



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

City Hall  
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**Mayor Christian Price**  
**Vice-Mayor Nancy Smith**  
**Councilmember Marvin L. Brown**  
**Councilwoman Julia R. Gusse**  
**Councilmember Vincent Manfredi**  
**Councilmember Rich Vitiello**  
**Councilmember Henry M. Wade Jr.**

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Tuesday, November 17, 2020

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:11 p.m. There was an invocation by Steve Adamson from Maricopa Community Church and Councilmember Vitiello led the Pledge of Allegiance.*

### 2. Roll Call

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

### 3. Proclamations, Acknowledgements and Awards

#### 3.1 [PROC 20-08](#) Small Business Saturday Proclamation

*Mayor Price read the proclamation and proclaimed November 28, 2020 as Small Business Saturday in the City of Maricopa. He encouraged the community to shop local and presented the proclamation to local small business owners and members of the Maricopa Chamber of Commerce.*

**Read**

### 4. Report from the Mayor

*Councilmember Brown reported attending the October 10th Pinal County Water Augmentation Authority and elaborated on the water issues discussed.*

*Councilmember Wade reported on the Veteran's Day Parade held on Saturday, November 7th and the car caravan from Providence to the Veteran Center. He thanked Gabby Potter and her team, and Joseph Harvey.*

*Vice Mayor Smith reported on the Sonoran Creek groundbreaking, the Bahama Buck's grand opening, the Copa Film Festival, the Relay for Life Survivor Celebration drive-through event, and the Exceptional Healthcare groundbreaking.*

*Councilwoman Gusse elaborated on the Veteran's Day Celebration and brought awareness to veteran suicide rates. She urged the City of Maricopa to continue to work with Veteran community partners and asked all Veterans in the audience to stand for recognition.*

*Councilmember Wade reported on the memorial services for Tracy Davis and asked for a moment of silence in her honor.*

*Mayor Price gave a brief statement on the recent election. He thanked the two outgoing members of the Council and stated he looks forward to working with the incoming new members. Next, he turned the floor to Matthew Lemberg with the Boys and Girls Club. Mr. Lemberg gave an update on the Boys and Girls Club.*

**5. Report from the City Manager**

*No items reported.*

**6. Call to the Public**

*LaDonda Dees, local business owner of Buff City Soap invited the community to attend their ribbon cutting ceremony on Saturday, November 21st at 10 a.m.*

*Berry McCain discussed the importance of collaboration in government. He stated he was bringing a community center to Maricopa.*

**7. Minutes**

- 7.1 [MIN 20-53](#) Approval of Minutes from the October 27, 2020 City Council Regular meeting.

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

**8. Consent Agenda**

**Approval of the Consent Agenda**

**A motion was made by Councilmember Marvin L. Brown, seconded by Vice Mayor Nancy Smith, to Adopt the Consent Agenda. The motion carried by unanimous vote.**

- 8.1 [CON 20-16](#) The Mayor and City Council shall discuss and possibly take action on approving a Dedication Agreement with CAPDEVL060, LLC for approximately .71 acres of real property west of Porter Road and South of Shea Way and authorizing the City Manager to execute any necessary documents related thereto. Discussion and Action.

**This Contract was Approved.**

- 8.2 [RES 20-47](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the First Amendment to Development Agreement between the City of Maricopa, Copper Sky Commercial Senior Housing, LLC, an Arizona limited liability company, Copper Sky Commercial Mixed Use North, LLC, an Arizona limited liability company, Copper Sky Mixed Use South, LLC, an Arizona limited liability company,

and Shea Connelly Development, LLC, an Arizona limited liability company, in compliance with A.R.S. §9-500.05 and authorizing the City Manager to execute the exhibits and related documents. Discussion and Action.

**This Resolution was Approved.**

**8.3**      [CON 20-18](#)

The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Electrical District No. 3 for the purchase of approximately 10.19 acres of real property generally located on the southeast corner of Edison Road and Estrella Gin Parkway within the planned Estrella Gin Business Park for a purchase price of \$612,406.74. Discussion and Action.

**This Contract was Approved.**

**8.4**      [RES 20-49](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, declaring and adopting the results of the General Election held on November 3, 2020. Discussion and Action.

**This Resolution was Approved.**

**9.      Regular Agenda and/or Public Hearings**

**9.1**      [PRES 20-10](#)

The Mayor and City Council shall hear a presentation regarding an update on truck traffic in the community.

*Economic and Community Development director Nathan Steele gave a PowerPoint presentation on the truck route study. He discussed the findings of the observation study and stated the Maricopa Police Department would continue to monitor the route and area. He added that "no engine breaks" signs were ordered and would be placed along the route. He opened the floor for questions.*

*Mayor Price thanked Mr. Steele for the presentation and noted he had received numerous concerns. He stated there was also a concern with construction trucks going through Rancho el Dorado to get to the Lakes area, and inquired about possible solutions. Mr. Steele responded and stated he would address it.*

**The Presentation was heard.**

**9.2**      [RES 20-46](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, establishing the salary of the Mayor and Members of Council. Discussion and Action.

*City Manager Horst discussed the salary of the Mayor and Council and recommended increasing the Mayor's salary from \$23,000 to \$35,000 and Councilmember's salary from \$18,000 to \$23,000.*

*Bryan Ott, former member of the Milton City Council and Pierce County Council stated that a 30% increase was excessive. He elaborated on his experience and reiterated that 30% was excessive and suggested 15% might be more agreeable to the public.*

*Vice Mayor Smith stated she took the comparative data and noted that not one city on the chart was growing at the same rate. She stated that she took the averages and added a complexity factor and she could see an increase of \$20,500 for Council and \$30,000 for the Mayor. She stated she would also like to pursue the cost of living similar to employees.*

*Councilwoman Gusse stated she felt uneasy about the Council approving their own*

salary increases. She stated that state legislators had gone out twice to increase their salaries and that both times the public said rejected it. She expressed concerns with not having a board, not having a committee, or public input. She thanked Mr. Ott for his input. She commended the Mayor and Council for their work. She stated the future was unstable at the moment due to COVID-19, and reiterated that she was uneasy with the Council approving a raise at this time.

Councilmember Brown stated that, if \$35,000 for the Mayor was approved, then the car allowance should be eliminated and elaborated.

Councilmember Wade supported Vice Mayor Smith's proposed increases and elaborated. He acknowledged that the time and effort warranted a raised, but agreed \$35,000 for the Mayor and \$23,000 for the Council was too high. He reiterated support for Vice Mayor Smith's alternative.

Councilmember Vitiello discussed the work that goes into being in the Council. He opposed taking away the car allowance. He spoke in support of increasing the Mayor's salary as proposed.

Vice Mayor Smith stated there were expenses that were not paid out such as child care and adult care takers. Councilwoman Gusse stated that most members of the Council had full-time jobs, and the Council was a part-time job. She stated Council currently received \$18,000 pay, a \$900 cell phone reimbursement, a \$1,200 auto allowance, health benefits, and a Copper Sky membership and elaborated. She stated businesses were going under because of the pandemic and it was unfair to approve a raise at this time.

Mayor Price stated it was hard to compare with other cities and detailed the amount of work that goes with being Mayor. He stated he agreed that a percentage should be stipulated to match employee's increases and clarified that the increase was approved for the next Council. He stated he drove an average amount of 4,000 miles for the City and elaborated and elaborated on the financial impact. He suggested that if the car allowance was eliminated, then the increase should stay as proposed at \$35,000 and elaborated.

Councilmember Manfredi proposed eliminating the \$6,000 car allowance, increasing Council's salary to \$22,000 and adding the difference to the Mayor's salary for a total increase to \$41,000. Clarification ensued. Councilmember Manfredi further proposed making the increase happen over the next two years and canceling the second year if COVID-19 become an issue.

Vice Mayor Smith stated she would be uncomfortable with a \$22,000 increased for the Council and proposed \$20,500 and gave the following options for the Mayor: A 15% increase with \$6,000 rolled over to salary to be at \$32,500 or, a 20% increase with a \$6,000 to be at \$33,600. Discussion ensued. Vice Mayor Smith made a motion and was seconded by Councilmember Wade.

Councilwoman Gusse suggested revisiting the increase in two years depending on the pandemic and including it in the motion. She reiterated she was uncomfortable with the Mayor and Council approving their own increases and stated the community should have a say similar to the increase process of elected officials at the state level.

**A motion was made by Vice Mayor Smith, seconded by Councilmember Wade, to approve a salary increase of 20% for the Mayor with the \$6,000 car allowance moved over to salary for a salary of \$33,600, a 14% increase for the**

Council for a salary of \$20,500, matching the employee salary increase going forward and the use of a City vehicle for the Mayor. The motion carried by the following vote:

**Aye:** 6 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Nay:** 1 - Councilwoman Julia R. Gusse

**10. Executive Session**

**11. Adjournment**

A motion was made by Vice Mayor Nancy Smith, seconded by Councilmember Rich Vitiello, to Adjourn at 8:42 p.m. The motion carried unanimously.

**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 17th day of November, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of December, 2020.

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Vanessa Bueras  
City Clerk