



# City of Maricopa

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## Meeting Minutes - Draft City Council Work Session

*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, June 6, 2017

5:00 PM

Council Chambers

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1. **Call to Order**

*The City Council Work Session was called to order at 5:06 p.m.*

2. **Roll Call**

*Councilmember Wade was present telephonically.*

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

3. **Agenda Items**

3.1 **[WS 17-01](#)**

The Mayor and City Council shall review items on the Regular City Council meeting agenda.

*Councilmember Chapados mentioned that the shipping address on the documentation of Agenda Item 9.2 was out-dated and that it should be corrected.*

3.2 **[WS 17-02](#)**

The Mayor and City Council shall hear reports on meeting and/or conferences attended by Council.

*Vice Mayor Brown reported attending the 10th Anniversary of the Muslim Law Enforcement appreciation day on May 9. He gave information on the event. Next, he reported attending the GMAC Sun Corridor meeting on May 20. He explained that GMAC was the planning council groups from the MAG (Maricopa Association of Governments), CAG (Central Arizona Governments) and the Sun Corridor. He stated they met to discuss in detail the importance of transportation and global trade. Lastly, he reported attending the conference for the International Council of Shopping Centers (ICSC) on May 23 with Mayor Price and Economic Development staff. He elaborated on the conference.*

*Councilmember Chapados reported attending the Water Safety Day presented by Maricopa Fire and Medical on May 26 at Copper Sky. She commended the event and elaborated on the activities. She reported attending the Memorial Day observation event at the Copper Sky Police Sub-Station on May 29 and thanked Chief Stahl. She reported attending the Housing Needs Assessment Task Force meeting on June 5. Next, she reported attending the Maricopa Flood Control District Board meeting in the*

morning.

Councilmember Wade reported attending the Maricopa High School Graduation and commended the graduating seniors who received scholarships and awards.

**3.4**      **WSPRES 17-21**

The Mayor and City Council shall hear a presentation on the draft report for the Housing Needs Assessment Study from Ms. Rebecca Rothenberg, consultant for the Housing Needs Assessment Study. In January of 2017, the City of Maricopa engaged in a five-month study to assess the housing needs of the community for the next ten years. The consultant selected was Atria Planning, LLC from San Diego, California. Discussion Only.

*Development Services Director, Martin Scribner gave a brief background on the process of the Housing Needs Assessment Study and stated they would present the draft tonight. He invited Atria Planning consultant, Rebecca Rothenberg to present the draft.*

*Ms. Rothenberg gave a PowerPoint presentation of the Housing Needs Assessment Draft. She detailed the community engagement including an online survey, an in-person survey at the Salsa Festival, 2 focus group meetings, stakeholder interviews and a one-day housing workshop. She gave a summary of key findings and the population in Maricopa. She provided graphics to emphasize the summaries. Next, she discussed the labor force and provided graphics. She discussed housing in detail including occupancy, vacancy, foreclosures, rentals and housing types. She discussed the opportunities and challenges. Next, she discussed the housing needs including housing for older adults, housing for singles, workforce housing and apartments. She provided a graphic of what different types of entry-level workers can afford housing costs. She discussed the recommended next steps including developing a Housing Plan with defined strategies, an implementation schedule and identified target sites as well as communicating with the Arizona Department of Housing, the Pinal County Housing Authority, developers and advocates. She opened the floor for questions.*

*Councilmember Chapados thanked Ms. Rothenberg, Mr. Scribner and everyone in the Planning Department. She commended the presentation and detailed the items she liked.*

**The Presentation was heard.**

**3.5**      **WSPRES 17-22**

The Mayor and City Council shall hear a presentation on the Council approved Work Plan 2016-17, Implementation Plan for the Subdivision Ordinance and Zoning Code Updates. Discussion only.

*Senior Planner, Rodolfo Lopez gave a PowerPoint presentation on the Subdivision Ordinance Zoning Code Update. He stated that per the City's work plan for fiscal year (FY) 2016/2017 staff proposed a major update to the City's Subdivision Ordinance and Zoning Code. He stated the intent of the Subdivision Ordinance and gave a brief history. He listed the reasons the update was needed including that it was an 11-year old document, subdivision regulations needed to compliment the new Zoning Code, it had outdated procedures and standards, to include new innovated standards and be user-friendly. He detailed the scope of work including an assessment, recommendations, public participation and drafting and adoption of the text amendments. He detailed the current process and stated an RFP (Request for Proposal) was sent out for bid and they were currently reviewing the proposals. He stated they anticipated to recommend an Award of Contract at the June 21st City Council regular meeting.*

*Councilmember Smith asked for clarification on the Subdivision Ordinance and*

whether street beautification could be included. Mr. Lopez responded and elaborated. Discussion ensued regarding enhancements. Mr. Lopez stated it was not currently in the code and elaborated.

Councilmember Chapados stated it was a great opportunity to encourage alternative housing and elaborated on other opportunities. Mr. Lopez elaborated on the added benefits of flexibility. Councilmember Wade asked how many of the received proposals were familiar with the Maricopa community. Mr. Lopez responded it was in progress and he could not disclose at the time.

**The Presentation was heard.**

- 3.3**      [WSPRES 17-23](#)      The Mayor and City Council shall discuss the Global Water Response Letter. Discussion Only.

*Global Water CEO, Ron Fleming gave a brief history of public concerns. He listed the actions Global Water has taken to improve engagement and service including: Participation in 3 Council meetings; Provided detailed written responses to 26 questions from City Council members; Responded to 63 customer complaints year to date; Held 2 customer forums and one more would be offered; Made specific changes to process improvements; Completed or in the process of completing \$28M in projects; and negotiated and implemented improved service requirements with third party customer service and billing vendor. He discussed billing highlights and key accomplishments. He provided call center highlights. Councilmember Chapados inquired about their call volume. Mr. Fleming responded and elaborated. Next, he discussed their customer satisfaction survey. He stated what they would focus on moving forward. Lastly, he added they also remain focused on the larger water resources issue. He invited the public to attend the last Customer Forum on June 8 at 6 p.m. at the Global Water Center.*

*Mayor Price inquired about the meter replacement process. Mr. Fleming responded it was almost ready and elaborated on the features that would be offered. He stated it would probably be available within 2-3 weeks and elaborated.*

*Councilmember Wade complimented the Customer Forums and elaborated. Mr. Fleming elaborated on the bill analysis program.*

*Councilmember Smith inquired how the over \$200 policy was working. Mr. Fleming responded it was working and elaborated. Discussion ensued regarding home visits. Next, Councilmember Smith inquired about billing due dates and stated she had received many concerns from residents regarding the changing dates. She encouraged Global Water to review how to solidify a billing date for customers on fixed incomes. Mr. Fleming elaborated on their 4 cycles and stated it was hard to balance but they would continue to work on it. Next, Councilmember Smith discussed her experience during her recent move including unclear billing identification of charges. Mr. Fleming elaborated on their auto-pay policy. Next, Councilmember Smith asked at what point the infrastructure would be paid-off and rates be lowered in result. Mr. Fleming elaborated on water utilities and stated their goal was to stay within a tight range of authorized rate of return. He added they were trying to manage it and not increase rates. Discussion ensued. Councilmember Manfredi commended the Customer Forums.*

*Mayor Price asked Mr. Fleming if he had a response for people who ask why the customers in Maricopa pay so much in comparison to other cities. Mr. Fleming discussed population growth and the demands it placed on the utility. He discussed the recession and elaborated on why comparisons to other municipalities were not always suitable. Mayor Price asked if the City could participate in the same new*

*meter program and whether they were update as well. Mr. Fleming responded the program was available and elaborated on the difference for corporate customers. Mayor Price elaborated it was important for economic development to have the option available. Next, Mayor Price discussed targeting millennials and elaborated. Mr. Fleming elaborated on water conservation and usage.*

*Councilmember Smith asked Mr. Fleming if he could forward the data on water utility rates from cities that started from the ground up. Mr. Fleming stated he could get it to her by tomorrow.*

**The Presentation was heard.**

#### **4. Executive Session**

**A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Peggy J. Chapados, to enter in to Executive Session at 6:47 p.m. . The motion carried unanimously.**

- 4.1 ES 17-19** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City attorney for legal advice regarding amending the City Code to authorize the City Council to call for a special election for initiative and referendum measures, pursuant to A.R.S. §38-431.03(A)(3).
- 4.2 ES 17-20** 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 claims and lawsuits filed against the City pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(4).
- 4.3 ES 17-21** 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 regarding the status of the Master Planning and Marketing Agreement with Boyer Project Company, L.C. and to consider its position and instruct its representatives regarding entering into a lease and development agreement for the Estrella Gin Property, and the potential terms thereof, to give staff direction on how to proceed with this agreement and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).
- 4.4 ES 17-22** 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 discuss the legal obligations of the City concerning the referendum application and petitions filed with the City regarding the approval of 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).

#### **5. Adjournment**

##### **Certification of Minutes**

**I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session of the City Council of Maricopa, Arizona, held on the 6th day of June, 2017. I further certify that the meeting was duly called and held and that a quorum was present.**

**Dated this 20th day of June, 2017.**

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**Vanessa Bueras**  
City Clerk