



# 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, October 17, 2017

6:00 PM

Council Chambers

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1. **Call to Order**

*The City Council work session was called to order at 6:04 p.m.*

2. **Roll Call**

*Councilmember Smith appeared telephonically.*

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

*Mayor Price announced that item 9.3 from the Consent Agenda of the regular meeting would be tabled due to a clerical error on the contract.*

3.2 [WS 17-02](#)

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

*Councilmember Chapados announced that on October 14th she attended the shred-a-thon and prescription drug disposal event. She discussed the success of the event and thanked the Pinal County Attorney's Office and the Maricopa Police Department.*

3.3 [WSPRES 17-37](#)

The Mayor and Council shall hear a presentation from Sustainability Partners. Discussion and Direction.

*Rick Gibson, with Sustainability Partners (SP) gave a PowerPoint presentation. He discussed the concept of Cloud Utility. He discussed opportunities for the City of Maricopa and provided details on the SP functions. He discussed how the process works and elaborated on where the money came from. He discussed the differences between SP and their competitors and discussed shorter open agreements. He elaborated on the terms and conditions of agreements and provided examples of previous projects. He invited questions from Council.*

Mayor Price provided history on how SP was presented to the City through building relationships. He discussed old infrastructure concerns and potential updating needs for Maricopa. He provided examples on areas of consideration with the SP program. He discussed potential cost savings, new equipment, needs of the City, and elaborated.

Rick Gibson discussed taking on a project in order to see what cost savings would be available and elaborated.

Councilmember Wade asked when investors would see their investment. Mr. Gibson stated that it was typically within 5 years and elaborated.

Councilmember Chapados asked if there was a reserve study done or if the City would perform the study. Mr. Gibson stated that the City would not be expected to pay for the study. He stated that they would look at the biggest projects and perform an analysis and elaborated. Councilmember Chapados asked what type of statistical analysis was available in terms of tracking and reporting. Mr. Gibson replied that the company meters everything they put in and the City would have a dashboard to view usage. Councilmember Chapados asked if the data was available in real time. Mr. Gibson replied that it was. Councilmember Chapados asked how the program would apply in regards to Capital Improvement and Expenditures and future planning for the City and elaborated. Mr. Gibson replied that most of the projects were currently retrofit and elaborated. Councilmember Chapados asked for an explanation on the buyout process. Mr. Gibson replied that there was a master agreement and addendums for each project. He stated that each year between the 10 years the buyout amount will decrease and elaborated. Councilmember Chapados asked if the master agreement was for a minimum of 10 years. Mr. Gibson replied that it was legally a month-to-month agreement and elaborated on the terms. Councilmember Chapados asked if they have worked with other municipalities. Mr. Gibson provided an example of Galveston. Councilmember Chapados asked if Galveston had city owned utilities. Mr. Gibson stated that he did not know since he was not directly on the project. Councilmember Chapados asked if it would be out of the norm to work with non-city owned utility companies and providers. Mr. Gibson replied that it was not and elaborated.

Councilmember Wade asked for an example of usage fees and an explanation on how they were assessed. Mr. Gibson provided an example and discussed how costs and fees were calculated.

Councilwoman Gusse asked if they had any solar products. Mr. Gibson stated that they were not currently working with solar products and elaborated. Councilwoman Gusse asked Mayor Price and City Manager Rose if there was a project in mind for this program. Mayor Price replied that there was not a project in mind but rather an opportunity to listen and learn and elaborated.

Mr. Gibson stated that SP would be eager to explore projects for the City when the time was right. City Manager Rose offered clarification on the process for bidding if Council decided to go forward. Mr. Gibson discussed co-op programs in the State of Arizona that allowed for pre-bids and elaborated. Mr. Rose stated that the City must be sensitive to other competitors.

Mayor Price asked Council what direction they would like to move this item. Councilmember Chapados stated that there was more information she wanted to know but stated she was on the fence.

Mayor Price stated that they do not know what they do not know and he supported moving the process forward in discovery and elaborated.

Vice Mayor Brown stated he would like to defer this item for the time being and stated he did not know enough information to make a decision. He stated he would like to send the item back to the City Manager for additional information.

Councilmember Manfredi stated that he was in support of finding ways to save money but he did not want to spend money for the information. He stated that if there was no cost involved with the exception of the Request for Proposal (RFP) he was in support and elaborated.

Councilmember Smith stated she was in support of moving forward on the research if there were no cost involved.

Councilwoman Gusse stated she was in support of going forward to see what additional cost savings they could find out.

Mayor Price discussed certain challenges of the City and stated he would like to know more.

Councilmember Wade asked for clarification on the direction of Council. He asked if this item was something they wanted to take advantage of exploring regardless of who was presenting the item.

Mayor Price replied yes. He stated that the City was not committing to any contract but rather exploring numbers and potential projects and elaborated.

City Manager Rose asked if the direction of Council would be to move forward with the development of an RFP or Request for Quote (RFQ) and at the same time they would identify additional information for better understanding. There was an agreement from Council to move forward in the direction described by Mr. Rose.

#### 4. Executive Session

**A motion was made by Councilmember Henry Wade, seconded by Councilmember Peggy J. Chapados, to enter in to Executive Session at 6:40 p.m. The motion carried unanimously.**

- 4.1 ES 17-38 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 Planned Area Development application filed by Anderson Russell and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3).
- 4.2 ES 17-39 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 decision recently received in Burks v. City of Maricopa, CV2017-01360, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3).
- 4.3 ES 17-02 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).

- 4.4     **ES 17-40**     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 an agreement with the Maricopa Historical Society regarding the relocation of the Zephyr car 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).

**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 meeting of the City Council of Maricopa, Arizona, held on the 17th day of October, 2017. I further certify that the meeting was duly called and held and that a quorum was present.*

*Dated this 7th day of November, 2017.*

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*Vanessa Bueras  
City Clerk*