



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

City Hall  
39700 W. Civic Center  
Plaza  
Maricopa, AZ 85138  
Ph: (520) 568-9098  
Fx: (520) 568-9120  
www.maricopa-az.gov

**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.**

---

Tuesday, September 5, 2017

7:00 PM

Council Chambers

---

### 1. Call to Order

*The City Council regular meeting was called to order at 7:10 p.m. Church of Celebration Pastor, Josh Barrett gave the invocation and Councilwoman Gusse led the meeting attendees in the Pledge of Allegiance.*

### 2. Roll Call

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

### 3. Proclamations, Acknowledgements and Awards

*After the proclamation, Mayor Price announced that the City of Maricopa had received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). He gave information on the CAFR and presented the certificate to Finance Director, Brenda Hasler and her staff. Mrs. Hasler commended her staff and asked them to stand for recognition.*

#### 3.1 [PROC 17-13](#)

Paint the Town Red Proclamation

*Mayor Price invited everyone representing Maricopa High School (MHS) to the front. He read the proclamation and proclaimed September 11 through the 15th as Paint the Town Red Week and September 15th as Ram Pride Day. The MHS band played and everyone posed for pictures.*

**Read**

### 4. Report from the Mayor

*Mayor Price reported attending the Maricopa Center for Entrepreneurship's (MCE) Pitch Competition and elaborated. He reported attending a variety of Greater Phoenix Economic Council (GPEC) Ambassador events including meetings with the Maricopa Association of Governments (MAG), the Regional Council, the Economic Development Committee and the Transportation Committee. He stated he also had the opportunity to meet with the US Corps of Engineers to discuss flooding issues. Next, he stated members of the City Council had the opportunity to attend the Arizona League of Cities*

and towns Conference in Tucson. He elaborated on the event and stated he had the opportunity to participate on a panel on how to utilize the city attorney better. He added he also had the opportunity to present the SmartGov system. He reported meeting with a host of constituents. Lastly, he announced that Monday, November 20th was the tentative date for the 347 Overpass Project Groundbreaking.

Councilmember Chapados stated that pamphlets with information on the Pinal Regional Transportation Authority (RTA) were available in the lobby. She stated it would be on the ballot on November 7th and noted the ballot would be all-mail-in. She encouraged learning about the issue and voting on it. Next, she gave information on the Age-Friendly Maricopa Advisory Committee informational meeting for Pinal-Gila Council for Senior Citizens at 10 a.m. on Monday, September 11 in the Council Chambers at City Hall. Lastly, she announced that on October 14th the Maricopa Police Department in conjunction with Pinal County Attorney's Office would be hosting a shred-a-thon and a medical waste disposal event at City Hall from 8 to 10 a.m.

## 5. Report from the City Manager

City Manager Rose commended Finance Director, Brenda Hasler and her staff for the GFOA award. Next, he invited Chief Stahl to the front. Chief Stahl announced the promotions of Lieutenant Stephen Judd and Sargent Colt Holman. He gave a brief background of both and acknowledged their families.

City Manager Rose announced that for the first time in a decade there were over 100 permits issued in August. He stated that Development Services Director, Martin Scribner stated that the department should be able to meet their needs with the additional position that was approved for half a year, and if it changed they would bring it back to the Council.

## 6. Call to the Public

Jim Shoaf, Director of the Maricopa Pantry, announced that he would lead a convoy of 10 trucks to Texas to help Hurricane Harvey victims. He stated the group called Copa Central Command posted a list of donations and drop points on Facebook. He stated their convoy would tentatively leave on September 26. He stated cash donations could also be made to the account of Don Herron Relief Fund for Texas at Desert School Credit Union. He asked permission from Mayor Price to leave information and a donation jar.

Glenn Morrison introduced himself and stated this week marked the 6th anniversary of his service as a member of the Pinal County Sheriff's Office Patrol Posse. He gave a brief background on the volunteer organization. He announced he would be running for constable and encouraged public to reach out to him to learn more about the office of constable or about his background.

George Sokol, member of the USS Liberty thanked the Mayor and Council. He gave a brief background on the USS Liberty. He commended Mayor Price for planning an event within 6 weeks for 2 USS Liberty survivors who visited Maricopa which included a Proclamation on June 6, 2015. He stated the proclamation went world-wide and has resulted in interviews. He stated Maricopa came up on every interview. He gave further information on the USS Liberty and the USS Papago. He stated that this year he was able to get a Resolution through and credited the City of Maricopa and the Veteran organizations. He stated they had a book available and encouraged anyone interested to reach out to him. He reiterated his thanks.

Maricopa Unified School District (MUSD) Board President, Pattie Coutre thanked the Mayor and Council for the Paint the Town Red Proclamation and support. She invited everyone to the Ram Fest on Thursday, September 14 at 6 p.m. at Copper Sky. She gave a brief detail of the activities and added that it would be followed by the homecoming game on Friday.

Doctor John Donahue, May Donahue, and Joan Ortega gave information on Kids Day Maricopa. Dr. Donahue stated Kids Day was a health, crime prevention and environmental awareness event and elaborated. They provided an overview of the activities and participating organizations. They thanked their following sponsors: Ak Chin Indian Community, Hensley Beverage Company, UPS Store, Premier Orthodontics, ACE Hardware, Global Water, Journey United Methodist Church, Ultra Star, Southwestern Pediatrics, Aspen Orthodontics, Great Western Bank, City of Maricopa, Copper Sky and the Rotary Club.

JoAnn Ortega elaborated on Kids Day Maricopa and invited the community to attend. May Donahue stated that Kids Day would be from 10 a.m. to 4 p.m. at Maricopa Wells Middle School and added that there would be a car show at Ultra Star right after Kids Day from 4 p.m. to 10 p.m.

## 7. Minutes

- 7.1 [MIN 17-79](#) Approval of Minutes from the August 15, 2017 City Council Work Session.

**A motion was made by Councilmember Chapados, seconded by Councilmember Manfredi, that the Minutes be Approved. The motion carried by a unanimous vote.**

- 7.2 [MIN 17-80](#) Approval of Minutes from the August 15, 2017 City Council Regular meeting.

**A motion was made by Councilmember Chapados, seconded by Councilmember Manfredi, that the Minutes be Approved. The motion carried by a unanimous vote.**

## 8. Public Hearings

- 8.1 [PH 17-15](#) The Mayor and City Council shall hear public comment(s) on case number ABDN17-01, a request by Brian Foose on behalf of 45030 LLC to abandon a portion of McDavid Rd. and Wilson Ave.

*This public hearing opened at 8:04 p.m. Senior Planner Rodolfo Lopez presented information on abandonment ABDN 17-01. He noted there was a public comment received from ED3 that there was an electrical overhead line over Wilson Avenue. He stated after any additional comments from this public hearing, staff would present the item in October for Council action on the item. Mayor Price asked how the electrical line issue would be addressed. Mr. Lopez elaborated that the City Engineer would determine ways to mitigate those concerns. There were no additional comments. The public hearing was closed at 8:05 p.m.*

**The Public Hearing was held.**

- 8.2 [PH 17-16](#) The Mayor and City Council shall hear public comment(s) on Conditional Use Permit case number CUP17-02, Arizona Wood Grinding and Recycling LLC is requesting a

use permit to operate a wood-chip recycling yard on 6.40 acres of land located at the Northeast corner of Ralston Road and State Route 238.

*This public hearing was opened at 8:05 p.m. Senior Planner Rodolfo Lopez presented information on Conditional Use Permit case CUP 17-02. There were no additional comments, the public hearing closed at 8:06 p.m.*

**The Public Hearing was held.**

## 9. Consent Agenda

### Approval of the Consent Agenda

**A motion was made by Councilmember Henry Wade, seconded by Vice Mayor Marvin L. Brown, to Adopt the Consent Agenda except Agenda Item 9.8. The motion carried by a unanimous vote.**

- 9.1 [PUR 17-18](#) The Mayor and City Council shall discuss and possibly take action on approving the purchase of a John Deere Model 210L Tractor Loader for use by Public Works' Street Maintenance division. This purchase, in an amount not to exceed \$70,000, will be funded by Highway Users Revenue Fund, Public Works, Heavy Equipment, Skip Loader (20055151-67740-38021). Pricing is based on National Joint Powers Alliance Contract No. 032515-JDC (City of Maricopa NJPA Member #28869), and is in compliance with City of Maricopa Purchasing Code Article IV, Section 3-223 "Cooperative Purchasing." Discussion and Action.
- This Purchase was Approved.**
- 9.2 [CON 17-40](#) The Mayor and City Council shall consider and possibly take action on approving a five year Lease Agreement with Dawn Theroux for the property located at 18860 N. John Wayne Parkway for the purpose of establishing the Maricopa Family Advocacy Center. This lease agreement will be in an amount not to exceed \$198,000. The first year of the lease will be paid for through the grants fund, police administration, rent -land/buildings (22022121-54441-17217) Discussion and Action.
- This Contract was Approved.**
- 9.3 [CON 17-41](#) The Mayor and City Council shall hear and possibly take action to enter into an agreement for demolition and removal; temporary right of entry authorization and limited power of attorney with Lucia Gastelum, for the residence located at 44378 W. Maricopa Casa Grande Highway Discussion and Action.
- This Contract was Approved.**
- 9.4 [CON 17-43](#) The Mayor and City Council shall discuss and possibly take action on approval of a Cooperative Purchase Agreement with CORE Construction to provide general design and construction services for improvements to the Copper Sky Multi-Generational Center. This Agreement, in an amount totaling \$37,000 plus an owner's contingency of \$6,575 for a total of \$43,575, is based on City of Peoria Contract No. P14-0034B; will be funded from Copper Sky, Comm Serv Admin, Repairs and Maintenance (23033130-54430); and is in compliance with City of Maricopa Purchasing Code Article IV, Section 3-223 "Cooperative Purchasing." Discussion and Action.
- This Contract was Approved.**
- 9.5 [CON 17-44](#) The Mayor and City Council shall discuss and possibly take action on approving a

Cooperative Purchase Agreement with Vincon Engineering Construction, LLC in an amount not to exceed \$300,000 for asphalt rubber crack sealing of streets throughout Maricopa using materials purchased separately by the City. Funding for this contract will be drawn from Local Road Maintenance Fund, Engineering, Street Projects-Capital, Street Maintenance (20555155-67750-34005). Pricing for this contract is based on City of Chandler Contract No. ST5-745-3433, and is in compliance with City of Maricopa Purchasing Code, Article IV, Section 3-223, "Cooperative Purchasing." Discussion and Action.

**This Contract was Approved.**

- 9.6 [SPEVLIQ 17-05](#) The Mayor and City Council shall discuss and possibly take action on recommending approval to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License application submitted by Wendy Weber on behalf of the Province Community Association for special events to be held on September 21, October 19, November 16, and December 21, 2017, January 18, February 15, March 15, April 19, and May 17, 2018 to be held at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.

**This Special Event Liquor License was Approved.**

- 9.7 [BDGT 17-10](#) The Mayor and City Council shall discuss and possibly take action on a request to transfer \$55,182 from Gen Fund, Park Maintenance, Regular Employees (10033132-51100), \$16,446 from Gen Fund, Park Maintenance, Group Insurance (10033132-52100); \$6,257 from Gen Fund, Park Maintenance, Retirement Contributions (10033132-52300) and \$115 from Gen Fund, Park Maintenance, Social Security Contributions (10033132-52200) for a total of \$78,000 to General Fund, City Manager, Professional and Occupational (10011115-53320) to cover the cost of the Policy Development Group contract for FY 17-18. Discussion and Action.

**This Budgetary Transfer was Approved.**

## 10. Regular Agenda

- 9.8 [CON 17-42](#) The Mayor and City Council shall discuss and possibly take action on approving a marketing agreement with Utility Service Partners to educate the community about the Service Line Warranty Program available to the residents of Maricopa. Discussion and Action.

*Councilmember Chapados she would have some questions for Ashley Shiwarski with Utility Service Partners, Inc. after the staff presentation. Kristie Riestler gave a brief background of the item including a previous work session presentation. She turned it over to Miss Shiwarski.*

*Councilmember Chapados asked what the initial outreach process would entail. Miss Shiwarski responded that their main marketing was through direct and elaborated on how they compile their mailing list. She added they would provide the City with a press release and something similar to go into social media outlets. Councilmember asked for confirmation that the service area was expanded to the Heritage District residents. Miss Shiwarski confirmed they would cover areas with septic tanks and wells. Councilmember Chapados next inquired if the customizable letters and whether the rates listed in the contract would be the rates for Maricopa residents. Miss Shiwarski stated that the letters would be developed specifically for the City and would be submitted for review before it was finalized and sent out. She elaborated on the options. Lastly, Councilmember Chapados asked what the timeframe was for public*

outreach and when would the program go into effect. Miss Shiwarski stated it would depend on how quickly they receive the material to customize the letter and then getting it approved. She calculated it would take approximately a month or anywhere between 30 to 60 days.

**A motion was made by Councilmember Chapados, seconded by Councilmember Smith, that this Contract be Approved. The motion carried by a unanimous vote.**

10.1 [PRES 17-34](#)

The Mayor and City Council shall hear a presentation and be briefed by Greg Swartz, Piper Jaffray, regarding Utility Acquisition. Discussion and Direction.

*Mayor Price introduced Greg Swartz with Piper Jaffray and gave a brief introduction on the item. Mr. Swartz gave a PowerPoint presentation on utility acquisition. He gave an overview of Piper Jaffray and brief history of utility acquisitions. He discussed key elements for successful utility acquisitions and unsuccessful acquisitions. He gave a brief overview of Global Water based on the information on their website and annual reports submitted to the Arizona Corporation Commission (ACC). He discussed valuation methodologies and valuation estimates. He stated that based on information submitted to ACC the range of estimated values was between \$71 million to \$107 million. He compared Maricopa/Piper Jaffray and Global Water valuation estimates. He discussed eminent domain and recommended thinking twice about it. He handed his business card to representatives from Global Water.*

*Councilmember Wade inquired what the recommended price for Global Water would be. Mr. Swartz responded that it would be anywhere between \$75 and \$107 million for both utilities. Councilmember Smith asked that Global Water be given the opportunity to respond.*

*Ron Fleming, President and CEO of Global Water gave a brief response. He stated Global Water was not for sale and provided a list of reason. He discussed the Memorandum of Understanding (MOU) with the City. He explained how Global Water planned regionally so that the City and region would not be impacted by issues of water availability. He stated the analysis by Piper Jaffray was wrong and stated the RC element study valuation was not listed and elaborated. Discussion ensued, he concluded by recommended to close the file on the preceding and invited questions from Council.*

*Councilmember Smith stated that when she started her campaign she promised residents to get some answers on utility acquisition and elaborated. She stated that the bottom line was that it was clear that Global Water was not for sale and condemnation was not cost effective. She stated it was evident the City did not want to head in that direction. She proposed the following challenges for Global Water: do everything possible to keep rates down, to stay engaged with the community and the City, to continue their progress with customer service, to incentivize economic development, and to continue their regional water conservation efforts.*

*Councilmember Chapados thanked Greg Swartz, the City Manager's Office and Global Water for their participation in the process. She gave a brief statement about advocacy for residents and Global Water and economic development. She commended the partnership with Global Water and their efforts to improve services. She stated she would only pursue this further if she could improve the quality of the product or reduce rates. She elaborated and thanked Global Water.*

*Councilmember Manfredi gave a brief statement regarding the progress Global Water has made with residents. He stated that the Council has done their due diligence and*

explored all options. He encouraged residents to use their new resources. He stated that as long as Global Water continued their efforts to work with residents and the City he foresaw a long prosperous partnership in the future.

Councilmember Wade gave a brief statement and agreed that the complaints and concerns have slowed down because Global Water was listening.

Mayor Price elaborated that the reason for the presentation was to show and to prove that the Council has done their due diligence to explore all options. He stated that Global Water was not for sale and the only other option would be eminent domain. He elaborated on the process of eminent domain and how expensive it was. He stated the recommendation was not to pursue eminent domain. He discussed his recent meeting with Ron Fleming and elaborated. He discussed the Arizona Department of Water Resources (ADWR) and commended Global Water for their water conservation efforts and the role it plays with growth.

Consensus was to close the discussion on utility acquisition at this point.

Cynthia Morgan, head of the Stop Global Water Coalition, agreed with the resolution of the matter. She stated that the citizens were still organized, and she was present to represent them. She asked that Global Water needed to address the quality of water. She commended the partnership and willingness to work with residents. Mayor Price suggested she exchange her information with Mr. Fleming.

**The Presentation was heard and consensus was to close the discussion on utility acquisition at this point.**

**10.2**      **BDGT 17-11**

The Mayor and City Council shall discuss and possibly take action to approve a budgetary transfer request by the Financial Services Department in the amount of \$28,000 from General Fund, General Government, Contingency (10010000-99000) to General Fund, Finance, Professional and Occupational (10011313-53320) to hire temporary staff to assist the Finance Department with special projects. Discussion and Action.

Finance Director, Brenda Hasler presented the item. She recognized Temporary Grants Writer LeAnn Killa and commended her work. She requested approved funding to retain Miss Killa for approximately 12 weeks to help with other projects in the department. She elaborated on departmental turn over. She stated that one of the biggest issues was in the purchasing area and Purchasing Manager Kathleen Shipman's work load had increased. She listed the main projects that the temporary staff would assist with, including: seamless transition with new Grant Coordinator, contract management, and posting solicitations.

Councilmember Chapados asked what would happen at the end of 12 weeks. Mrs. Hasler responded that hopefully they would be caught up and be able to focus on maintenance. Discussion ensued.

**A motion was made by Councilmember Manfredi, seconded by Vice Mayor Brown, that this Budgetary Transfer be Approved. The motion carried by a unanimous vote.**

**10.3**      **BDGT 17-09**

The Mayor and City Council shall discuss and possibly take action on approving a budgetary transfer in the amount of \$14,192 from the contingency fund (10010000-99000) to the City Manager budget (10011115-53320) for the purpose of funding a fleet management diagnostic assessment. Discussion and Action.

*Kristie Riester gave a PowerPoint presentation on the Fleet Management Assessment. She stated that with the growth of the City there were significantly more vehicles in operation and it became evident that improvements to Fleet Management needed to be made. She stated there was a business process review of the Fleet Management that was completed in February 2017 and it concluded that a more detailed study was required to get a clear picture of the best way to move forward. She stated there was a proposal received from Mercury and gave a brief background on the company. She stated they would come in for 2 to 3 days and detailed their scope of work for areas that would be included in the assessment and recommendations for each of those areas. She stated the total cost was \$14,192 and invited questions from Council.*

*Councilwoman Gusse gave a brief statement on the increased demand and moved to approve.*

*Councilmember Chapados inquired when final recommendations could be anticipated. Mrs. Riester reiterated they planned to be in Maricopa the week of October 9th and they stated they would have their report within 3 to 4 weeks of their visit. Councilmember Chapados asked for confirmation that each department would have the opportunity to meet with the consultants. Mrs. Riester confirmed they would.*

*Councilmember Manfredi asked if there were people in-house that could put an assessment together. Mrs. Riester responded on the discussion with the Executive Team and the Development Group. She stated consensus was that the best way was to have someone with outside perspective make the assessment. She elaborated on each department. Councilmember Manfredi stated he was hesitant to spend another \$14,000 for an outside group to make a recommendation. He elaborated on the increase of staff. City Manager Rose stated the evaluation process started 18-24 months back. He explained that because the City was so young, some policies and procedures had not been established. He stated that Fleet Management was very complex when dealing with a fleet over 300 plus vehicles. He elaborated on the complex issues that needed to be addressed such as the software that was being used.*

*Councilmember Manfredi responded and spoke against an outside assessment. Councilmember Wade expressed concerns with the timeframe. Mrs. Riester stated that it would all be included in an official contract. Discussion ensued.*

*Councilmember Smith inquired if staff had identified someone to interface with the company. Mrs. Riester stated she would be the project lead and would coordinate with all departments that oversee fleet. Councilmember Smith stated if a person had been identified to be in charge of fleet. City Manager Rose explained that currently there was a de-centralized Fleet Management. He stated the goal was to identify the best and most efficient system and stated it would depend on the recommendations of the report. He stated there was a Fleet Manager on-board and stated the process would help that person as well. Councilmember Smith expressed concerns that the City already had knowledge of the needs and could come up with solutions with research and benchmarking.*

*Councilmember Chapados stated that she would also like internal resources to be explored. She expressed concerns that regardless of the recommendation, the City might not have the resources to pay for the recommendations in terms of personnel, software, and facility management. She elaborated. City Manager Rose responded that not all questions were known and elaborated. Discussion ensued. Councilmember Chapados asked the directors with the largest fleet components (Public Works, Police and Fire) if they had experience with fleet management in prior capacities. Bill Fay*

responded that he had no experience in the civilian sector, Fire Chief Leffler responded his experience was limited to fire fleet, and Police Chief Stahl stated his experience was limited to police. City Manager Rose stated the intent was to create a Fleet Management Program.

Vice Mayor Brown asked if there was in-house knowledge on how to establish a Fleet Management Program and elaborated. City Manager Rose elaborated that a specialist was needed.

Councilwoman Gusse spoke in favor of the study. Councilmember Smith spoke in support of the study once a person was identified to manage the effort and elaborated on the possible loss of transfer knowledge. City Manager Rose elaborated. Discussion ensued. Councilmember Chapados stated that she would be willing to invest in the assessment if there was reassurance that whatever resources were needed after the recommendations were done expeditiously and had support from a budget stand point. City Manager Rose elaborated and stated it would be a high priority. Councilwoman Gusse reiterated her support.

Vice Mayor Brown seconded Councilwoman Gusse's motion.

Mayor Price elaborated that he looks at assessments individually. He elaborated on the fleet issues and spoke in support of the study.

Councilmember Smith spoke in support and stated she wanted the assessment to be very detailed and specific to the City of Maricopa.

**A motion was made by Councilwoman Gusse, seconded by Vice Mayor Brown, that this Budgetary Transfer be Approved. The motion carried by the following vote:**

**Aye:** 6 - Councilmember Peggy Chapados, Councilmember Henry Wade, Councilwoman Julia R. Gusse, Vice Mayor Marvin L. Brown, Mayor Christian Price and Councilmember Nancy Smith

**Nay:** 1 - Councilmember Vincent Manfredi

#### 10.4 [BDGT 17-12](#)

The Mayor and City Council shall discuss and possibly take action to approve a budgetary transfer request by the Community Services Department in an amount not to exceed \$35,000 from General Fund, General Government, Contingency (10010000-99000) to Copper Sky Fund, Copper Sky Administration, Professional and Occupational (23033130-53320) to contract with a professional consulting services organization to perform a market analysis for Copper Sky Multigenerational Center. As part of this action, it is requested that Mayor and Council delegate the authority to City Manager Gregory Rose to approve a contract greater than \$25,000 but not to exceed \$35,000. Discussion and Action.

*Interim Community Services Director Fred Gray explained the item was a request to authorize the City Manager to approve a contract for professional consulting services for a Market Analysis of Copper Sky. He stated it was discussed at the July 31st Budget, Finance and Operations (BFO) Sub-Committee meeting. He stated staff was in the process of analyzing proposals and elaborated on the process and scope of work. He opened the floor for questions.*

*Councilmember Smith asked if there was in-house expertise available to perform the analysis. Mr. Gray responded there was expertise to do basic analysis and added that market penetration expertise was lacking. He elaborated. Councilmember Smith*

*inquired what the consultant would offer in regard to the market analysis in specific relation to Copper Sky. Mr. Gray elaborated on the review of the proposals.*

*Mayor Price elaborated on the discussion during the BFO meeting. Councilmember Smith stated that her interpretation of discussions during the BFO meeting was that the analysis was going to be done in-house. She elaborated on data that was currently available. Councilmember Chapados stated she envisioned more of a hybrid. She expressed reservations because only the members of the BFO had discussed it and that the next component was another BFO meeting that would focus on the facility and that it would include Mr. Gray and Copper Sky Facility Manager, Daniel Gallegos. She stated she would like the opportunity to go through that meeting and discuss it further before making a decision. She elaborated and suggested waiting at least 30 days for the next segment of the BFO.*

*City Manager Rose stated the item was divided into two areas: 1-the market penetration and 2-how to best market. He stated that waiting 30 days would not have a major impact and elaborated. Councilmember Chapados reiterated that more information was needed on what was currently being done. She expressed concerns that usually they have request to approve a specific contractor and stated she would like more time to explore the components and come back with a recommended company. City Manager Rose elaborated on the tentative timeframe. Discussion ensued. Mayor Price elaborated on the purpose of the sub-committees and added that the BFO was not fully through the subject in order to give a united recommendation. He elaborated and spoke in favor postponing.*

*Councilmember Wade asked what the break-even point on membership was to be successful. Mayor Price explained that the complexity of the issue was identifying how the facility would be run either as a gym, recreation center or a combination of both. Mr. Gray further elaborated on the analysis necessary to determine a break-even point.*

**A motion was made by Councilwoman Gusse, seconded by Councilmember Wade, that this Budgetary Transfer be Tabled until after the next BFO meeting. The motion carried by a unanimous vote.**

## **11. Executive Session**

**A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Henry Wade, to move in to Executive Session at 10:26 pm. The motion carried unanimously.**

- 11.1 ES 17-31** 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 real estate purchase or lease agreement with Santa Cruz Land Development, LLC 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).
- 11.2 ES 17-32** 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 lawsuits filed against the City regarding CUP 17-01 for Apex Private Motorsports Group, LLC to operate a motorsports facility within the City of Maricopa and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

**12. Adjournment**

**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 5th day of September, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of September, 2017.

---

**Vanessa Bueras**  
City Clerk