



# City of Maricopa

City Hall  
39700 W. Civic Center  
Plaza  
Maricopa, AZ 85138  
Ph: (520) 568-9098  
Fx: (520) 568-9120  
www.maricopa-az.gov

## Meeting Minutes - Final City Council Regular Meeting

*Mayor Christian Price*  
*Vice-Mayor Marvin L. Brown*  
*Councilmember Peggy J. Chapados*  
*Councilwoman Julia R. Gusse*  
*Councilmember Vincent Manfredi*  
*Councilmember Nancy Smith*  
*Councilmember Henry M. Wade Jr.*

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Tuesday, September 19, 2017

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council regular meeting was called to order at 7:13 p.m. Mat Balgaard with the Church of Celebration gave the invocation and Councilmember Chapados led the meeting attendees in the Pledge of Allegiance.*

### 2. Roll Call

**Present:** 7 - Councilmember Peggy Chapados, Councilmember Vincent Manfredi, Councilmember Henry Wade, Councilwoman Julia R. Gusse, Vice Mayor Marvin L. Brown, Mayor Christian Price and Councilmember Nancy Smith

### 3. Proclamations, Acknowledgements and Awards

#### 3.1 [PROC 17-14](#) Hispanic Heritage Day Proclamation

*Councilwoman Gusse recognized contributions from Hispanics from several countries and provided information regarding Hispanic History. She discussed immigration and the Deferred Action for Childhood Arrivals (DACA) program and offered a few words in Spanish. She discussed being invited to preview the Public Broadcasting Service (PBS) Vietnam War Series and elaborated. She introduced Musical Director of Santa Cruz Valley Union High School, Joshua D. White and announced that the Mariachi band, Cielito Lindo would play a song.*

*Mayor Price invited the Cultural Affairs Committee to the podium. He read the proclamation and proclaimed September 15th through October 15th as Hispanic Heritage Month. The meeting went into recess at 7:27 p.m.*

**Read**

### 4. Report from the Mayor

*The City Council regular meeting reconvened at 7:50 p.m.*

*Mayor Price reported attending a Lower Santa Cruz Flood Control Meeting and discussed flooding issues. He stated that he was filmed at the Greater Phoenix Economic Council (GPEC) awards and dinner where he discussed the ambassador program with the Maricopa Economic Development Alliance (MEDA). He elaborated on*

*MEDA and the use of the program to promote and discuss the assets of Maricopa through Television spots. He discussed filming with 12 news at the University of Arizona location to promote Maricopa Farm Day which would be in November. He also reported having the opportunity to be on 88.7 The Pulse radio station where he was able to discuss and promote Maricopa. He reported participating in the Maricopa High School (MHS) Homecoming Week during the Paint the Town Red Week. He also reported attending Maricopa Kids Day. He also reported spending time in court in regards to the APEX zoning decision, he elaborated. Lastly, he reported attending a meeting with the Arizona Department of Transportation (ADOT) in Tuba City for the final conclusion contract awarded by State Transportation Board on behalf of the City of Maricopa to begin the 347 Overpass project, he elaborated.*

## 5. Report from the City Manager

*City Manager Rose announced the presentation of the Excellence Award for Public Safety. He called Senior Human Resources Analyst, Vannessa Belland and Fire Chief, Brady Leffler to the podium. Ms. Belland announced that the two people nominated for the Excellence Award for Public Safety were Fire Engineer, Josh Eads and Police Officer, Meredith McLean. Ms. Belland announced the winner, Josh Eads and read his nomination.*

## 6. Call to the Public

*Dan Frank, President of the Maricopa Flood Control District announced that on October 4th there would be an Election. He stated that voting could be done in person at the Villages at El Dorado or a mail in ballot could be requested by September 23rd through their website. He encouraged the community to visit their website to learn more about current changes to Election Law and to learn more about the candidates. Lastly, he stated that September was National Preparedness Month and encouraged everyone to visit the Federal Emergency Management Agency's (FEMA) website at ready.gov to learn how to be prepared for natural disasters.*

*Curtis Burton Sr. of Dream Catchers Youth Academy provided information about the organization. He discussed the accomplishments and events sponsored, and mentoring sessions. He discussed the goals for the remainder of the year and the need for additional sponsorships and opportunities for support. He thanked everyone who has assisted in his program and thanked the community in advance for their support.*

*Councilmember Wade further elaborated on the Dream Catcher Youth Academy.*

## 7. Minutes

- 7.1 [MIN 17-86](#) Approval of Minutes from the September 5, 2017 City Council Work Session.

**A motion was made by Vice Mayor Brown, seconded by Councilmember Wade, that the Minutes be Approved. The motion carried by a unanimous vote.**

- 7.2 [MIN 17-87](#) Approval of Minutes from the September 5, 2017 City Council Regular meeting.

**A motion was made by Vice Mayor Brown, seconded by Councilmember Wade, that the Minutes be Approved. The motion carried by a unanimous vote.**

**8. Public Hearings**

- 8.1 [PH 17-17](#) The Mayor and City Council shall hear public comment(s) on re-zoning case number ZON17-01, a request by Global Water Resources to rezone 31.18 acres of land from existing zoned district Industrial (CI-2) to General Industrial (GI) as identified within the current zoning code.

*The Public Hearing was opened at 8:08 p.m. There were no public comments. The Public Hearing was closed at 8:09 p.m.*

**The Public Hearing was held.**

**9. Consent Agenda****Approval of the Consent Agenda**

**A motion was made by Councilmember Peggy J. Chapados, seconded by Councilmember Nancy Smith, to Adopt the Consent Agenda . The motion carried unanimously.**

- 9.1 [MISC 17-43](#) The Mayor and City Council shall discuss and possibly take action to approve the Assignments and Bills of Sale to Global Water Resources for the water and sewer infrastructure installed for the Edison Road Industrial Park. Discussion and Action.

**This Miscellaneous Item was Approved.**

- 9.2 [CON 17-45](#) The Mayor and City Council shall consider a request by the Development Services Department - Transit/Transportation Unit for the authority to amend and extend the existing contract for up to sixty (60) days pending a new Request for Proposal (RFP) award for the City of Maricopa's Demand Response Services with Total Transit Enterprises, LLC., an Arizona limited liability company. Discussion and Action.

**This Contract was Approved.**

- 9.3 [CON 17-46](#) The Mayor and City Council shall discuss and possibly take action on approving a contract with Precision Concrete Construction, Inc. for various concrete repairs throughout the city. Funding for this contract, in an amount not to exceed \$100,000, will be drawn from County ½ Cent, Transportation, Street Projects-Capital, Street Maintenance (30055155-67750-34005). This contract is in compliance with City of Maricopa Purchasing Code Article IV, Section 3-215 "Bidding Procedure." Discussion and Action.

**This Contract was Approved.**

- 9.4 [CON 17-47](#) The Mayor and City Council shall discuss and possibly take action on increasing funding to the existing contract with Santa Rita Landscaping, Inc. by an amount not to exceed \$62,644 to provide landscaping services for City of Maricopa's streets. Funding not to exceed \$14,400 will be drawn from Highway Users Revenue Fund, Public Works, Lawn Care (20055151-55424); funding not to exceed \$48,244 will be drawn from Highway Users Revenue Fund, Public Works, Repairs and Maintenance (20055151-55430). Discussion and Action.

**This Contract was Approved.**

- 9.5     [RES 17-31](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, authorizing the imposition and collection of an exhibitor fee from for-profit businesses participating in the 2018 Senior Info/Expo. Discussion and Action.

**This Resolution was Approved.**

10.     **Regular Agenda**

- 10.1     [APP 17-19](#)     The Mayor and City Council shall discuss and possibly take action on making an appointment to the Heritage District Citizen Advisory Committee. Discussion and Action.

*Councilmember Wade nominated Terrence Vyfhuis for appointment to the Heritage District Citizen Advisory Committee. He stated that Mr. Vyfhuis was the proprietor of The Cut Barbershop located in the Heritage District.*

**A motion was made by Councilmember Wade, seconded by Councilmember Manfredi, that this Appointment be Appointed. The motion carried by a unanimous vote.**

- 10.2     [RES 17-29](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Development and Settlement Agreement between the City of Maricopa and SLV Homestead, LLC, a Delaware limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

*City Attorney, Denis Fitzgibbons further elaborated on the details of the Resolution and invited questions from Council.*

**A motion was made by Vice Mayor Brown, seconded by Councilmember Manfredi, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Peggy Chapados, Councilmember Vincent Manfredi, Councilmember Henry Wade, Councilwoman Julia R. Gusse, Vice Mayor Marvin L. Brown, Mayor Christian Price and Councilmember Nancy Smith

- 10.3     [ORD 17-09](#)     An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an amendment to the City's Zoning Map to zone certain properties described in Zoning Case # ZON17-01 for approximately 31.18 acres generally situated at the north west corner of Powers Pkwy and Placone Rd within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of Section 13 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Senior Planner, Rodolfo Lopez discussed the details of the proposed Ordinance and stated that all necessary requirements had been met, he elaborated. He stated that the Planning and Zoning Commission recommended approval on September 11th.*

**A motion was made by Councilmember Manfredi, seconded by Councilmember Wade, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilmember Peggy Chapados, Councilmember Vincent Manfredi, Councilmember Henry Wade, Councilwoman Julia R. Gusse, Vice Mayor Marvin L. Brown, Mayor Christian Price and Councilmember Nancy Smith

- 10.4     [PRES 17-32](#)     The Mayor and City Council shall hear a presentation regarding the Maricopa Fire & Medical Departments new ISO "2" classification which became effective September 1,

2017. Discussion only.

*Fire Chief, Brady Leffler discussed the efforts of the Insurance Services Office (ISO) rating. He stated that previously Maricopa was at a rating of "5" and elaborated on the process to obtain a rating of "2". He commended staff for their hard work and elaborated.*

*Assistant Fire Chief, John Storm elaborated on the ISO rating criteria and discussed the numerical scales and classifications known as Public Protection Classification (PPC). He elaborated on the factors of the ISO rating in relation to Maricopa and discussed the process. He stated that Maricopa was now at a rating of "2" and was in the top 3.4% of departments nationwide. He stated that the rating could be used by insurance companies, with the exception of State Farm, in determining both residential and commercial insurance premiums based on several variables, he elaborated. He encouraged the community to check with their insurance companies for savings information. He stated that the new rating would be an excellent assessment and evaluation tool to evaluate the changes in the department already implemented and for any additional changes in the future.*

*Vice Mayor Brown asked if there was something comparable used by State Farm in regards to PPC. Chief Storm replied that he was unsure and that each company had their own calculations and variables. Vice Mayor Brown indicated that those with State Farm may not receive the same benefit. Chief Storm encouraged anyone with State Farm to contact a representative.*

*Councilmember Chapados mentioned that the Maricopa Fire department had to move their entire headquarters throughout this process. She encouraged the community to contact their insurance companies to learn more.*

*Chief Leffler stated that this process was a precursor towards accreditation and elaborated.*

**The Presentation was heard.**

**10.5**     [GRAAC 17-02](#)

The Mayor and City Council shall discuss and possibly take action on accepting FEMA's Assistance to Firefighters SAFER Grant (AFG) for adding two firefighters. The grant award is for \$334,600 and the city has a matching component which has previously been discussed. Discussion and Action

*Representative of the Professional Firefighters of Maricopa, Osheah Davis spoke in favor of acceptance of the FEMA Assistance to Firefighters SAFER Grant. He discussed the added safety to both the community and the firefighters upon approval of the grant. Mr. Davis discussed the resources and needs of the Maricopa Fire and Medical Department and the need to grow the department and address the missing variables, he elaborated.*

*Fire Chief, Brady Leffler discussed the grant process and the department being understaffed. He stated that approval of the grant would assist with staffing deficiency and the two positions would assist with Firefighter burn out, safety and reduction of overtime. He invited questions from Council.*

*Councilmember Smith commended the Fire Department on their work in looking at their Budget and finding ways to fund the next two years and the future budget forecasting, she elaborated.*

*Chief Leffler thanked Finance Director, Brenda Hasler and City Manager Rose for their*

assistance in the process.

City Manager Rose further elaborated on the details of the grant.

**A motion was made by Vice Mayor Brown, seconded by Councilmember Smith, that this Grant Acceptance be Approved. The motion carried by a unanimous vote.**

**10.6**     [PRES 17-35](#)

The Mayor and City Council shall hear a presentation regarding Copa Bingo! Shop Local Initiative and new changes for 2017. Discussion Only.

*Economic Development Specialist, Mary Wolf-Francis gave a PowerPoint presentation on the importance of shopping locally and supporting local business. She discussed building a strong community, creating jobs, encouraging entrepreneurship and supporting the local economy. She discussed the impacts of where you buy and provided statistical information on the economic benefit of supporting local community services. She played a short video that discussed the top 10 reasons to shop local. She discussed the details on how to play Copa Bingo, the rules of entry, drop off and pick up locations and the prizes available. She discussed marketing and promotion and elaborated on the changes made this year. She detailed the timeframe for Copa Bingo and stated the campaign would run from October 4th to December 27th. Lastly, she discussed how the success of Copa Bingo would be measured.*

**The Presentation was heard.**

**10.7**     [MISC 17-44](#)

The Mayor and City Council shall discuss the four-day workweek employee survey findings. Discussion only.

*City Manager Gregory Rose discussed the details of the employee survey and stated that 81% of staff surveyed supported the four day work schedule. He discussed the findings and the history of the work schedule implementation. He stated that originally some departments would not be affected by the new schedule and services would not be interrupted and elaborated. He stated that going forward and with the hire of the new building inspector, there would be coverage on Fridays and additional needs would be addressed if necessary, he elaborated. He invited questions from Council.*

*Councilmember Smith stated that new information was needed from residents and developers concerning the services provided. She stated that she received complaints and input concerning the availability of staff and access to City Hall and elaborated. Councilmember Smith stated that schedules could be co-mingled or overlapped in order to assist both staff and the community and elaborated on additional options to support flexibility. Lastly, she stated that the Economic Development Strategic Plan stated that customer service needed to be addressed.*

*Councilwoman Gusse stated that she thought the survey needed additional information from residents and business owners. She stated that builders were being charged additional fees for inspections on Fridays and asked if the charge would change immediately. City Manager Rose answered that once the new inspector was hired there would be availability on Fridays and no fee would be charged. Councilwoman Gusse stated that additional information was needed to address the services residents would be coming in for and the accessibility to these services and elaborated.*

*City Manager Rose stated that providing an additional survey was reasonable and would be a good tool to identify the needs of the community. He also stated that there was a need to work with department Directors to learn about potential impacts since no staffing would be added. He informed Council that he would like to proceed in that*

*direction if acceptable.*

*Councilmember Manfredi stated that some residents would benefit from services offered on Fridays, he elaborated. He stated that some residents may not know that City Hall was closed on Fridays. He stated a survey should have gone to both employees and constituents. He stated that going forward there should be a survey to find out what people want and elaborated.*

*City Manager Rose provided information on why the survey was created and stated that he supported providing an additional survey to the community.*

*Councilmember Manfredi stated that there was not a large sample size of those employees surveyed.*

*Mayor Price stated that he believed the schedule may not need to be changed entirely but tweaked to accommodate the needs of the community. He stated that there was a need to find balance and discussed the competition for workforce and the need to have alternative ways to incentivize benefits to keep good employees. He agreed that certain services needed to be rendered but stated that there were other services available online, he elaborated. He also stated that although many residents work out of town, and if hours were to be cut then it would not make it easier to get to City Hall for services. He stated his support to find areas that needed to be tweaked but stated that balance needed to be maintained. He discussed additional considerations such as electricity savings for City Hall, air quality issues and reduction of vehicles on the road. He re-emphasized the need to tweak the system but stated that the impact to the departments and other considerations needed to be taken into account. Lastly, he discussed potentially setting up a hotline for residents and the need to find ways to make the system more efficient but still maintain balance between citizens and employees.*

*Councilmember Chapados stated that she did not agree that there needed to be an additional survey. She expressed that residents may not be aware of our hours but that there were many other cities with the same schedule. She also stated that internally there was not have enough information, such as whether there was a reduction in sick leave or improved employee morale in order to determine if it would be cost effective. She also added that if inspectors were available on Fridays, they would be out in the field and not staffing City Hall. She added that another issue was employee safety and if there was an incident there would not be sufficient staff available to assist. She stated that the City needed to work smarter to address issues and agreed that the community needed comprehensive services but offered that the City may try extended hours and see what the response would be. She stated that the before a survey was distributed the City needed to know what we were asking for, and what we were intending to do with the information. She stated that she would like input from other cities and discussed an awareness campaign. She reiterated her hesitancy in regards to employee safety and stated that the change would involve multiple people.*

*City Manager Rose stated that there was a need to determine if a problem existed, what the problem was and how many people were affected. He added that perhaps schedules could overlap to provide additional hours.*

*Councilmember Chapados asked if the front desk personnel were able to determine how many messages or missed calls were received Fridays and over the weekend.*

*City Clerk, Vanessa Bueras replied that she was unsure. She stated that she received*

voicemails on Fridays and over the weekend and that she would reply. She stated that calls rolled over to other staff members if they were not answered at the front desk but she was unsure if callers were able to leave messages and said she would look into it.

City Manager Rose stated that many staff members took their computers home and continued to work on Fridays although they were not at City Hall and he stated that more work was being accomplished.

Councilmember Smith clarified that her intention was to tweak the schedule and stated the objective was for the benefit of both employees and the community. She stated that being open 5 days a week would assist residents, businesses and help employees achieve a schedule that works best for them. She stated that she was interested in obtaining feedback and going forward from there.

Councilmember Manfredi stated that the intention was not to change the schedule but to tweak the schedule to allow for flexibility and benefits to both employees and the community.

Mayor Price asked if consensus was for Council to direct City Manager Rose to get additional information, research and survey questions and bring item back to Council for additional clarification.

Judge Lyle Riggs asked Council to consider the Courts to be included in their direction. He stated that the City Court would like to change to a fourday workweek schedule. He stated the busiest hours were the first and last hours of the day and he felt it was best to serve the public and elaborated.

Vice Mayor Brown asked if the schedule changed, would it be an additional hardship for Court traffic. Judge Riggs replied that those would be considerations that they would look into but stated that Fridays were their slowest day. Discussion ensued.

Mayor Price asked that the Courts be included in the direction and clarified that it would be an internal survey.

Terri Crain, Executive Director of the Maricopa Chamber of Commerce did not wish to speak but expressed concerns regarding the current four-day workweek schedule. She stated that the current schedule created delays with the Planning and Licensing departments. She stated that these delays resulted in loss of momentum in development projects, which could be very costly and detrimental. She stated that the Chamber would like to entertain a work schedule that allowed for regular Development and Licensing personnel in the office on Fridays 8 a.m. to noon. Lastly, she stated that the Chamber felt this would be a positive change and a huge step forward.

**The Presentation was heard.**

**10.8 [ORD 17-10](#)**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 2-82(3)(a) of the Maricopa City Code to add the Legislative Affairs Council Subcommittee. Discussion and Action.

Intergovernmental Affairs Director, Dale Wiebusch discussed the details for the Legislative Affairs Council Subcommittee, he stated that it would be comprised of the Mayor and two members of the City Council. He invited questions from Council.

Mayor Price stated that if approved, he would not be ready to appoint members until he has met with all the Councilmembers.



**A motion was made by Councilmember Chapados, seconded by Councilmember Wade, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 6 - Councilmember Peggy Chapados, Councilmember Vincent Manfredi, Councilwoman Julia R. Gusse, Vice Mayor Marvin L. Brown, Mayor Christian Price and Councilmember Nancy Smith

**Excused:** 1 - Councilmember Henry Wade

**11. Executive Session**

**A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Peggy J. Chapados, to enter in to Executive Session t 9:17 p.m. The motion carried unanimously.**

**11.1 ES 17-35** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City attorney and designated representatives of the City in order to consider its position and instruct its representatives regarding entering into a grant agreement to accept funding from FEMA's Assistance to Firefighters SAFER grant and the terms thereof, to give staff direction on how to proceed with this grant agreement and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

**11.2 ES 17-33** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City's attorney to consider its position and instruct representatives regarding the pending lawsuits filed against the City regarding CUP 17-01 for Apex Private Motorsports Group, LLC to operate a motorsports facility within the City of Maricopa and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

**12. Adjournment**

**Certification of Minutes**

*I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of Maricopa, Arizona, held on the 19th day of September, 2017. I further certify that the meeting was duly called and held and that a quorum was present.*

*Dated this 3rd day of October, 2017.*

\_\_\_\_\_  
Vanessa Bueras  
City Clerk