do you measure against ourselves? We can get better and better against ourselves.”

LACK OF PRIMARY PROPERTY TAX

Gilbert separates itself from other municipalities in another way: It does not have a primary property tax. A primary property tax gives cities a steady stream of income to use in whatever manner they see fit. Mesa is the only other Valley city to not charge a primary property tax.

Gilbert’s reliance on a secondary property tax—along with its sales tax and state-shared revenue—means Gilbert voters must approve the tax to finance bond sales that fund specific projects.

“We’re asking the voters if they will tax themselves because this is important to them or this is one of their desires to see in their community,” Daniels said.

Though slipping the primary property tax passes up a stable revenue stream, the town’s funding method is still popular to all involved in town budgeting, officials said.

“There’s absolutely no reason we can’t fund everything we need with a separate secondary property tax,” Taylor said.

That forces the town to make the budget about residents’ priorities, Daniels said.

“The goal is to have that budget package really be reflective of the values of our community—and I think we do that year in and year out,” Daniels said.

For more information visit communityimpact.com.
REAL ESTATE UPDATES

**MAY 2018**

- **Homes on the market:** 678
- **Average days on the market:** 27.8
- **Homes under contract:** 513

**MAY 2019**

- **Homes on the market:** 642
- **Average days on the market:** 29.5
- **Homes under contract:** 589

**REAL ESTATE UPDATES**

- **4 bedroom / 3 bath** - 2,410 sq. ft. $405,000
  - Celeste Sanchez
  - Century 21 Arizona Foothills
  - 480-505-4646

- **3 bedroom / 2 bath** - 1,629 sq. ft. $293,000
  - Eugene Quackenbush
  - Opendoor Brokerage
  - 480-351-6622

**RECENT LISTINGS**

- **38 N. Marble St.**
  - 4 bedroom / 3 bath - 2,446 sq. ft. $385,000
  - Jacqueline Knox
  - Idea Homes Realty
  - 480-510-0510

- **4609 S. Ranger Court**
  - 3 bedroom / 3 bath - 3,136 sq. ft. $539,990
  - Carter Kolba
  - RE/MAX Power Realty
  - 480-850-5858

- **3710 E. Vallejo Drive**
  - 4 bedroom / 3 bath - 2,410 sq. ft. $405,000
  - Celeste Sanchez
  - Century 21 Arizona Foothills
  - 480-505-4646

- **2547 E. Vermont Dr.**
  - 3 bedroom / 2 bath - 1,629 sq. ft. $293,000
  - Eugene Quackenbush
  - Opendoor Brokerage
  - 480-351-6622

**MEDIAN PRICE OF HOMES SOLD IN MAY**

<table>
<thead>
<tr>
<th>Price</th>
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<th>85234</th>
<th>85295</th>
<th>85296</th>
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<th>85298</th>
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<tr>
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**MAY 2018 VS. MAY 2019**

- 2018: $350,000
- 2019: $350,000

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  - A Gilbert business that has worked to improve the physical appearance of its immediate neighborhood or the community in general.

- **GILBERT YOUNG HERO AWARD**
  - A young individual who, through one highly notable action, on-going efforts, or both, has made a significant difference in one or more lives or the community.

- **GENEVA CLAY COMMUNITY VOLUNTEER**
  - A person or persons giving of their own time and/or resources for the overall benefit of the Gilbert community or its residents.

Submit all items to the Gilbert Chamber of Commerce, by mail to PO Box 527, Gilbert AZ 85299-0527; by fax to (480) 892-1980; or by e-mail to annette@gilbertchamber.com.
### Deals THIS MONTH

#### EDUCATION & RECREATION
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AUTHENTIC CHINESE RESTAURANT
MONDAY - SATURDAY - 11AM - 9PM
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BUY ONE, GET ONE HALF OFF
(Any First Entree. Dine-In Only.)
Not valid with any other offer, Expires 7/31/19.

FREE CRAB PUFF!
(No Purchase Necessary)
Not valid with any other offer, Expires 7/31/19.

WARNER RD.
480-821-2083
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“Good food is worth the wait.”
Said no one who was hungry.

“Good food is worth the wait.”
Said no one who was hungry.

Spend $30 and get a FREE dessert!
Good up to $6.75 — show this ad to your server.
Offer Expires 8/9/19.

Ditch long waits in line people!

GILBERT/GUADALUPE · HIGLEY/MCKELLYP · FLANCERS.COM
$15.00 OFF SWEDISH MASSAGE
FIRST TIME CLIENT SPECIAL
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www.MassageBook.com/valleymassespa

20% OFF YOUR ENTIRE ORDER
Cannot be combined with any other offer. Limit one person per day. Expires 07/31/19.
CODE: 1800

BUY ONE CHICKEN BOWL, GET ONE FREE!
Cannot be combined with any other offer. Limit one person per day. Expires 07/31/19.
CODE: 1550

BIG GROUP... BIG FLAVOR!
Ask about our Catering!

20% OFF YOUR ENTIRE ORDER
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BUY ONE CHICKEN BOWL, GET ONE FREE!
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GRAND OPENING!
Valley Massage Spa
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GET ONE FREE
BUY ONE BREAKFAST TACO

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Licensed, bonded & insured garage repair company
Five star rated on Google, Yelp, BBB & Thumbtack
Same day garage door service in the East Valley
Owned & operated by the Brown family
Free, no-obligation estimates on new garage doors
Service, repair or replace any brand of garage door opener
100% No questions asked satisfaction guarantee!

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with repair of parts and labor

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Free Bundtlet
with the purchase of a Bundtlet

Gilbert
2285 E Baseline Rd. #103
Gilbert, AZ 85234
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NothingBundtCakes.com

Expires 08/01/19. Limit one (1) coupon per guest. Coupon must be presented at time of purchase. Valid only at the bakery listed. No cash value. Valid only on baked goods; not valid on real items. Coupon may not be reproduced, transferred or sold. Internet distribution strictly prohibited. Must be claimed in bakery during normal business hours. Not valid for online orders. Not valid with any other offer. Discounts applied before tax.

Panda Libre
Mexican Asian Infusion Restaurant

PLAYOFFS COMING SOON!

All New
Chickenn
One Side
Soft Drink
Sandwich $9.99

Free
Extra Side
With Purchase of Sandwich Meal
One Free Side Per Customer Per Day
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Panda Libre
Mexican Asian Infusion Restaurant

Playoffs COMING SOON!

Nothing Bundt Cakes
Gilbert
2285 E Baseline Rd. #103
Gilbert, AZ 85234
(480) 892-1667

NothingBundtCakes.com

Expires 08/01/19. Limit one (1) coupon per guest. Coupon must be presented at time of purchase. Valid only at the bakery listed. No cash value. Valid only on baked goods; not valid on real items. Coupon may not be reproduced, transferred or sold. Internet distribution strictly prohibited. Must be claimed in bakery during normal business hours. Not valid for online orders. Not valid with any other offer. Discounts applied before tax.

Panda Libre
Mexican Asian Infusion Restaurant

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Save $50 when you Join!

clubpilates.com/gilbertnewspaper  Offer expires 9.30.19
CLUB PILATES GILBERT  3131 S. Market St., Suite 103, Gilbert, AZ 85295

Molding the Minds of Tomorrow
Call about Summer Camps!
Now enrolling for Fall 2019!

- All classes taught by degreed and certified teachers
- Academic program
- Experienced educators and aids: First Aid CPR Certified

School Hours
5 DAYS A WEEK
8:00 AM to 3:30 PM

50% OFF REGISTRATION FEE
with coupon
new students only

SCHEDULE YOUR TOUR TODAY!

Gilbert’s original premier early childhood school since 2007.
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Visit or Call our Gilbert Location in July to purchase your Gift Cards all month long!*  *Limit 2

Christmas in July GIFT CARD SALE
LIMITED TIME OFFER!

HAND & STONE
MASSAGE AND FACIALSPA

480-237-4496 • 2765 S. Market Street, Suite #101, Gilbert AZ 85295

Visit or Call
our Gilbert Location in July to purchase your Gift Cards all month long!*  *Limit 2

Members receive a $10 PROMOTIONAL GIFT CARD with every Gift Card purchased!

Save $50 when you Join!

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CLUB PILATES GILBERT  3131 S. Market St., Suite 103, Gilbert, AZ 85295

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Call about Summer Camps!
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- All classes taught by degreed and certified teachers
- Academic program
- Experienced educators and aids: First Aid CPR Certified

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Members receive a $10 PROMOTIONAL GIFT CARD with every Gift Card purchased!

Half Off!

Menchie’s Gilbert Gateway Towne Center 5022 S. Power Rd. Ste. 108, Gilbert (480) 783-2441
Menchie’s Crossroads Towne Center 3757 S. Gilbert Rd. Ste. 108, Gilbert (480) 786-9180
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BUY ONE GET ONE

HALF OFF!

Offer good only at locations listed. Free yogurt of equal or lesser value. Cannot be combined with any other offer. EXP 08/09/19  GI219

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One-Hour Massage or Facial Gift Card
LOWEST PRICE OF THE YEAR!

$59.95*  *Limit 2

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Gilbert edition • June 2019

**FRESH BREAD DAILY FROM SCRATCH**
WE DELIVER!

**Gilbert** -
2475 S Val Vista Dr #101
Southeast corner of Williams Field Rd. and Val Vista Dr.
480-245-6040

**Mesa** -
1641 S. Stapley Dr. #101
(60 & Stapley next to AMC Theatre)
480-307-6030

SOUPS & SALADS  FRESH BREAD DAILY FROM SCRATCH!

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**BUY ONE GET ONE FREE**

**Salad, Sub, or Keto Roll**

*GILBERT LOCATION ONLY*

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Dinner Hours:
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You could win a FREE Dinner for Two!
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ANY PURCHASE of $25 or more
With this coupon. Pick up & dine in only.
Not valid with any other offers.
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2 THE OVEN BAKED ORIGINAL

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MOVE-IN SPECIAL • Limited Time Only!

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Saturday, August 3rd
Call for Details
Proceeds Benefit Alzheimer’s Association

A warm and welcoming community that promotes a positive experience, where every resident is valued and respected and all are treated with dignity and care.

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