



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 Work Session

Mayor Christian Price
Vice-Mayor Marvin L. Brown
Councilmember Peggy J. Chapados
Councilmember Bridger Kimball
Councilmember Vincent Manfredi
Councilmember Nancy Smith
Councilmember Henry M. Wade Jr.

Tuesday, February 16, 2016

6:00 PM

Council Chambers

1. Call to Order

The City Council Work Session was called to order at 6:03 p.m.

2. Roll Call

Present 6 - Mayor Christian Price, Vice Mayor Marvin L. Brown, Councilmember Peggy J. Chapados, Councilmember Bridger Kimball, Councilmember Vincent Manfredi, and Councilmember Henry Wade
Excused 1 - Councilmember Nancy Smith

3. Agenda Items

3.1 [WS 16-01](#) The Mayor and City Council shall review items on the Regular City Council meeting agenda.

Councilmember Chapados requested that Agenda Item 9.2 be pulled from consent. Mayor Price confirmed it would be the first item on the regular agenda.

3.2 [WS 16-02](#) The Mayor and City Council shall hear reports on meeting and/or conferences attended by Council.

Councilmember Wade reported attending the Community Forum on Policing & Citizens Rights on Saturday, February 13 at Copper Sky. He thanked Councilmember Chapados for attending, Maricopa Police Chief Stahl, Rob Boyd and Gerald Richards. Next, he reported touring the new Our Lady of Grace church on Sunday and attending the grand opening of the Maricopa Maintenance Facility.

Vice Mayor Brown reported representing the City of Maricopa at the Annual Casa Grande Cowboy Days on Saturday and commended the event.

Councilmember Chapados commended Saturday's Community Forum on Policing & Citizens Rights and thanked Councilmember Wade and the Black History Committee for putting the forum together. She added that she also attended the Coffee with the Chief at the new Police Substation at Copper Sky and the Ribbon Cutting for the Maricopa Maintenance Facility.

3.3 [WSPRES 16-03](#) The Mayor and City Council shall hear a presentation on the possible acquisition of Rotary Park.

Community Services Director, Kristie Riestler reported that she attended a Rotary Club meeting with City Manager Rose in which Rotary Club President, Aaron Rausch asked if the City had an interest in taking over the park. She stated that if the project went forward the City would seek contingency funds for a survey that would cost \$6,320 and for bathroom renovations that would cost \$7,300. She detailed the bathroom renovation costs and optional Ramada costs.

Councilmember Wade inquired who currently owns the park. Mrs. Riestler elaborated that the Rotary Park owns the parcel with an existing clause that if it was not used as a park, ownership would revert to the Smith family. She stated that she made contact with the Smith family and they were on board with the acquisition. She noted the acquisition would exclude the pool area. Councilmember Wade expressed concerns with the safety of the pool. City Manager Rose stated that it was undecided what would happen to the pool parcel and elaborated. Councilmember Wade inquired if research was done for a cost estimate in the case that the City decided to take over the pool. Mrs. Riestler stated that no cost analysis had been done because it was estimated renovations of the pool area would be close to a million. Discussion ensued.

Vice Mayor Brown inquired about current usage of the park. Mrs. Riestler responded that the charter school across the street uses the park, as well as the residents of the Heritage District. City Manager Rose stated the existing usage would be mostly as a soccer field. He elaborated and stated that if the City goes through with the acquisition, it would be included in the Capital Improvement Program (CIP) projects. Mayor Price inquired about land acquisition costs. Mrs. Riestler stated that it would be donated.

Councilmember Chapados spoke in favor of continuing to maintain the park. She added that it would not make sense to exclude the pool area from the acquisition. She expressed concerns with the safety of having an empty pool next to the park and potential liability. She suggested creating a long-term plan and spoke in favor of including it in the CIP. She expressed concerns with the clause that would return the land back to the grantor because of the uncertainty of the area with the impending 347 Overpass Project. City Attorney, Denis Fitzgibbons elaborated on the clause. Councilmember Chapados reiterated her support for continuing to maintain the park, but opposed the acquisition the way it was presented and elaborated. She recommended more long-range planning and exploring whether the clause was negotiable due to possible transportation issues. Discussion ensued regarding the clause.

Councilmember Kimball spoke in favor of the acquisition and supported the idea of having a long-range plan. He stated that the cost for bathroom renovations would be lower than the cost of buying land that size. Mayor Price agreed with Councilmember Kimball and elaborated. He noted that donated land in the Heritage District would not come along often and added that the City has an obligation to the Heritage District and its history. He stated that he supports a long-term plan, but that it should be a separate discussion. He spoke in support of negotiating the acquisition.

Councilmember Chapados inquired if there was a way to separate the two entities. Mr. Fitzgibbons elaborated. Councilmember Chapados stated she would like to see the pool area repurposed, possibly to a community garden, and recommended exploring options in acquiring the entire park.

Councilmember Manfredi stated that if the pool would just sit there and deteriorate, then the City should look into possibly acquiring the pool area and repurposing it.

Councilmember Wade recommended not changing the name of the park because it had history behind it. Discussion ensued regarding possible liability with having an empty pool next to the park. Councilmember Kimball supported the idea of a long-term plan, and suggested going through with the acquisition of the park and exploring the possibility of attaining the pool location at a later time. Mayor Price agreed with Councilmember Kimball about attaining the two properties separately. He explained that the Rotary Park would be liable for the empty pool, until the City was in a better fiscal position to take over it. He recommended treating both locations separately. Discussion ensued regarding separate acquisition of the two locations. Councilmember Manfredi suggested that the pool be filled with dirt as part of the agreement.

Councilmember Chapados asked what would be brought back to Council for approval. Mrs. Riester stated the cost of both, the survey and bathroom renovations would be brought back to Council for approval and elaborated. City Manager Rose stated that the intention was to come back to Council with contracts for the survey and the renovation services, as well as a way to address the liability issues. He added that the possibility of acquiring the remainder of the parcel at a later day could be explored. He stated that part of the process could include a resident survey to determine what they would like to see in the park.

Vice Mayor Brown inquired what would happen if the Smith family declined to separate the parcels. City Attorney Fitzgibbons stated that it might be an issue with the Rotary Park and that it would be something the Council might have to consider.

Mayor Price stated that if that was the case, then he would disagree with spending money on bathroom renovations and on the Ramada. He explained that the first step would be to negotiate the separate acquisition, then a survey and finally be brought for approval. Councilmember Chapados inquired what would happen if the renovations went into the next fiscal year. City Manager Rose stated that it would then be budgeted for the next fiscal year. He explained that for the moment, staff was seeking approval to go forward with negotiations to acquire the parcel. He stated that improvements would probably go into the next fiscal year. Discussion ensued.

Consensus was to go forward with Mayor Price's steps and first proceed with negotiations for the separate acquisitions of the land and exploring options to resolve the deed language in order to remove the clause that would revert the land back to the owner if it is not used as a park.

The Presentation was heard.

3.4 [WSPRES 16-07](#)

The Mayor and City Council shall hear an update presentation on the City Of Maricopa Express Transit (COMET) System.

Development Services Director, Martin Scribner introduced Transportation Planner, David Maestas and Chris Hager from Total Transit. Mr. Maestas gave a brief history of the transportation system in the City. He detailed the initial transit service, the brief fixed route that operated between 2010 and 2011, and the demand response that was started in 2011. He discussed the current types of services and detailed ridership between July 2014 to June 2015, and July 2015 to December 2015. He noted that overall ridership was on course to increase by 30% over last year. He stated that the recent newspaper article that asserted that ridership of the COMET was low, was an irresponsible report. He detailed the increase in ridership by the type of service and added that there has been an increase for seniors and disabled persons by 20% this year. He stated users love the demand response service, but it was the least efficient means of transit and that there was continued pressure from the Arizona Department of Transportation (ADOT) and the Federal Transit

Administration (FTA) to transition to fixed route services. He stated a reversed transition from a demand response service would not be easy because costumers were getting picked up from their front doors. He stated that while the fixed route service works for young people, it would not be convenient for seniors and the disabled. He detailed the return on investment for Fiscal Year (FY) 14/15 and 15/16. Next, he discussed population growth and growing the transit system. He detailed the strategy for the coming months. He noted that currently, there are no bus stops for the fixed route yet because locations have to be identified first through a trial and error process. He stated sustainability would remain a critical component and that there would eventually be a survey as part of a Transit Study in FY 16/17. He concluded his presentation by opening the floor for questions or comments from the Council.

Vice Mayor Brown stated that the ridership from July 2015 to December 2015 was higher than the previous year and asked if Christmas shopping was a factor. Mr. Maestas responded and explained that slow steady growth was best, as there were pending details to work out along the way.

Councilmember Chapados thanked Mr. Maestas for his continued dedication. Next, she inquired if any of the initial bus stops have been identified as non-feasible. Mr. Maestas stated that the stops at City Hall and the Park and Ride would be removed because there had been no riders picked up at the locations. Councilmember Chapados asked if other stops would be selected to replace them. Mr. Maestas stated that they would like to continue with the rest of the proposed bus stops. He stated that in addition to removing 2 bus stops the route would be changed to a circular route. Councilmember Chapados supported the Transportation Survey and emphasized the importance of getting input from residents, while informing them of the impending change to a fixed route. She inquired if there was something else that could be done, such as a volunteer based program that would give rides to residents (seniors/disabled) in need of transportation. She set the volunteer program in the Town of Florence as an example. Mr. Maestas stated that he has heard of great volunteer programs but expressed concerns with liability issues. Mr. Scribner added that the attempts to coordinate a volunteer shuttle for veterans were unsuccessful due to a lack of volunteers and elaborated.

Mayor Price stated that transportation was always a balance highlighted how important it was to the economic development of the City.

The Presentation was heard.

4. Executive Session

- 4.1 ES 16-06** 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 second amendment to the Master Planning and Marketing Agreement with Boyer Project Company, L.C. to plan and market the Estrella Gin Property located at 45862 West Garvey Road, Maricopa, Arizona., 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).
- 4.2 ES 16-07** The Maricopa City Council may go into executive session for the purpose of obtaining legal advice and discussion or consultation with the City Attorney and designated representatives of the City regarding the previous soil tests conducted within the City and the prior resolution of those issues pursuant to A.R.S. §38-431.03(A)(3).

5. Adjournment

The City Council Work Session was adjourned at 7:19 p.m.

A motion was made by Councilmember Henry Wade, seconded by Councilmember Bridger Kimball, to Adjourn. 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 work session of the City Council of Maricopa, Arizona, held on the 16th day of February, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of March , 2016.

Vanessa Bueras
City Clerk