



# 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 Henry M. Wade Jr.*  
*Councilmember Marvin L. Brown*  
*Councilwoman Julia R. Gusse*  
*Councilmember Vincent Manfredi*  
*Councilmember Nancy Smith*  
*Councilmember Rich Vitiello*

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Tuesday, February 5, 2019

6:00 PM

Council Chambers

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1. **Call to Order**

*The City Council Work Session was called to order at 6:05 p.m.*

2. **Roll Call**

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

3. **Agenda Items**

3.1 [WS 18-01](#)

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

*There were no questions or concerns.*

3.2 [WS 18-02](#)

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

*Councilmember Smith reported attending the Martin Luther King (MLK) Jr. celebration at Copper Sky on January 21st. She reported attending the Pinal Partnership meeting on January 24th and elaborated on the topics of discussion. Next, she reported attending a small business training offered by the Power Networking Group (PNG) also on January 24th and elaborated. She reported attending Game Night at Copper Sky on January 25th, and announced that Room A at Copper Sky would be open for seniors on Tuesdays from 1 to 4 p.m. and Fridays from 9 a.m. to noon. Next, she reported on the Senior Info/Expo on January 26th, the Maricopa Advocate Program (MAP) kick-off event, the Poetry Slam and a Maricopa Association of Governments (MAG) Economic Development meeting.*

*Councilmember Manfredi reported attending some of the same events and added he attended the Central Arizona Governments (CAG) Legislative Day.*

*Councilmember Vitiello reported also attending CAG's Legislative Days. He reported on the MLK celebrations and thanked the coordinators of the events. He reported attending the Youth Council meeting, Game Night and the Senior Info/Expo. He thanked former Vice Mayor Peg Chapados and Councilmember Smith for their*

contribution to the event.

Vice Mayor Wade reported attending some of the same events and elaborated on the MLK celebration events. He acknowledged Grace Gomez for all of her work in the community. He reported talking with PNG regarding the new Business Registry Program and elaborated. Lastly, he reported attending the Poetry Slam and elaborated on the event. He acknowledged Judith Zaimont and the Klute for putting the event together.

Councilwoman Gusse reported that the winner of the Poetry Slam would be performing at the WESTOP Conference. She reported that Congressman O'Halleran was at the Senior Info/Expo and she had the opportunity to talk to him regarding veteran services.

Councilmember Vitiello thanked Maricopa Fire/Medical Chief Leffler for inviting him to the quarterly meetings and elaborated.

Councilmember Smith, acknowledged Councilmember Manfredi for his role in the Poetry Slam.

### 3.3 [WSPRES 19-02](#)

The Mayor and City Council shall hear a presentation of the Final Report, Maricopa Transit Study, by Wilson & Company, consultant for this project.

*Transportation Policy Manager, David Maestas opened the presentation on the final report of the Maricopa Transit Study and welcomed Wilson & Company. He stated the study was conducted at no cost to the City of Maricopa and noted that \$60,000 was provided by the Maricopa Association of Governments (MAG) through the Arizona Department of Transportation (ADOT) in the form of Section 5311 Transit Planning Funds. He stated the study had two objectives: 1- An analysis of internal transit demand, and 2- an analysis of potential commuter demand between Maricopa, the metro area and/or west central Pinal. He stated the final report would be submitted on February 19, 2019 for Council approval. He turned the presentation over to Amy Muran with Wilson & Company.*

*Ms. Muran reiterated the purpose of the study and discussed the process. She explained they reviewed current services and identified gaps, analyzed existing and anticipated future market conditions, evaluated opportunities to address identified needs, and evaluated the planning level costs and funding needs. She elaborated on the public input from 473 responses from a survey. She stated that responses would be available with the study. She provided a visual of the Maricopa Association of Governments (MAG) Model. She explained the existing model showed a high level of demand for the Chandler, Tempe, Ahwatukee/South Phoenix and Casa Grande areas and noted the 2040 model showed similar results in different order. She stated that based on the finding they looked at potential alternatives and elaborate on five preliminary alternatives. She provided a visual of the assessment of the alternatives. She stated that the best alternative in terms of starting up a commuter services would be a service to the East Valley and Chandler areas. She stated the estimated annual cost would be \$250,000, not including capital costs for vehicles. She recommended a deeper look at the costs per user trade-off and elaborated. She announced that Wilson & Company was selected to conduct MAG's State Route (SR) 347 Corridor Study and elaborated. She stated their initial recommendations were to focus on providing a weekday service from 7 a.m. to 6 p.m. and increase the frequency to every 30 minutes. She recommended additional stops and the installation of shelters at all stops. She added they also recommended rebranding the services for clarity and user-friendliness, and better information of the service such as maps and schedules available on the website and at the shelters. She discussed the next steps including*

*implementing the recommendations and conducting a regional commuter implementation study. She opened the floor for questions.*

*Councilmember Smith spoke in support of rebranding the local service. She expressed interest on the added services and elaborated. Mayor Price echoed support of rebranding and taking advantage of technology.*

**The Presentation was heard.**

- 3.4 [WSPRES 19-03](#) The Mayor and City Council shall hear a presentation of the Final Report, Phase III Access Management Study, Area Transportation Plan, by Wilson & Company, consultant for this project.

*Transportation Policy Manager, David Maestas introduced the presentation on the final report of Phase III Access Management Study of the Area Transportation Plan (ATP). Mr. Maestas gave a brief summary of Phase I and Phase II of the study. He stated Phase III was conducted to provide a systematic plan to connect collector streets to arterial roadways, and plan for traffic signal spacing and placement to optimize the traffic flow in the city. He turned the presentation over to Amy Muran with Wilson & Company.*

*Ms. Muran reiterated that the purpose was to provide guidance for the connectivity of collector streets and local facilities to the arterial and parkway facilities identified in the ATP and elaborated. She discussed the process including review of frequency of access, access spacing and traffic control. She elaborated on area specific guidance. She discussed the findings including that the remaining development in the incorporated area could be adequately served by collector facilities with spacing of no greater than one quarter of mile, which was consistent with the overall guidelines. She stated they also found that traffic signals should be limited to a half mile spacing and elaborated. She provided a visual map of the existing signals, potential for collector and potential for arterial. She discussed ongoing efforts including support for specific character area outreach by City staff and coordination with concurrent City efforts to update the Design Guidelines, with specific focus on Traffic Impact Analysis requirements. No questions or comments followed the presentation.*

**The Presentation was heard.**

#### 4. **Executive Session**

- 4.1 **ES 19-01** 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 Purchase and Sale Agreement, Escrow Instructions and Development Agreement with Maricopa Auberge, LLC, for a portion of the Copper Sky Commercial Property, 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**

**A motion was made by Mayor Christian Price, seconded by Councilmember Marvin L. Brown, to Adjourn at 6:45 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 5th day of February, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of February, 2019.

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Vanessa Bueras  
City Clerk