



City of Maricopa

Meeting Minutes - Draft City Council Work Session

Meeting Location
44150 W. Maricopa-Casa
Grande Highway
Maricopa, AZ 85138

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Tuesday, July 17, 2012

6:00 PM

MUSD Board Room

1. Call to Order

The City Council Work Session was called to order at 6:00 P.M.

2. Roll Call

Present 6 - Councilmember Julia Gusse, Councilmember Alan Marchione,
Councilmember Christian Price, Councilmember Bridger Kimball,
Councilmember Marvin Brown, and Councilmember Leon Potter

Absent 1 - Vice Mayor Edward Farrell

3. Agenda Items

3.1 WS 12-001

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

Councilmember Marchione indicated that he would like to have additional information on agenda item 9.2, the Contract with the Maricopa Chamber of Commerce during the Regular Meeting.

3.2 WS 12-002

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

There were no reports from the Council.

**3.3 WSPRES
12-020**

The Mayor and City Council shall hear presentation from the Maricopa Chamber of Commerce regarding activity at the Visitor Center during FY11-12.

Economic Development Director Micah Miranda introduced Maricopa Chamber of Commerce Chair Jim McMichael. He provided an update on the progress the Chamber has made since its inception. He discussed how the Chamber works hand in hand with the City. He demonstrated the increased visitor volume over time with the aid of a graph.

Councilmember Brown prompted a discussion on the local economy be the by the City's Canadian visitors.

Councilmember Marchione stated that he had concerns with the City's financial obligation in the contract. He asked if it was common practice for a chamber to operate out of the same site as a visitor center. He asked that staff look into funding under a different budget line item to perhaps open the service up to other possible interested parties for providing a tourism center versus a chamber of commerce.

Mr. Miranda stated that generally, rural centers have a dual purpose site. He further stated that larger cities will often have their own centers in addition to a chamber of commerce.

Councilmember Marchione stated that the City is starting to move into an area where the funds are not being used for operation. He asked that staff look into funding under a different budget line item to perhaps open the service up to other possible interested parties for providing a tourism center versus a chamber of commerce.

Councilmember Potter stated that many local cities in the county operate a visitor center out of a Chamber of Commerce. He asked Mr. McMichael to state the requirements for an Arizona Designation Marketing Organization. Mr. McMichael stated that to qualify as a state marketing organization, the entity must be a chamber of commerce, convention and visitor's bureau, municipal government, tribal tourism site or an entity such as the forest services.

Mayor Price summarized that the City would be missing out many benefits provided by the Arizona Department of Tourism if they chose to operate a visitor center that did not meet the previously mentioned designations.

Councilmember Marchione asked for additional comparative analysis of how other cities fund their chamber and visitor centers.

City Manager Brenda Fischer stated that staff would research and provide the information back to Council during budget discussions.

**3.4 WSPRES
12-022**

The Mayor and City Council shall hear a presentation regarding the City's current and future General Obligation bonded debt.

Finance Director Tom Duensing presented.

He briefly discussed the general obligation bonds and annual appropriation debt as debt instruments available to the city.

Councilmember Marchione asked if there would be a premium on the \$17,200,000 bonds scheduled to be sold. Mr. Duensing stated that it is dependent on the market. Discussion ensued regarding how the fee is calculated depending on market value.

Mayor Price clarified that \$65,000,000 had been allocated, but that the city was only paying interest on what has been issued. Mr. Duensing concurred and stated that only \$20,000,000 had been issued to date.

Councilmember Marchione asked how other cities have fared with the flux of property values and bond obligations for city projects. Mr. Duensing stated that they have not fared well. He further stated that bond obligations are constitutional and offer very little flexibility. Discussion ensued.

Councilmember Potter asked if there was a time restriction for issuing the bonds. Mr. Duensing stated that he was not aware of any at this time.

**3.5 WSPRES
12-021**

The Mayor and City Council shall hear a presentation on the Federal Transit Administration's (FTA) Section 5311 grant, the City's transit program, and the extension of the Total Transit contract.

Transit Coordinator Kellee Kelley presented. She provided a brief history of the 5311 Arizona Department of Transportation, ADOT, Transit Program in the City of Maricopa. She identified service for the elderly and disabled as a targeted service

demographic since the program's inception.

Councilwoman Gusse asked if Maricopa would still be considered a transportation hub without the regular scheduled trips to and from downtown. Ms. Kellee stated that it would be as it still has the Amtrak Train Station in operation. She then asked if the riders who utilized the current transit program on a regular basis were disabled. Ms. Kelley stated that she did not know their status.

Councilmember Potter asked if the days and schedules for the program were flexible. Ms. Kelley stated that ADOT does expect service to remain as it currently is. He then asked if the schedule could allow for the Maricopa Seniors weekly meetings. A brief discussion ensued regarding transportation facilitated by the city's transit program for Maricopa Seniors to partake in an excursion to the Four Corners.

4. Executive Session

There was no Executive Session.

- 4.1 ES 12-002** The Maricopa City Council may go into executive session for purpose of obtaining legal advice from the City's attorney and to consider its position and instruct representatives regarding negotiations for the purchase, sale or lease of real property pursuant to A.R.S. § 38-431.03 (A)(3) and (A)(7).
- 4.2 ES 12-003** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City's attorney to consider its options and instruct representatives regarding the Ak-Chin Indian Community's Fee-to-Trust Applications with the Federal Government which includes properties within and near the City of Maricopa pursuant to A.R.S. §38-431.03 (A)(3).
- 4.3 ES 12-004** The Maricopa City Council may go into executive session for the purpose of obtaining legal advice and discussion or consultation with the City Attorney to consider its position and instruct its attorney regarding the public body's position regarding an annexation and possibly entering into a Pre-annexation and Development Agreement with one or more landowners in the annexation area and the potential terms thereof to facilitate such annexation, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).
- 4.4 ES 12-005** 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).
- 4.5 ES 12-018** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney to consider its position and instruct representatives regarding the Development Agreement with Sonoran Creek, LLC and the Intergovernmental Agreement with the Pinal County Flood Control District related to the Sonoran Creek project pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).
- 4.6 ES 12-019** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with and obtaining legal advice from the City's attorney and Attorney Bill Sims regarding the status of an investigation concerning a work environment complaint and give direction on how to proceed pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

5. Adjournment

The City Council Work Session adjourned at 7:06 p.m.