



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
39700 W. Civic Center
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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

Tuesday, October 15, 2019

7:00 PM

Council Chambers

1. Call to Order

The Council Meeting Regular Meeting was called to order at 7:06 pm. There was an invocation followed by the Pledge of Allegiance, led by Councilmember Vitiello.

2. Roll Call

Vice Mayor Wade was present telephonically.

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

3. Proclamations, Acknowledgements and Awards

3.1 [PROC 19-08](#) Zonta International Centennial Anniversary Proclamation

Mayor Price read the proclamation and proclaimed November 8, 2019 as Zonta International Centennial Anniversary in the City of Maricopa. He presented the proclamation to members of the Zonta Club of Maricopa and they posed for pictures. Lucinda Boyd, President of the Maricopa Zonta Club gave information on the club. She invited the community to participate in the Women's Walk at Copper Sky. She acknowledged Debbie Angwood, Area 5 Director. Debbie Angwood gave a brief statement.

Read

3.2 [PROC 19-09](#) Community Planning Month Proclamation

Mayor Price invited the Planning and Zoning Commission and planning and zoning staff to accept the proclamation. He read the proclamation and proclaimed October, 2019 as Community Planning Month in conjunction with National Community Planning Month in the City of Maricopa.

Read

4. Report from the Mayor

Mayor Price announced that the State of the City would be held on Wednesday, October 23rd at City Hall at 6 p.m. He invited the community to attend and encouraged RSVP'ing.

Councilmember Smith announced that the first Teen Hall would be held this Saturday, October 19th at City Hall from 11 a.m. to 2 p.m. She stated the panel of speakers would include, Maricopa Police Chief Stahl, Pinal Sheriff Mark Lamb and Pinal County Attorney Volkner. She elaborated on the activities and topics. Next, she stated the next Senior Lunch & Learn would be on Friday (October 18) at Copper Sky at 11 a.m. She detailed the topics and encouraged participation. Lastly, she informed the community that October was Breast Cancer Awareness Month. She encouraged mammogram testing and announced she was a three year survivor. She gave away first aid kits to audience members wearing pink.

Councilwoman Gusse stated that the American Legion Auxiliary was looking for participants to march in the Veteran's Day Parade. She stated the parade would be on Saturday, November 10th at 9 a.m. She acknowledged the Boy Scout Troop in the audience and encouraged them to enter. She directed those interested to contact the American Legion Post 133 at ALPost133AZ.org. Lastly, she encouraged men to also get checked for breast cancer and noted her husband was a survivor.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Susan Cameron, gave information on the Maricopa Artfest to be held on Saturday, October 19th at Maricopa High School Performance Center. She detailed the activities and directed those interested in attending to buy tickets online at brownpapertickets.com. She introduced Brenda Singleton and Colin Brent.

Brenda and Colin encouraged attendance to the Artfest and expressed the importance of supporting the arts in Maricopa. They discussed the lack of venues for art events and thanked the City for funding. They asked that the City consider a dedicated space for the arts in the future.

Dr. Tracy Lopeman, Superintendent of Maricopa Unified School District (MUSD) thanked the City leadership for their continued partnership and support. She reminded the community that the MUSD Board called a bond election that would take place on November 5th. She explained the board sought voter approval of a bond sale not to exceed 68 million dollars. She stated information was mailed out to homes and elaborated on the intended projects. She detailed public outreach and stated they would host a Town Hall would be held on Tuesday, October 22nd at 7 p.m. at the MUSD board room.

Bob Marsh reminded the community that tomorrow, around 2 p.m., the Union Pacific Railroad would roll the Big Boy steam locomotive through Maricopa. He gave information on the historical locomotive and encouraged the community to go take a look.

Mildred introduced herself as a new resident with a small home business.

Mayor Price acknowledged the Boys Scouts in the audience

7. Minutes

- 7.1 [MIN 19-69](#) Approval of Minutes from the October 1, 2019 City Council Regular Meeting

A motion was made by Councilmember Brown, seconded by Councilmember Smith, that the Minutes be Approved. The motion carried by unanimous vote.

8. Consent Agenda

Councilwoman Gusse asked if Agenda Item 8.7 required hiring new staff? City Manager Horst responded it would not required additional staff and elaborated on the maintenance agreement.

Approval of the Consent Agenda

A motion was made by Councilwoman Julia R. Gusse, seconded by Councilmember Nancy Smith, to Adopt the Consent Agenda. The motion carried by unanimous vote.

- 8.1 [BDGT 19-02](#) The Mayor and City Council shall discuss and possibly take action to create a project in the Capital Improvement Program (CIP) by drawing on existing capacity in the CIP for the design and preliminary engineering of a new Maricopa Police Station. Budget capacity for the project will be drawn from the Highway User Revenue Fund 20055151-54432, in the amount of \$809,574. Discussion and Action.

This Budgetary Transfer was Approved.

- 8.2 [RES 19-49](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the local internal streets within Parcel 10 of the Desert Passage Subdivision, as recorded as Smith Farms Parcel 10, Cabinet F Slide 080 of the Official Records of Pinal County. Discussion and Action.

This Resolution was Approved.

- 8.3 [RES 19-54](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, committing local funds as leverage for a FY2019 Community Development Block Grant application. Discussion and Action.

This Resolution was Approved.

- 8.4 [CON 19-27](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Revilo, LLC, an Arizona limited liability company for the purchase of approximately 6 acres generally located on Wilson Avenue between W. Madison Avenue and W. Garvey Avenue for a purchase price of \$650,000.00. Discussion and Action.

This Contract was Approved.

- 8.5 [CON 19-28](#) The Mayor and City Council of the City of Maricopa shall discuss and possibly take action to ratify an Amendment and Consent to Assignment of Master Planning and Marketing Agreement with a Release and Estoppel with J & J Commercial Properties, Inc., DBA Commercial Properties, Inc., an Arizona Corporation, Copper Sky Commercial Senior Housing, LLC, an Arizona limited liability company, Copper Sky

Commercial Mixed Use North, LLC, and Arizona limited liability company, and Copper Sky Commercial Mixed Use South, LLC, an Arizona limited liability company.
Discussion and Action.

This Contract was Approved.

- 8.6 [RES 19-48](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, amending and renumbering Section 6 of the City of Maricopa Personnel Policies and Procedures Handbook regarding holidays, vacation, sick leave, Family Medical Leave Act and other authorized leave. Discussion and Action.

This Resolution was Approved.

- 8.7 [CON 19-23](#) The Mayor and City Council shall discuss and possibly take action on approving a Master Maintenance Agreement (MMA) with the Arizona Department of Transportation (ADOT). Discussion and Action.

This Contract was Approved.

9. Regular Agenda and/or Public Hearings

- 9.1 [PH 19-17](#) The Mayor and City Council shall hear public comment regarding the proposed development fees which serves as the basis for development impact fees proposed to be effective February 2, 2020.

Brenda Hasler, Senior Financial Analyst explained that this public hearing was the next step in the process of the Development Impact Fees adoption. She stated the intent was to hear public comment regarding the proposed fees. She detailed the process and stated that after the public hearing, adoption was scheduled for approval on the November 19, 2019 City Council Regular Meeting. She noted that if the proposed fees were approved, they would go into effect on February 2, 2020. The public hearing was opened at 7:39 p.m. No comments were received. The public hearing was closed.

The Public Hearing was held.

- 9.2 [PRES 19-11](#) The Mayor and City Council shall hear a presentation regarding an RFP (Request for Proposals) for city-wide residential curbside waste collection services. Discussion Only.

Nathan Steele, Assistant to the City Manager explained the current waste collection structure. He stated there were multiple providers depending on the Home Owner's Association (HOA) and that model was inefficient because it caused increased costs to residents. He added it was difficult to regulate various providers. He explained the City Council adopted the Strategic Plan with the following objectives being one of the goals: "Privatization via a carefully constructed contract will allow Maricopa to maintain strict oversight of solid waste management while instituting cost controls favorable to residents. It will ease the burden on HOA management and provide non-HOA residents a value proposition." He added that a supporting action included in the Strategic Plan objective was that of a bid process that would ensure the best product for the best price. He stated staff prepared a Request for Proposals (RFP) for qualified service providers to bid a comprehensive set of residential solid waste services for single family residential properties within the City. He elaborated on the process and opened the floor for question or comments.

Councilmember Smith, liaison to the Heritage District Committee explained that there had been previous discussion on a possible franchise for the non-HOA residents in the

Heritage District and elaborated on how it would benefit the entire City. She asked if all HOA's would be required to go with the selected waste disposal provider. Mr. Steele elaborated on the process of changing the City Code to require residents to have waste collection. Councilmember Smith asked if an HOA wanted to stay with their current provider, would they be allowed to. City Manager Horst explained the benefits to HOA's and explained that some current vendors were not meeting statutory requirements. Councilmember Smith spoke in support of going forward with the process. A brief discussion ensued regarding bulky-item pickup, recycling and reduced rates. Councilmember Vitiello asked if there was a reason why businesses couldn't be included. City Manager stated that it would ultimately be beneficial, but it would be best to work out the residential process first.

Vice Mayor Wade asked what the timeframe was on getting the information back from the RFP. Mr. Steele responded that the RFP would be issued approximately within the next month and elaborated.

Mayor Price stated it was a great thing for the Heritage District, but he would like to see what it would look like in different stages and elaborated. A brief discussion ensued regarding the process.

The Presentation was heard.

9.3 [RES 19-50](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, designating the election date and purpose of election; designating the deadline for voter registration; and designating the place and the last date for candidates to file nomination papers. Discussion and Action.

City Clerk, Vanessa Bueras stated the resolution would designate the municipal election date for the Primary Election on August 4, 2020 and the General Election on November 3, 2020. She stated candidates seeking municipal office could pick up packets starting tomorrow, October 16th. She stated the deadline to file nomination petitions was Wednesday, April 6, 2020.

A motion was made by Councilmember Smith, seconded by Councilmember Brown, that this Resolution be Approved. The motion carried by a unanimous vote.

10. Executive Session

11. Adjournment

A motion was made by Councilmember Marvin L. Brown, seconded by Councilmember Nancy Smith, to Adjourn at 7:56 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 regular meeting of the City Council of Maricopa, Arizona, held on the 15th day of October, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of November, 2019.

Vanessa Bueras
City Clerk