



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 - Draft 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, November 1, 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** 5 - Mayor Christian Price, Vice Mayor Marvin L. Brown, Councilmember Peggy J. Chapados, Councilmember Vincent Manfredi, and Councilmember Nancy Smith
- Excused** 2 - Councilmember Bridger Kimball, and Councilmember Henry Wade

3. **Agenda Items**

3.1 **[WS 16-01](#)**

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

Mayor Price stated that Agenda Item 9.3 would be pulled from Consent per City Manager Rose's request. Councilmember Smith requested that Agenda Item 9.1 be pulled from Consent for additional discussion with representatives from the Maricopa Flood District.

3.2 **[WS 16-02](#)**

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

Councilmember Smith reported attending the Estrella Gin Business Park Open House held on October 22. She stated the open house was well attended and informative.

Councilmember Chapados reported that the last Game Night of the year was hosted at Copper Sky on October 28. She added that 42-44 people attended and that on average there were 47 attendees every month. She thanked the Age-Friendly Committee, Reverend Arnold Jackson, and Copper Sky staff. She anticipated the game nights would grow next year.

3.3 **[WSPRES 16-35](#)**

The Mayor and City Council shall hear a presentation by Vintage Partners on the development of Edison Pointe.

Interim Economic Development Director Harold Stewart introduced Casey Treadwell with Vintage Partners.

Mr. Treadwell stated that Vintage Partners marketed the property at Edison Point, next to Fry's for 4 years. He explained why it would be difficult project and hard to finance. He elaborated that due to the size of the community there were limited retailers and the tenants were only willing to spend based on the population. He stated that they plan to move forward with the project and that they would like to request that reimbursements be worked out for the public improvements on Edison Road and John Wayne. He elaborated on the requests for reimbursements starting with impact fees. He stated that with reimbursements in place they could execute the lease with the tenants within weeks, and could open in the fall next year. He further elaborated that without the reimbursement the project could be pushed out until 2018. He opened the floor for questions and discussion.

Vice Mayor Brown asked how many tenants were firm. Mr. Treadwell responded. Councilmember Chapados stated that the P & Z (Planning and Zoning Commission) discussed concerns with traffic flow on Edison Road and SR 347 and inquired if any of that had changed since the discussion. Mr. Treadwell discussed the recommendations from the latest traffic study. Councilmember Chapados asked when the anticipated start would be if everything went through the process. Mr. Treadwell elaborated on timelines and stated the buildings would start going up by January if everything panned out.

Mayor Price motioned to enter into executive session at 6:17 p.m. The motion was seconded by Councilmember Chapados. The meeting reconvened at 7:08 p.m.

The Presentation was heard.

- 3.4** [WSPRES 16-32](#) The Mayor and City Council shall hear a presentation from the Maricopa Historical Society regarding a historical display at City Hall.

Public Works Director, Bill Fay introduced the Maricopa Historical Society's presentation on the City Hall Maricopa History Display.

President of the Maricopa Historical Society, Paul Shirk gave a PowerPoint presentation on the City Hall Maricopa History Display. He presented a visual outline of the display. He detailed the contents of the display and stated that the pieces would be displayed in acrylic and coordinated in earth tones. He elaborated on the history of the pieces and invited questions from the Council.

Councilmember Chapados thanked the Historical Society and asked about the exact location of the display. Mr. Shirk responded that it would be located on the wall next to the elevator. Next, she asked how often the display would change. Mr. Shirk elaborated that it was meant to be a permanent display with flexibility to change over time. Mayor Price thanked Mr. Shirk and everyone involved.

The Presentation was heard.

4. Executive Session

- 4.1** **ES 16-18** 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).

- 4.2** **ES 16-29** 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 possibly entering into an agreement with VP Edison 15, LLC, relating to the property known as Edison Point and generally located on the northeast corner of Edison Road and John Wayne Parkway, and the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

- 4.3 **ES 16-30** 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 status of the negotiations with Global Water and to provide direction how to proceed with these negotiations pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

5. Adjournment

A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Peggy J. Chapados, to Adjourn at 7:17 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 work session of the City Council of Maricopa, Arizona, held on the 1st day of November, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of November, 2016.

Vanessa Bueras
City Clerk