



Welcome to Futures Planning

January 22, 2026

Found Our Way To Make 2025 Transformational!

Widening and Improvements moving forward

moving through the process to provide ambulance service

started construction on the Fieldhouse

moved forward discussion on the iconic park

completed MOU Negotiations

completed a Class/Comp Study

advanced committees

started the Rental Rates and Policy

started the General Plan

improved a Partnership Strategy

made changes – including adding art requirements

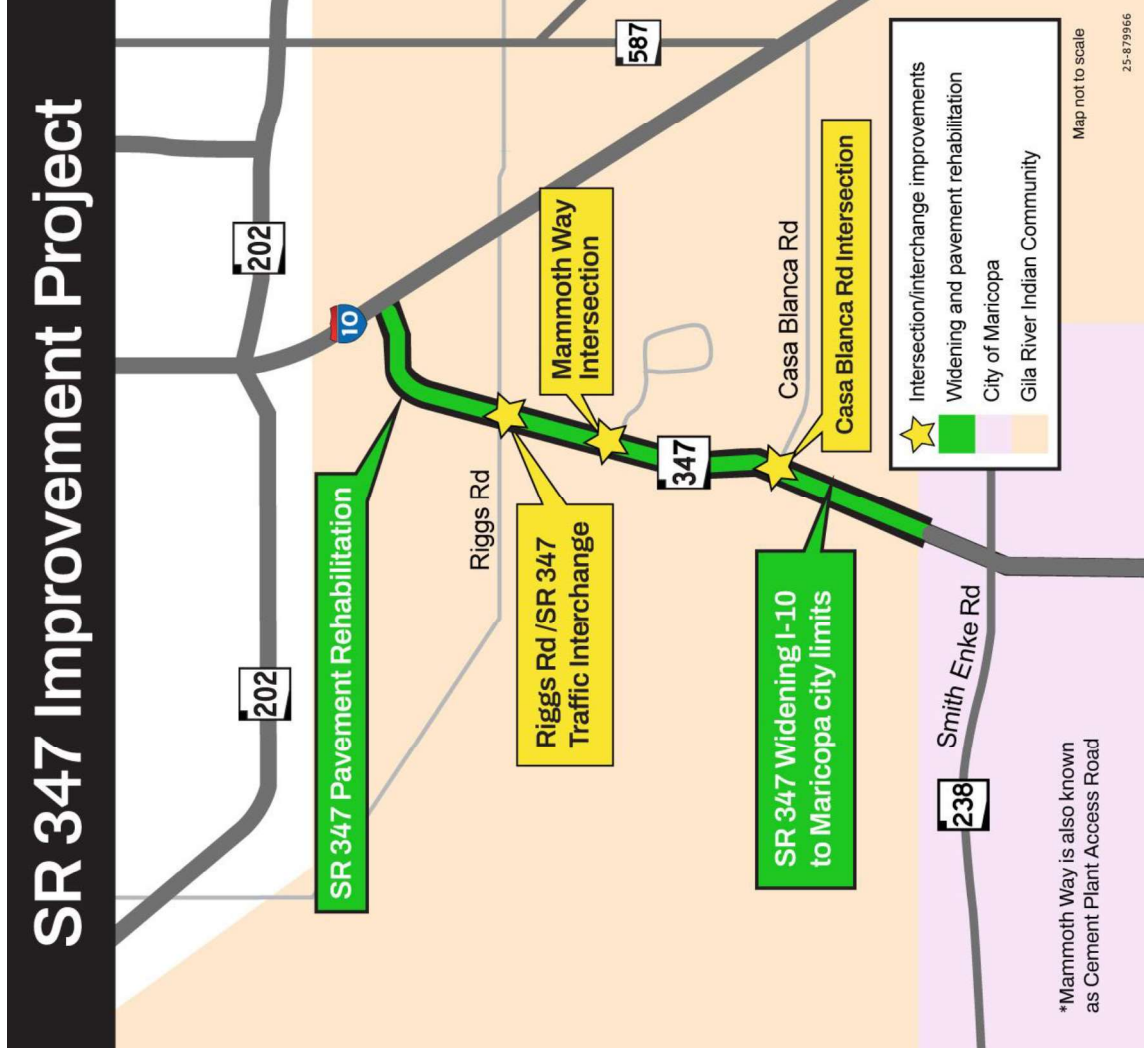
recoach Days

- Smith Home
- Mike Ingram Heritage Park
- Veterans Memorial
- CAVIT agreement signed
- Pedestrian Overpass
- Trails plan in CIP
- New voting software for Council Chambers
- Initiated Traffic Strike Force
- Smith Enke/347 intersection improvements completed
- Industrial Triangle Master Plan Completed
- New phone system roll out
- ClearGov – publishing CIP online
- Business Watch Program
- And more...

Widening and Improvements are fully funded!

ed a ½-cent sales tax

agreements with ADOT and Pinal County
ay Curve Team assigned to the project
onstruction hired as contractor



ving through the cess to provide ouulance service

Maricopa's application is in its final steps
approval of the Certificate of Necessity
at the Department of Health Services

ate a hearing will be required
for a final decision this summer



Fieldhouse at Copper Sky under construction

Soccer courts

Baseball courts

Softball courts

Opening Fall of 2026



Pushed forward discussion on Iconic Park

ted conceptual plan and presented to Council and Parks and Recreation
tee

g
tor hired for feasibility study and site



Completed Union Negotiations

otiated two-year agreements with public safety unions through the Meet and Confer Process



Completed a Classification/Compensation Study

Engaged consultant to conduct classification/compensation study

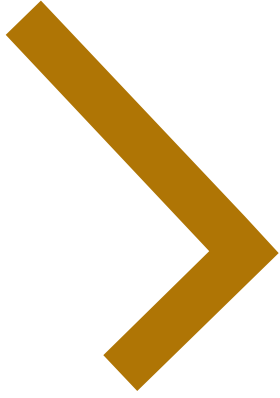
Completed the study

Provided robust support and data to consultant

Implemented recommendations



anced Advisory Committees



Updated code to clarify the purpose
of Advisory Committees

Began work on implementing the
partnership strategy

fted the General Plan

d public input
the General Plan
60-day review period



proved a Partnership Strategy

and feedback from City Council Advisory Committees
and feedback from the City Council
Council approved the Partnership Strategy
partnerships through Advisory Committees



Related City Code – Including adding public requirements

uncil adopted a code change for
ments of greater than 50,000 square
provide one unique pedestrian-oriented
that would generally be recognized as
rt.



unched 'Things to in Maricopa'

ed with InMaricopa to publish a city-
tivity guide every other month



Things to Do
in MARICOPA
WINTER 2025



Discover All Maricopa Has to Offer
Courtesy of the City of Maricopa & InMaricopa.com

Stagecoach Days

Stagecoach Days is a week-long celebration of our community and our history, featuring a variety of activities and entertainment.



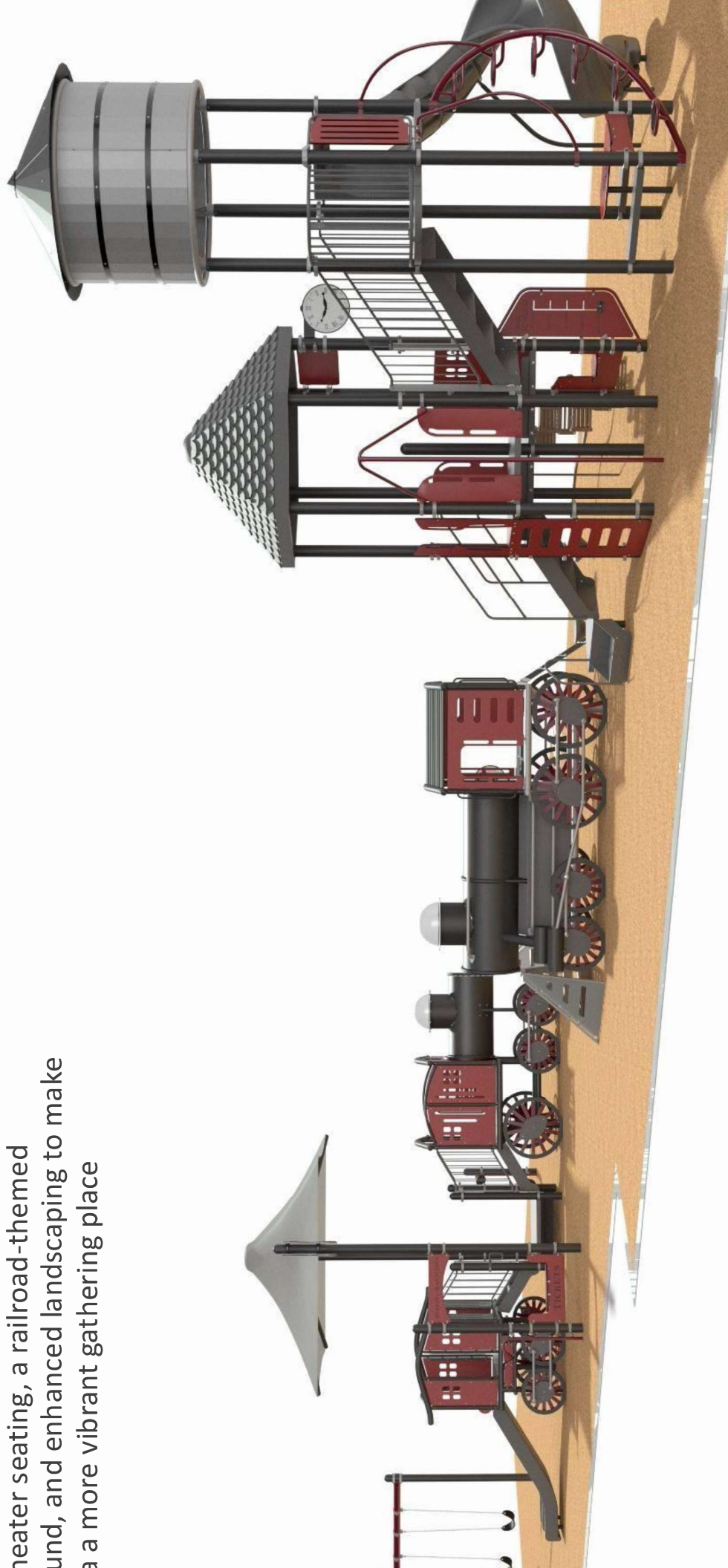
Smith Home

ed with the Historical Society to
m the donation of the Smith Family
nto an immersive historical experience
community to enjoy and learn



The Ingram Heritage Park

The park will feature a performance stage, theater seating, a railroad-themed playground, and enhanced landscaping to make it a more vibrant gathering place.



Completed Veterans Memorial

cutting held on Memorial Day

an Legion to manage memorial events,
sing and veterans' recognitions

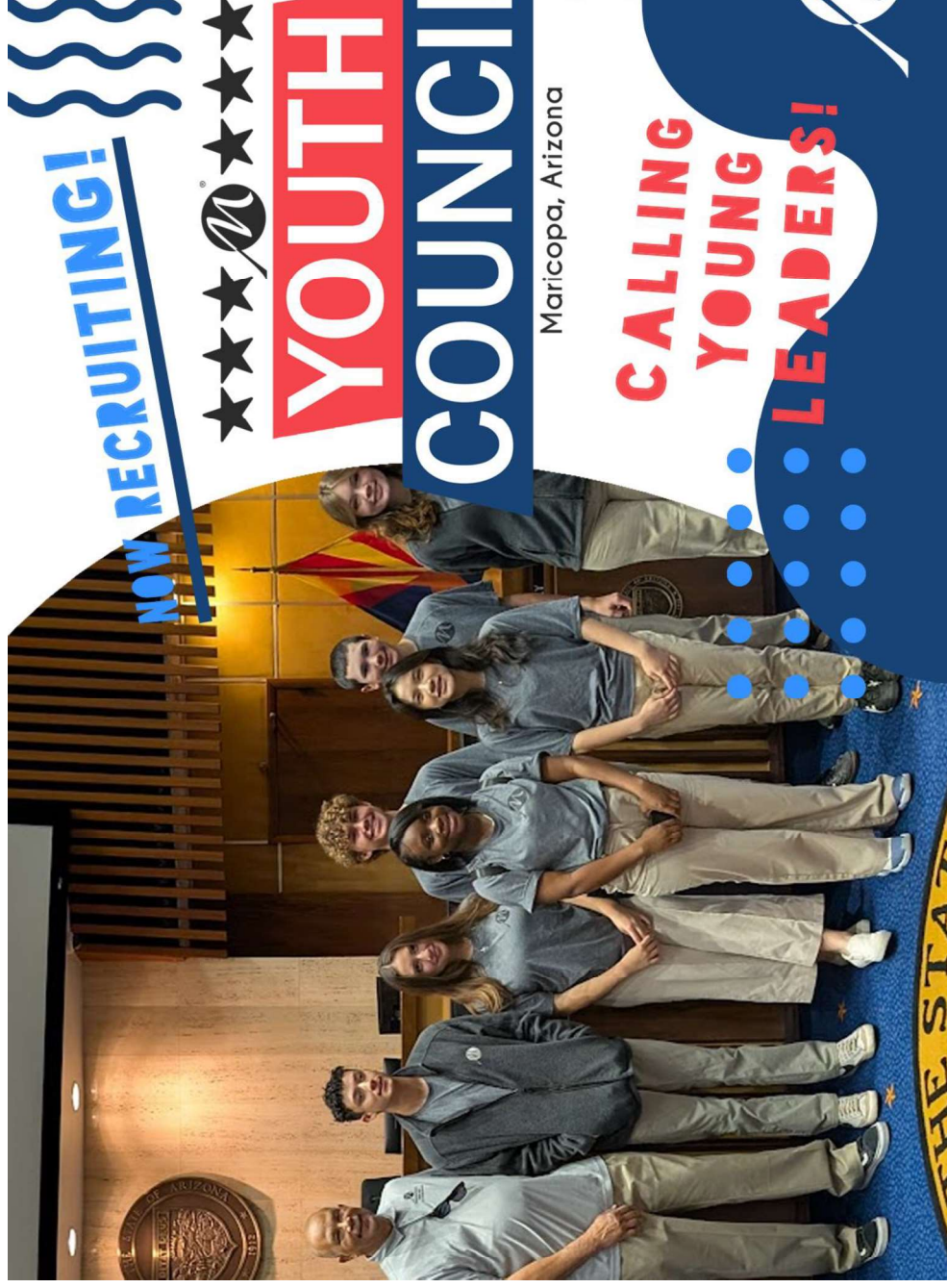
Banner program to honor local heroes



Established Maricopa Youth Council

Two dozen local youth are involved in
program

Council members beginning to interact
with Council Advisory Committees



VIT Lease Agreement Signed

and technical training satellite campus

planned to open July of 2028

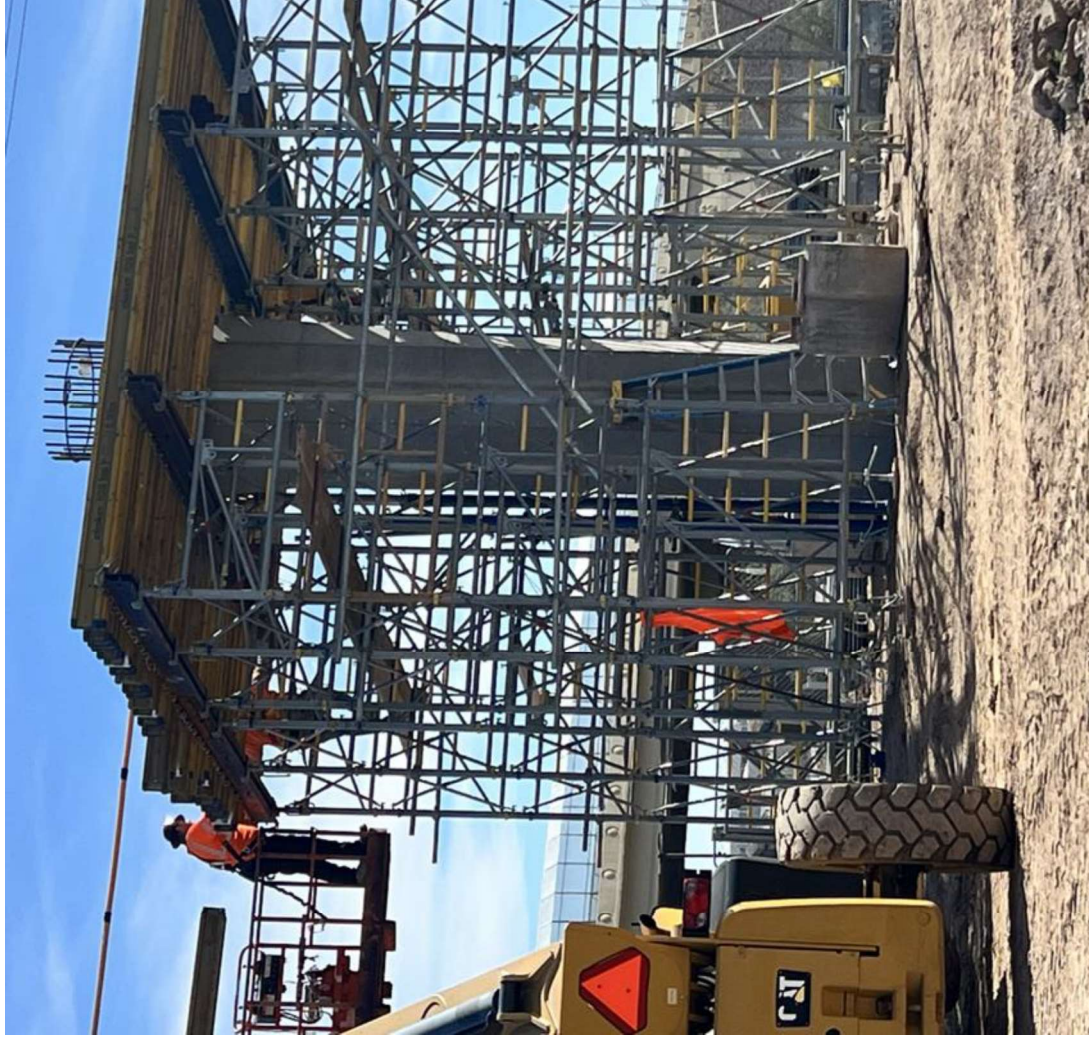
planned to open 2030 – 2031

sqft



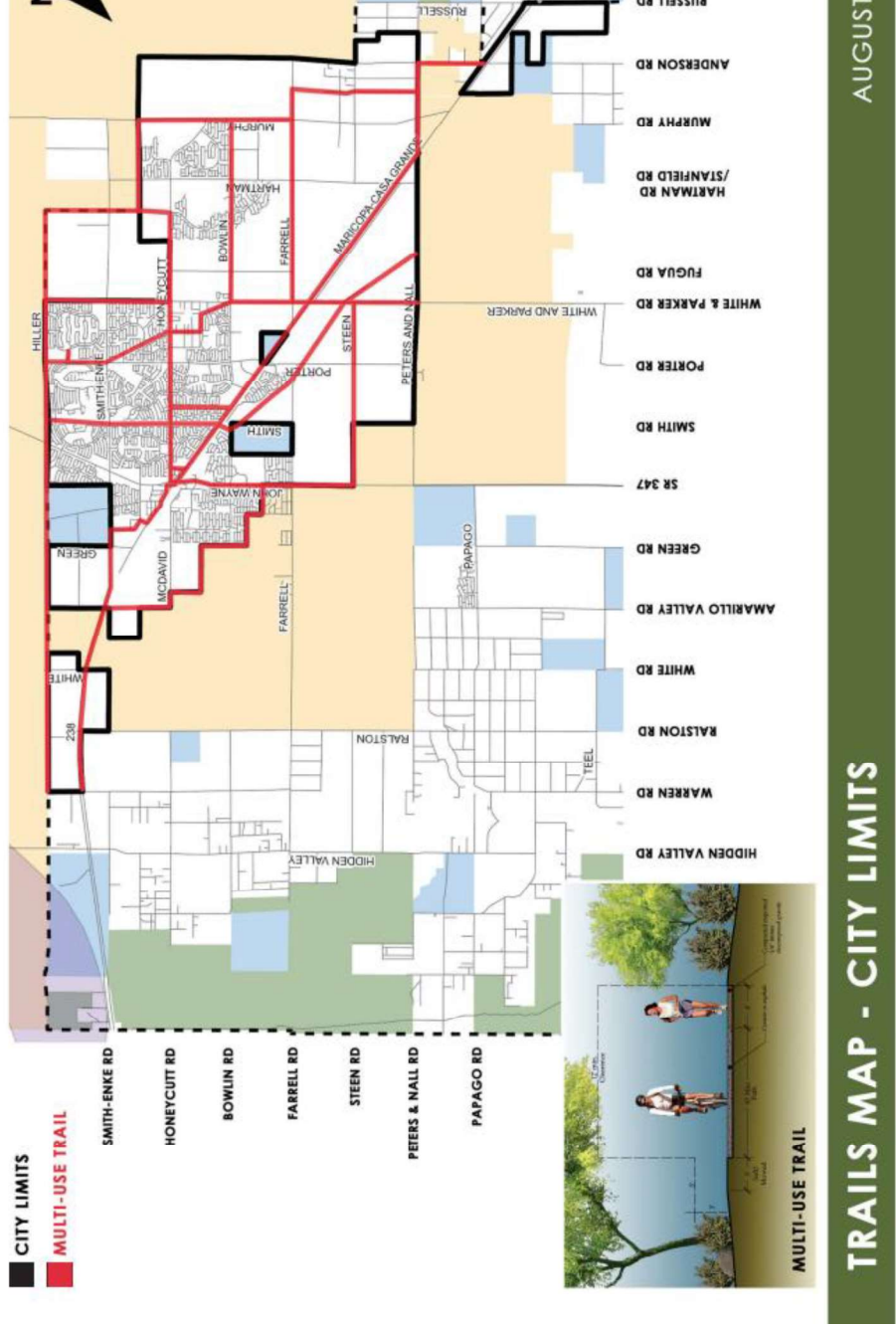
estrian Overpass

ction underway
unding through federal grants
ng safety, walkability, connection,
opment, and beautification



Trails plan in CIP

Trail from Walmart to MUSD Building in
S
onal trails scheduled in the 10-year plan
ever added to GIS Map



Related the Rental Rates and Policy

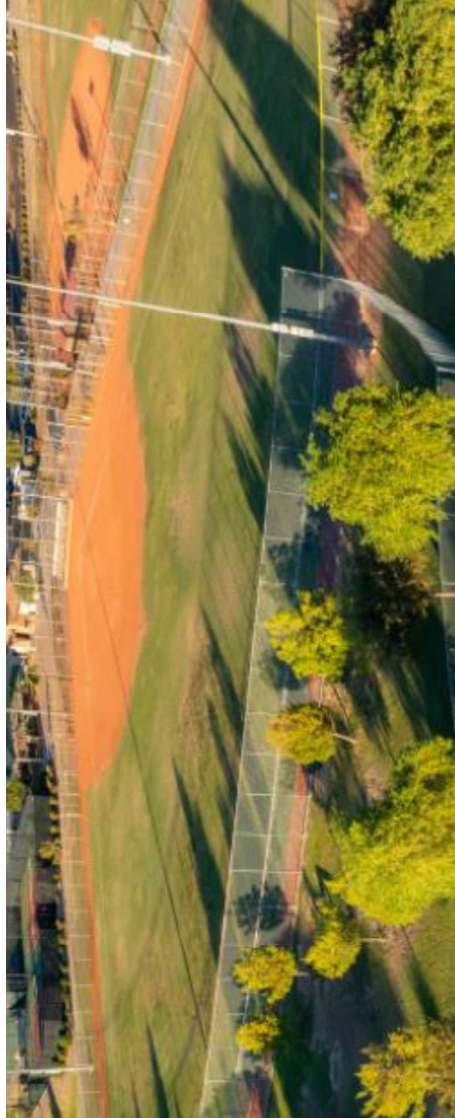


Received
input from
the City
Council

Received
input from
Committees

City Council
approved
new rates
and policy

Will review
room usage
data
quarterly



New voting software for Council Chambers

Implementing easier vote recording and transparency

Council Regular Meeting on 2026-01-14 10:35 AM - TEST MEETING, 1/14/2026, 10:35 AM 

Meeting in Progress

7 Yes	0 No	0 Abstain
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Nancy Smith Yes	Eric Goettl Yes	AnnaMarie Knorr Yes	Amber L Yes
Bob Marsh Yes	Henry Wade Yes	Vincent Manfredi Yes	

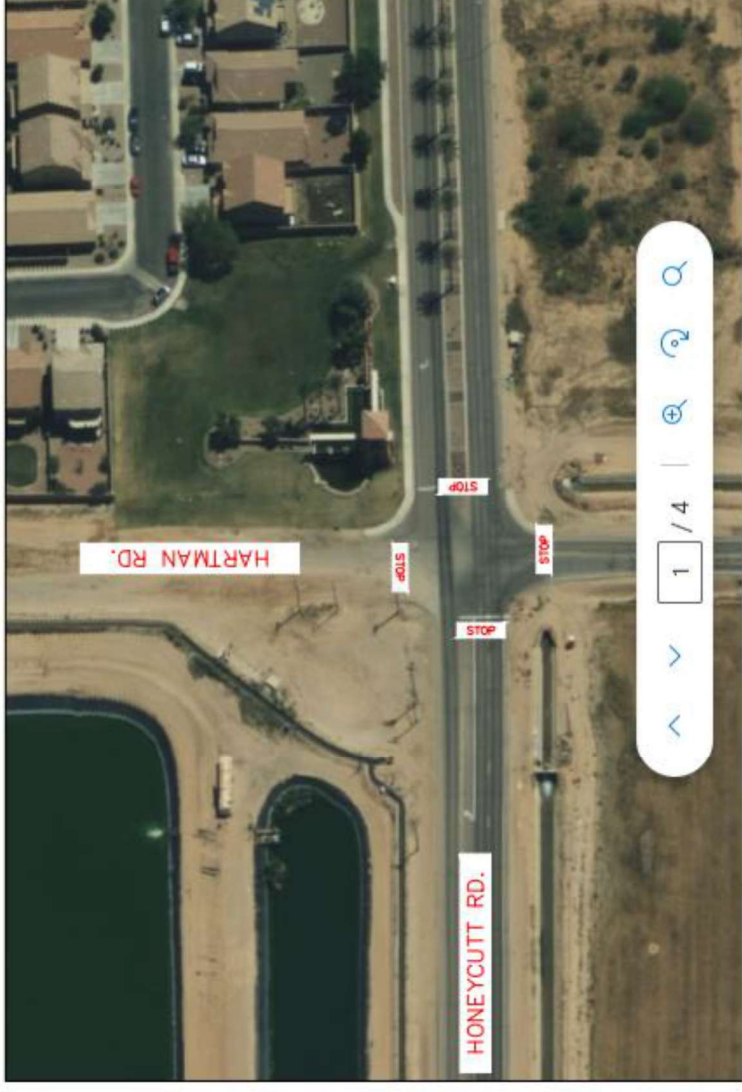
iated Traffic Strike Force

ated a cross-discipline team to identify traffic problem areas, develop solutions and implement improvements

imized lights along Smith Enke and John Wayne
k Way for a 4-9% time reduction

de improvements to the Honeycutt/Hartman
rsection

wn Castle provided in-kind fiber to connect traffic
als

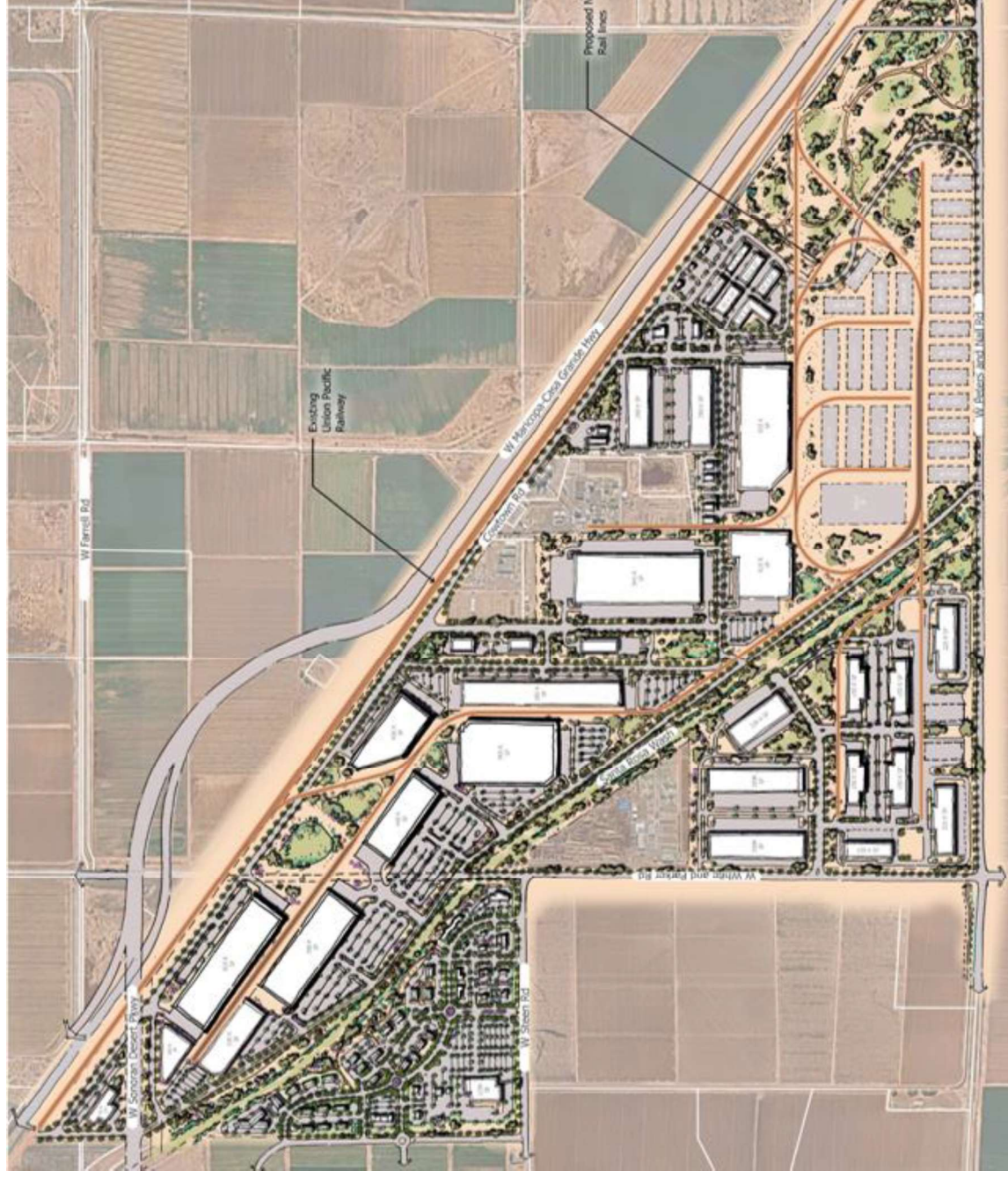


th Enke/347 intersection improvements completed



Industrial Triangle Master Plan completed

million SF of manufacturing / industrial
of rail throughout the park



7 phone system roll out

Central installed

ed costs

ed efficiency



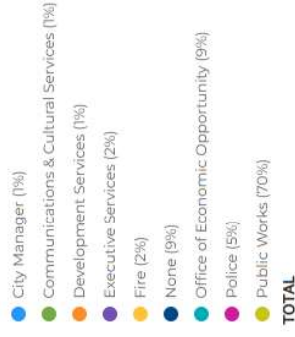
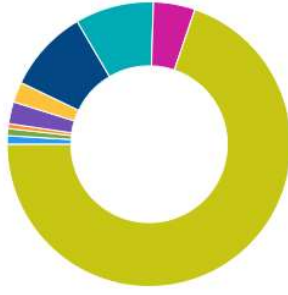
arGov – publishing CIP online

accessibility for increased transparency

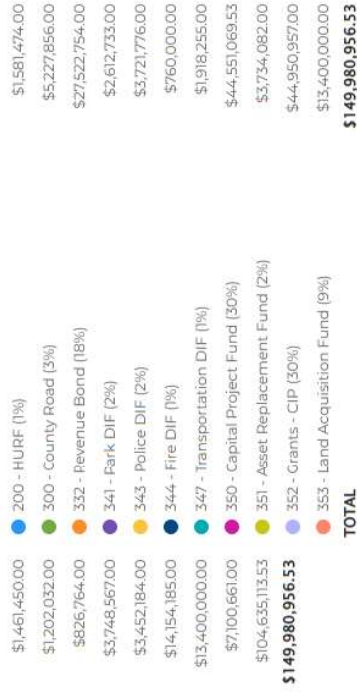
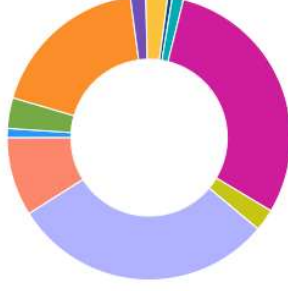
Total Capital Requested
\$149,980,957

91 Capital Improvement Projects

Total Funding Requested by Department



Total Funding Requested by Source



Business Watch Program

Business Watch program

Business Watch signs, window stickers and handbook
Business Watch meet with individual businesses



PLEASE
NO PANHANDLING
ON THIS PROPERTY



STRONGER TOGETHER

For the safety and comfort of our
customers and employees,
loitering and solicitation are
prohibited.

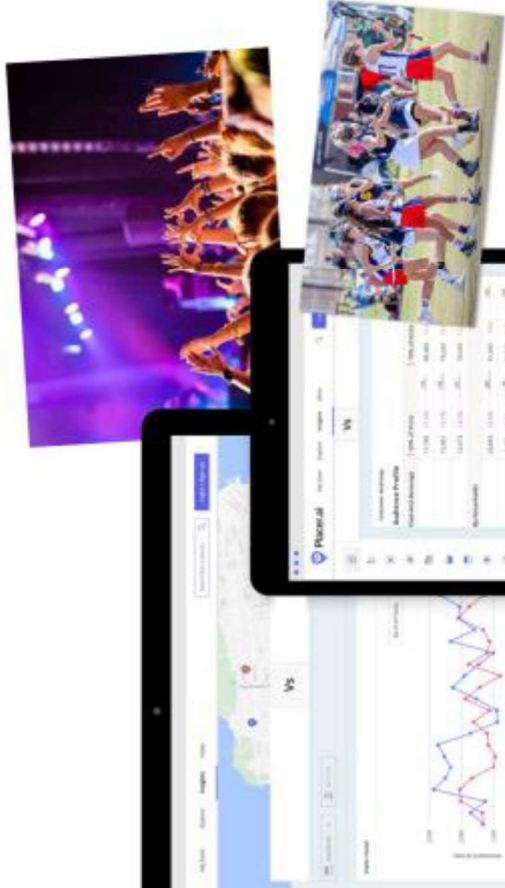
Thank you for your cooperation.

520-568-3673

Economic/Tourism Tracking Software



captures true economic impact
 compares local vs. visitor spend
 provides reliable, third-party data



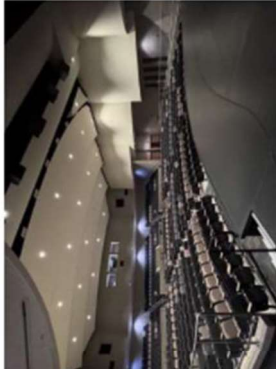
Placer.ai

- Measures real-world visitation patterns
- Reveals consumer behavior and affinities
- Creates tangible value for sponsors and partners
- Strengthens accountability and storytelling

City Rental Brochure and Website

brochure and website to help individuals and organizations find rentable space in the community.

Unified School District



Arizona College - Maricopa



Reservations

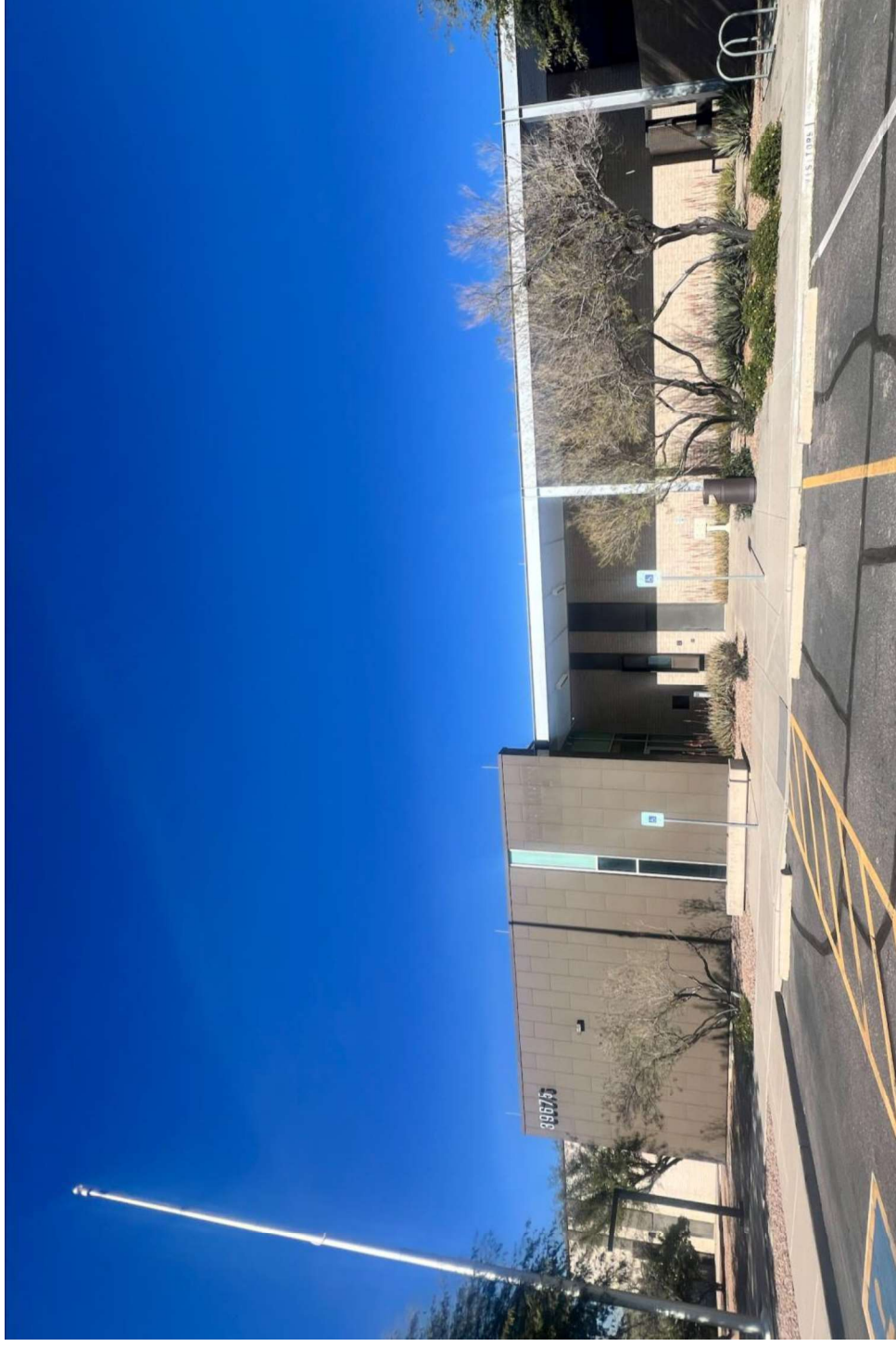


Mer PD Remodel date

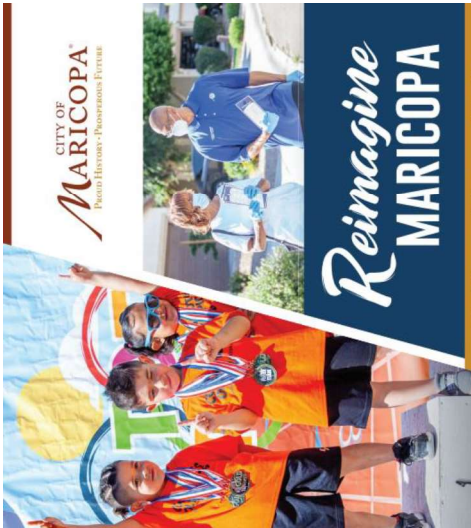
Planning for Economic Development and
ment Services as a one stop shop for
ment

s underway

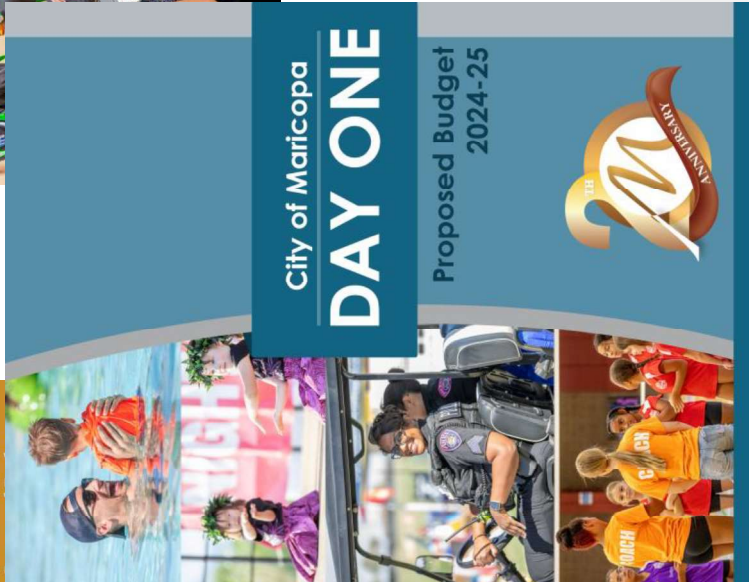
ction contractor selected



Production of Today's Theme



City Manager's
20



ere does this lead?

Single Candle

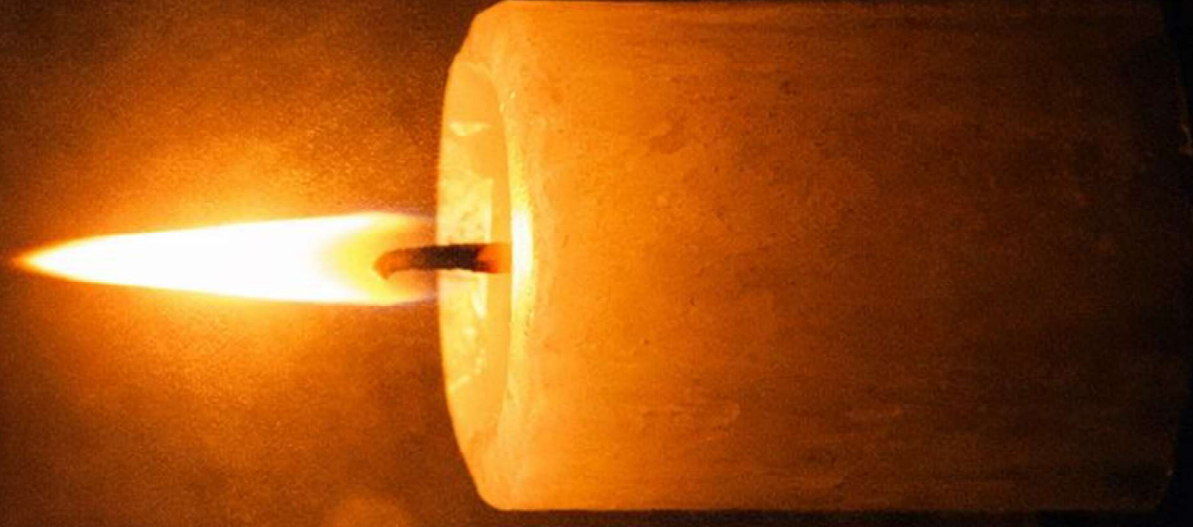


| **Bill de Blasio**

*is better to light a single candle
than to curse the darkness.*

*You would be amazed
that a single act...
elevates and energizes.*

— Bill de Blasio



How do we know what 'single act' to do?

Part of The Reason Why We're Here!

have to set a strategic direction for our organization!

whole day focuses on working together to understand existing conditions, to brainstorm, to discuss, and to prepare for the future.

it can't end today!

...We're Listening"

How do we listen?

What do we listen to?

When do we listen?

What do we listen to?

Facebook and social media are the "easiest." But are they representative of the community?

Twitter is the "best." But are they comprehensive?

Community must be agile. Nimble. Constantly finding opportunities to listen. And then adapt.

As Patrick Lencioni describes it, we must be "Humble, hungry, and smart."

at We're Listening to Already...



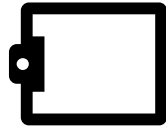
What Else Can We Do?

Survey



From Idea to Impact: Survey Process

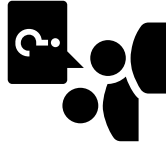
Considering a resident survey to listen to community priorities and help shape future decisions



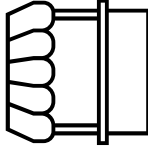
Survey
Concept



Budget
Inclusion



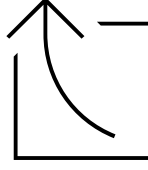
Develop
RFP



Select
Vendor



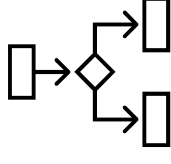
Design
Survey



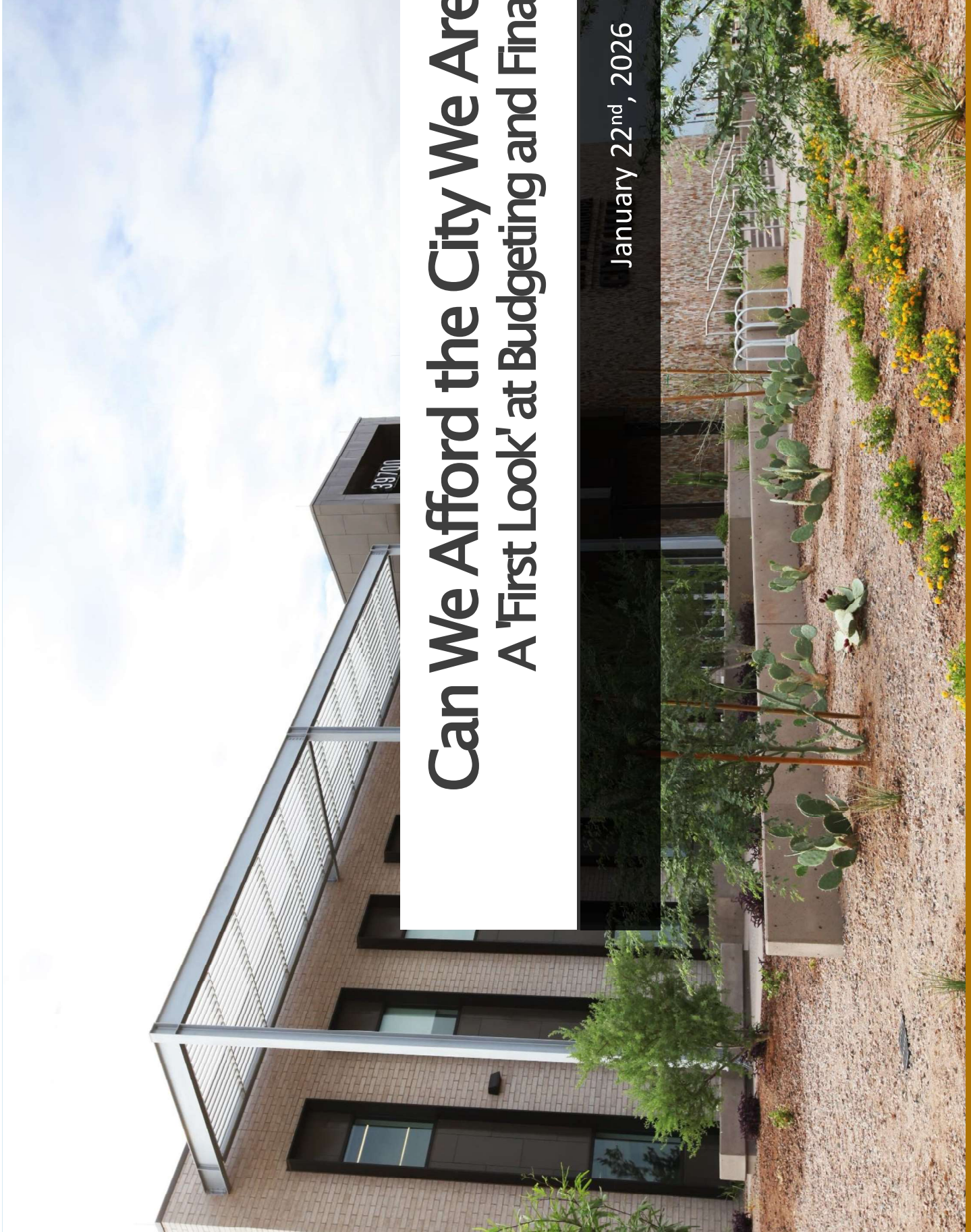
Launch
Survey



Analyze &
Share
Results



Inform Budget
& Decision



Can We Afford the City We Are Becoming?

A 'First Look' at Budgeting and Financial Projections

January 22nd, 2026

6 MEAL DEAL





But if you don't get
the coffee, then it can't
be a Meal Deal."

"But it's in the Budget



City of Maricopa

**FINDING
OUR WAY**

City Manager's
Proposed Budget
2025-26



City Manager Ben Bitter's FY26 Budget Transmittal Letter

IN MARICOPA, WE ARE NOT TRYING TO BECOME JUST ANOTHER CITY. WE ARE TRYING TO BECOME "A PLACE WORTHY OF OUR AFFECTION," A PREMIER CITY THAT IS BOTH THRIVING AND DURABLE. TO ADEQUATELY ACHIEVE THESE NOTEWORTHY ASPIRATIONS, WE MUST FIND OUR WAY. WE CANNOT SIMPLY ACCEPT SOMETHING BECAUSE THAT IS THE WAY IT HAS ALWAYS BEEN DONE. WE MUST FIND OUR WAY TO MEANINGFUL SOLUTIONS. WE MUST FIND OUR WAY TO NEW OPPORTUNITIES...WHEN STORM CLOUDS ARISE AND THE WAVES OF CHANGE THREATEN OUR DEMISE, WE MUST READJUST OUR BEARING AND STEER THE SHIP IN A NEW DIRECTION, UNTIL WE CAN FIND OUR WAY TO MOVE FORWARD.

Envision the Long Term. Execute it Now.

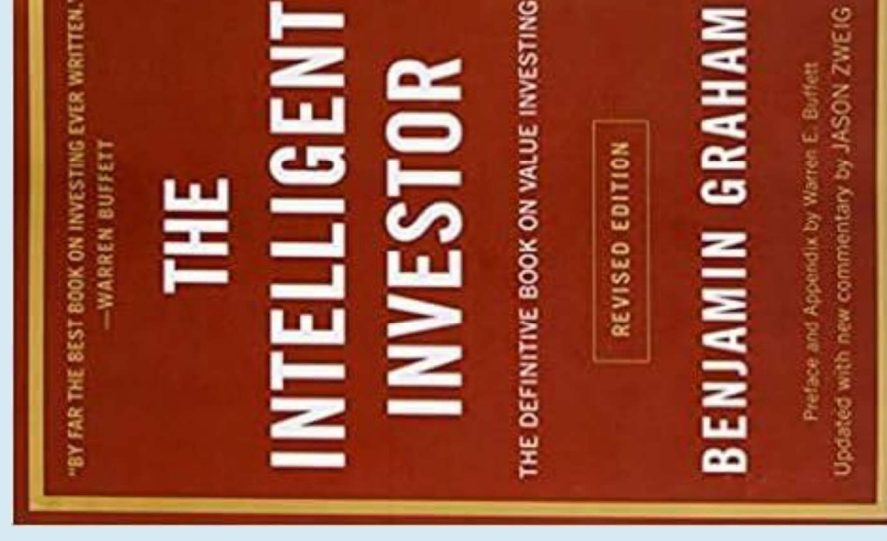
In the short run, the market is a voting machine. In the long run, it is a weighing machine.

-Benjamin Graham, British economist and “the father of value investing”

The investor is neither right or wrong because others agreed or disagreed with him; it is because his facts and analysis are right.”

...that other men will sit under.”

...isn't about beating others at their game. It's about controlling yourself at their game.”



Behavioral Economics vs. Neoclassical Economics

Neoclassical economics see market economies as largely self-regulating systems, governed by natural laws of production and exchange. It advocates for the freedom of the market, and the role of the state is in providing the common good. It acknowledges that there are times where the market is not the best way to serve the common interest and stresses the importance of competition in the markets.

experience has been the market gets it right about 85 percent of the time and cities get it right about 10-20 percent of the time, so we need to pay more attention to the market.”



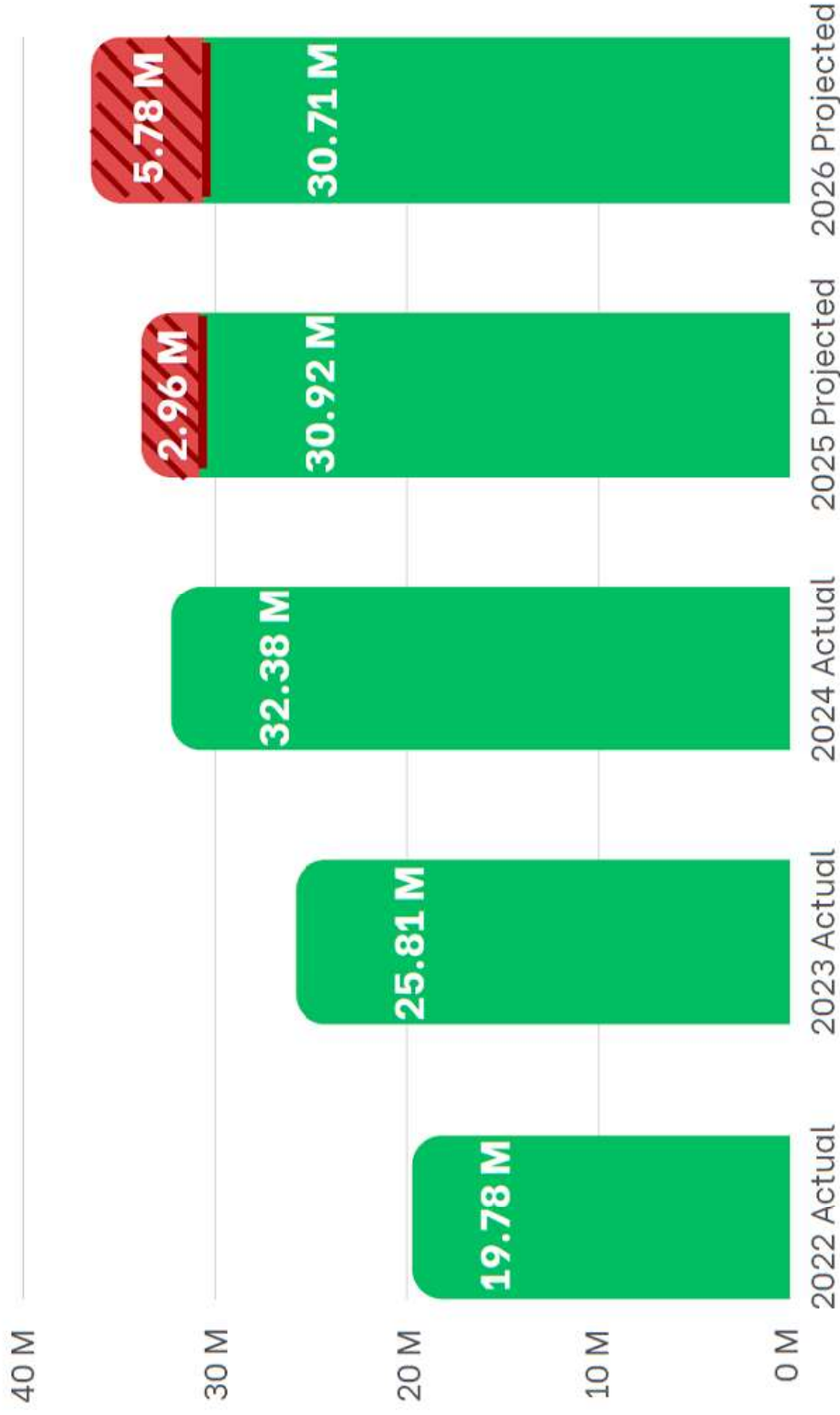
The Impact of Legislative Reductions to State Shared Revenues



2025-2026 CITY MANAGER'S PROPOSED BUDGET

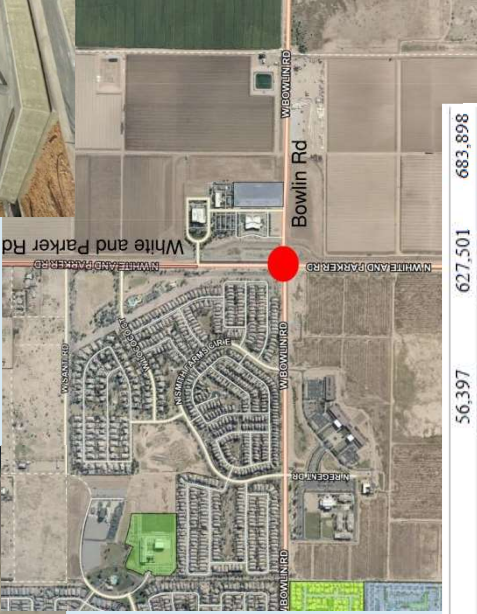
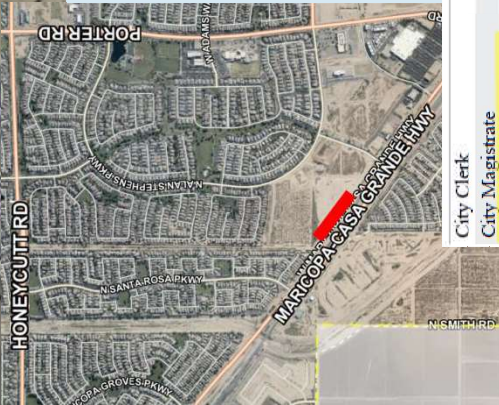
State Shared Revenues Over Time

● State Shared Revenues ● Legislative Impact



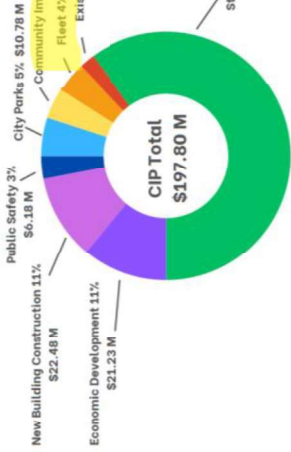
in Tan Valley Becomes Arizona's Newest and Largest-Ever C Incorporation





City Clerk	56,397	627,501	683,898
City Magistrate	169,192	1,301,631	1,470,823
Community Enrichment	841,952	1,456,891	2,298,843
Development Services	366,862	3,781,135	4,147,997
Executive Services	1,886,863	1,611,335	3,498,198
Financial Services	170,843	1,519,993	1,690,836
Fire	1,647,885	14,178,695	15,826,580
Human Resources	280,669	1,694,177	1,974,846
Information Technology	2,907,883	1,775,562	4,683,446
Library	326,364	1,129,157	1,455,521
Mayor & City Council	144,838	354,215	499,053
Non Departmental	3,169,300	1,670,248	4,839,548
Office of Economic Opportunity	1,441,054	923,865	2,364,919
Police	1,207,257	17,653,194	18,860,451
Public Safety	130,560	982,283	1,112,843
Public Works	5,380,118	4,797,851	10,177,969
Recreation Services Management	564,053	2,489,256	3,053,309
Risk and Safety	2,664,294		2,664,294
Transit	101,394	469,907	571,301
Total	23,457,778	58,416,897	81,874,675

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Arizona

- Either something has changed or there will be a significant revision in February.
- There is no historic precedent for Arizona to be doing this poorly relative to the U.S.
- Is it transitory or permanent?
- Growth has slowed
 - in both population and employment.
 - in both relative and absolute terms.
- The slowdown in population growth will affect Arizona and the U.S. going forward.

People are fleeing Arizona for other states, study says

transplants? Maybe, but not as much as it used to be.

Author | December 8, 2025



According to an **analysis by the moving company Atlas**, more people are moving away from Arizona than moving to it. Over the past year, 57% of moves recorded by the company in Arizona were outbound moves rather than inbound. That's the highest that percentage has been since 2016, when Atlas tracking moving trends.

Arizona is tied with Delaware and Nebraska for the fourth-most popular state this year. Louisiana and West Virginia were the biggest net-negative migration states, with 66% and 61% of all moves being out of the state, respectively.

Arizona has been a net-negative migration state since 2022, per Atlas, the company said. Before then, more people were moving into the state than out. In 2019, 58% of all moves being inbound in 2019. That trend has since reversed its

Why? The study pointed to affordability — specifically **housing costs** and the increasing cost of living — as reasons why people are opting to leave the state. In recent years, Arizona was an affordable paradise for East Coasters and Californians looking to escape expensive housing prices, grocery bills and taxes in their respective states.

Times, and Arizona, have changed. Housing costs skyrocketed during the COVID-19 pandemic, and new home builds came to a halt during the same period. The meantime, Arizona's population continued to grow, stressing the available housing supply.

Remember Where We Are...

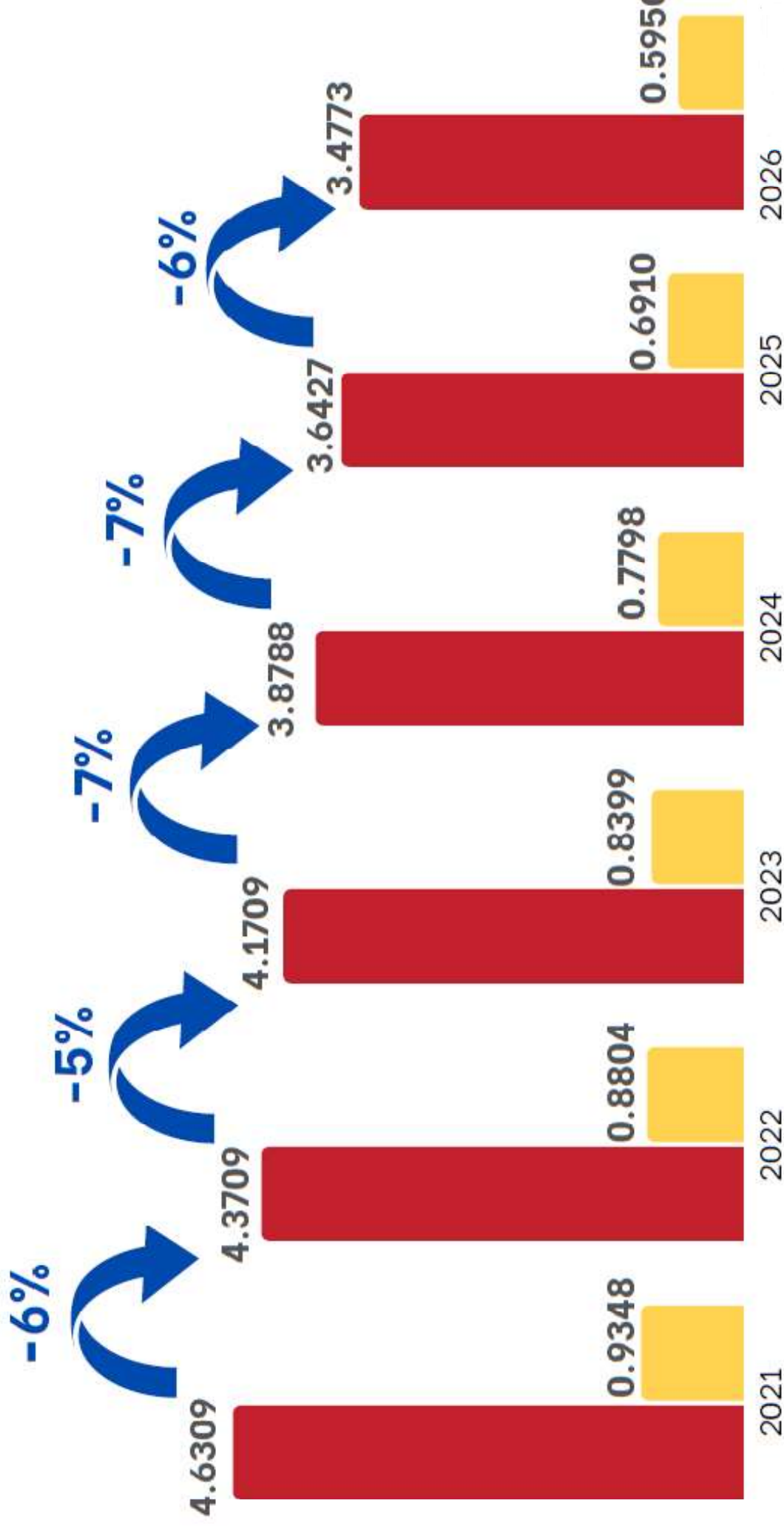
Understanding Our Market

	Incorporation	2024 Population	Annual Sales Tax Revenues	Maricopa Sales Tax Variance	Annual Property Tax Revenues	Maricopa Total Variance
Maricopa	October 2003	76,654	\$ 35,295,659		\$ 14,931,350	
Phoenix	1989	83,781	\$ 103,156,725	-192.3%	\$ 13,343,224	-131
Scottsdale	1946	118,186	\$ 152,130,402	-331.0%	\$ 34,083,996	-270
Tempe	1929	114,334	\$ 86,256,847	-144.4%	\$ 12,123,020	-95
Grand Total	1915	68,927	\$ 58,677,789	-66.2%	\$ 7,987,855	-32

Maricopa's CFD Secondary Property Tax Collections

Primary and Secondary Property Tax Rate Over the Years

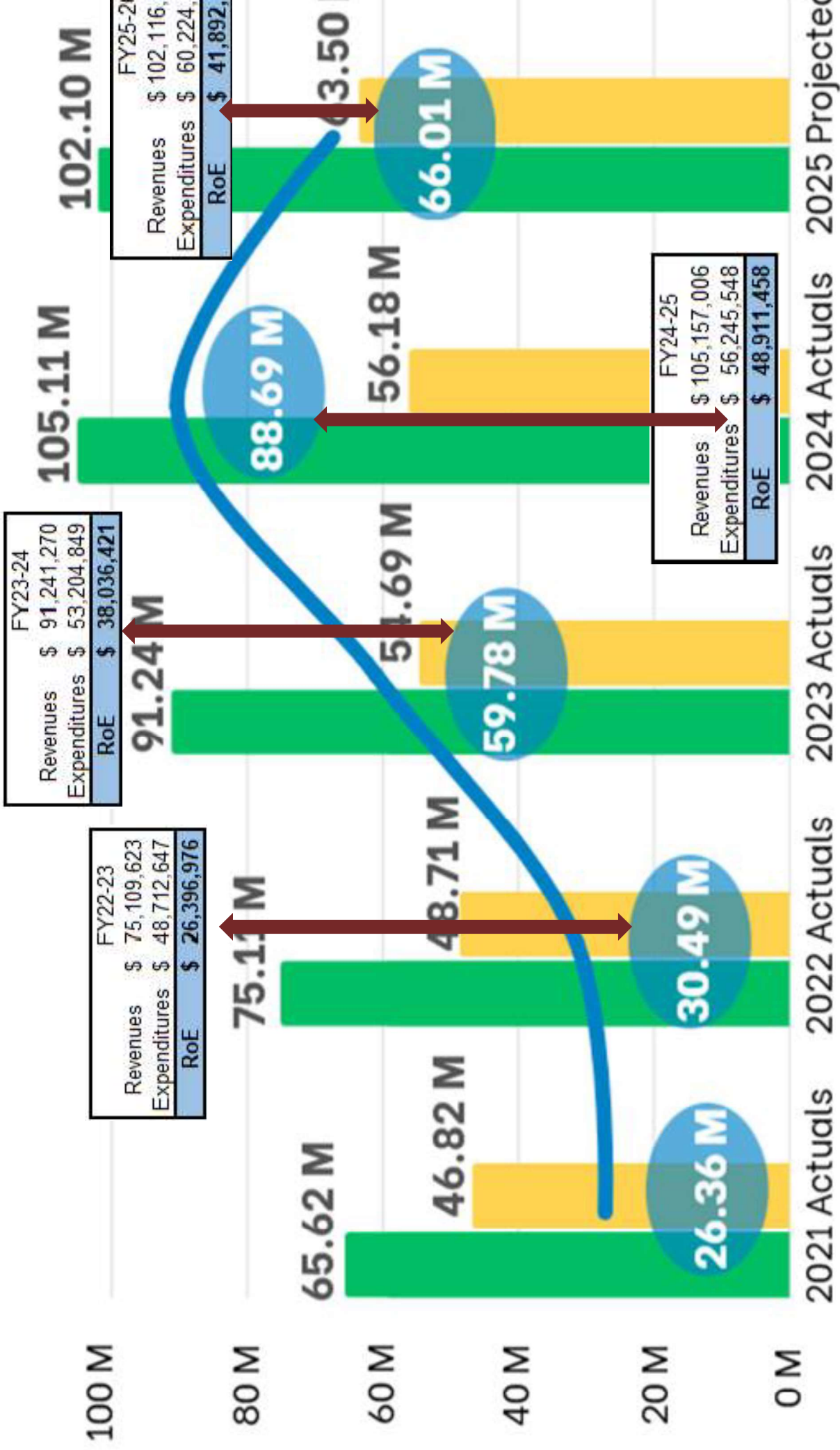
● Primary Tax ● Secondary Tax



5 Year Visual – The Primary Property Tax Dilemma

2021	2022	2023	2024	2025
Primary Property Tax Levy				
14,419,154	14,757,131	15,387,886	16,196,391	17,020,783
Public Safety Operating Expenditures				
21,796,279	22,209,633	24,519,641	26,037,262	27,807,222
Variance				
(7,377,125)	(7,452,502)	(9,131,755)	(9,840,871)	(10,786,439)

A Reminder of Where We Have Been



Where We Were &
Where We Are Going



Year is FY26-27...

	FY25	FY26
Local Taxes		
General Property Tax	16,296,312	15,988,374
Franchise Fees	1,789,350	1,800,000
Total Local Sales Tax	36,268,544	43,747,600
Local Sales Tax: Commuting Corridors		5,000,000
Local Sales Tax: CIP Allocation		17,499,040
Local Sales Tax: Other Allocation		21,248,560
Total Local Taxes	54,354,205	61,535,974
Intergovernmental		
State Shared Income Tax	15,108,363	14,132,026
State Shared Sales Tax	10,965,090	10,947,678
Vehicle License Tax	5,282,182	5,627,448
Total Intergovernmental	31,355,635	30,707,152
Other (Licenses, Fees, Permits, Etc.)		
Courts Fees	517,503	
Library Use Revenue	309,037	
Passport Revenue	58,030	
Recreational Fees	2,390,623	
Permit & Plan Review Fees	7,371,516	
Fines & Forfeitures	274,410	355,950
Rent & Royalty Revenue	141,330	134,000
Total Fees, Fines & Charges	11,062,450	10,160,027
Investment Earnings		
	4,010,694	4,050,801
Other Miscellaneous		
	1,333,786	932,690
Total Revenue	102,116,771	107,386,644
	-2.9%	5.2%

Expenditures		74.9%	77.2%
Personnel		45,114,599	53,877,200
Professional & Technical		3,934,618	4,131,341
Utility Expenditure		1,796,433	1,904,219
Contract Purchase Services		3,500,732	3,675,760
Other Purchased Services		2,276,211	2,390,021
Supplies Expended		3,032,628	3,184,250
Fuel & Oil		442,004	464,100
Capital Outlay		127,064	133,410
Total Operating Expenditures		60,224,290	69,760,344
		7.1%	15.8%
Surplus/(Deficiency)		41,892,481	37,626,300
			-10.2%

\$197,800,283

Transportation DIF Revenue	4,189,987	5,080,282	5,181,888	5,285,525	5,391,236
Parks DIF Revenue	1,200,077	974,844	994,341	1,014,228	1,034,512
Fire DIF Revenue	1,065,979	948,092	967,054	986,395	1,006,123
Police DIF Revenue	497,785	688,403	702,171	716,214	730,539
Library DIF Revenue	204,752	197,854	201,811	205,847	209,964

Year is FY27-28...

	FY26	FY27
Taxes		
General Property Tax	15,988,374	16,468,025
Franchise Fees	1,800,000	1,890,000
Total Local Sales Tax	43,747,600	48,122,360
Local Sales Tax: Commuting Corridors	5,000,000	7,500,000
Local Sales Tax: CIP Allocation	17,499,040	19,248,944
Local Sales Tax: Other Allocation	21,248,560	21,373,416
Total Local Taxes	61,535,974	66,480,385
Intergovernmental		
State Shared Income Tax	14,132,026	12,555,987
State Shared Sales Tax	10,947,678	10,495,062
Vehicle License Tax	5,627,448	5,908,800
Total Intergovernmental	30,707,152	28,959,849
Licenses, Fees, Permits, Etc.)		
Courts Fees	466,700	25,000
Library Use Revenue	324,960	2,320,142
Passport Revenue	27,900	6,729,911
Recreational Fees	2,252,565	373,748
Permit & Plan Review Fees	6,597,952	140,700
Fines & Forfeitures	355,950	10,408,368
Rent & Royalty Revenue	134,000	
Total Fees, Fines & Charges	10,160,027	4,091,309
Int Earnings		
Miscellaneous		
Revenue	932,690	979,325
	107,386,644	110,919,257
	5.2%	3.3%

Expenditures	77.2%	78.
Personnel	53,877,205	61,881,2
Professional & Technical	4,131,349	4,337,9
Utility Expenditure	1,904,219	2,018,4
Contract Purchase Services	3,675,769	3,859,5
Other Purchased Services	2,390,022	2,509,5
Supplies Expended	3,184,259	3,343,4
Fuel & Oil	464,104	487,3
Capital Outlay	133,418	140,0
Operating Expenditures	69,760,344	78,577,5
	15.8%	12
Excess/(Deficiency)	37,626,300	32,341,6
	-10.2%	-14

Year is FY28-29...

	FY27	FY28
Taxes		
General Property Tax	16,468,025	16,962,066
Franchise Fees	1,890,000	1,984,500
Total Local Sales Tax	48,122,360	52,934,596
Local Sales Tax: Commuting Corridors	7,500,000	7,987,500
Local Sales Tax: CIP Allocation	19,248,944	21,173,838
Local Sales Tax: Other Allocation	21,373,416	23,773,258
Total Local Taxes	66,480,385	71,881,162
Governmental		
State Shared Income Tax	12,555,987	12,932,666
State Shared Sales Tax	10,495,062	11,019,815
Vehicle License Tax	5,908,820	6,204,261
Total Intergovernmental	28,959,869	30,156,743
Licenses, Fees, Permits, Etc.)		
Courts Fees	480,701	
Library Use Revenue	334,709	
Passport Revenue	28,458	
Recreational Fees	2,320,142	
Permit & Plan Review Fees	6,729,911	6,864,509
Fines & Forfeitures	373,748	392,435
Rent & Royalty Revenue	140,700	147,735
Total Fees, Fines & Charges	10,408,368	10,663,325
Investment Earnings	4,091,309	4,132,223
Miscellaneous		
	979,325	1,028,291
Revenue	110,919,257	117,861,743
	3.3%	6.3%

Expenditures			
Personnel	61,881,242	78.8%	79.5%
Professional & Technical	4,337,916		
Utility Expenditure	2,018,473		
Contract Purchase Services	3,859,557		
Other Purchased Services	2,509,523		
Supplies Expended	3,343,472		
Fuel & Oil	487,309		
Capital Outlay	140,088		
Expenditures	78,577,580	12.6%	11.3%
(Agency)	32,341,676		
	-14.0%		-6.1%

\$189,033,917

the Year is FY29-30...

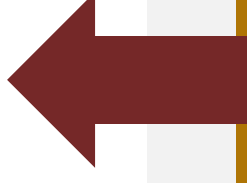
	FY28	FY29
Local Taxes		
General Property Tax	16,962,066	17,470,928
Franchise Fees	1,984,500	2,083,725
Total Local Sales Tax	52,934,596	58,228,056
Local Sales Tax: Commuting Corridors	7,987,500	8,506,688
Local Sales Tax: CIP Allocation	21,173,838	23,291,222
Local Sales Tax: Other Allocation	23,773,258	26,430,146
Total Local Taxes	71,881,162	77,782,709
Intergovernmental		
State Shared Income Tax	12,932,666	13,320,646
State Shared Sales Tax	11,019,815	
Vehicle License Tax	6,204,261	
Total Intergovernmental	30,156,742	
Other (Licenses, Fees, Permits, Etc.)		
Courts Fees	495,122	
Library Use Revenue	344,750	355,095
Passport Revenue	29,027	29,608
Recreational Fees	2,389,746	2,461,439
Permit & Plan Review Fees	6,864,509	7,001,799
Fines & Forfeitures	392,435	412,057
Rent & Royalty Revenue	147,735	155,122
Total Fees, Fines & Charges	10,663,325	10,925,092
Investment Earnings		
	4,132,223	4,173,545
Other Miscellaneous		
	1,028,291	1,079,705
Operating Revenue	117,861,743	125,366,978
	6.3%	6.4%

Expenditures		
Personnel		79.9%
Professional & Technical	69,925,803	79.9%
Utility Expenditure	4,554,812	4.7%
Contract Purchase Services	2,139,581	2.2%
Other Purchased Services	4,052,535	4.2%
Supplies Expended	2,634,999	2.7%
Capital & Oil	3,510,646	3.6%
Capital Outlay	511,674	0.5%
Other Expenditures	147,093	0.1%
Total Expenditures	87,477,143	97.4%
Excess/(Deficiency)	30,384,599	27.5%
		-6.1%

\$196,631,554

A Quick Look at Current Fund Balance

		Operating Funds		
		General Fund (100)		
2025	Projected Fund Balance/Net Position at July 1, 2025	2027	General Fund Transfer Out to CIP and Debt	2026 Projected Fund Balance/Net Position at July 1, 2026
2026	FY26 Actual Expenditures (Operating) Estimate		General Government - CIP	Expenditures (Operating)
2026	FY26 Revised CIP Budget (after Carryfwd Adjustments)		Asset Replacement	
			Revenue Bond Payment	
2026	CIP Carry Forward Requests (FY27)	2027	Total Transfers Out	Carryforward+New)
2026	FY26 Projected Revenues	2027	Projected Fund Balance after Transfers	ected Revenues
2026	Budgeted Transfers In (out)	2027	Total Estimated GF Expenditures	Budget Requests
2026	Projected Fund Balance/Net Position at July 1, 2026	General Fund Expenditures	General Fund Balance as % of Expenditures	Fund Balance/Net July 1, 2027
		49,602,233	25%	75,943



The Sky is Not Falling...

	Operating Funds
	General Fund (100)
2025	Projected Fund Balance/Net Position at July 1, 2025 47,393,795
2026	FY26 Actual Expenditures (Operating) Estimate (69,760,344)
2026	FY26 Revised CIP Budget (after Carryfwd Adjustments)
2026	CIP Carry Forward Requests (FY27)
2026	FY26 Projected Revenue 107,386,644
2026	Budgeted Expenditures (out) (35,417,862)
2026	Projected Fund Balance/Net Position at July 1, 2026 49,602,233

2027	General Fund Transfer Out and Debt	Net	49,602,233
	General Government	47,944,002	
	Asset Retirement	3,582,880 (ating)	
	Revenue Payment	3,144,963	(78,577)
	Transfers Out	54,671,846 (New)	
2027	Projected Fund Balance after Transfers	21,272,064	110,919
2027	Total Estimated GF Expenditures	84,577,580	(6,000)
	General Fund Balance as % of Expenditures	25%	
	2027 Position at July 1, 2027	Net	75,943

It's Just a New Financial Reality

Maricopa is NOT Alone in this Predicament...

6 NEWS
FISCAL FROM PAGE 1

vised to raise ph

ready signaling substantial needs. Departments have requested a total 188 positions in full-time employees and limited-term agreements — a level of staffing expansion that Pfost said would add roughly \$36 million in ongoing operational costs and payroll paid out of the town's General Fund.

When one-time expenses and other costs are included, Pfost said that figure rises to about \$39 million.

She did not list the departments seeking more manpower, not how many would be full-time and limited

Establishing a primary property a May election.

The primary tax levy is limited to the previous year's maximum of a dollar amount due to a net gain

Property Tax FY2026 (From Schedule

City	Primary Rate	Primary Le

Deputy Town Manager and Chief Financial Officer Scott McCarty presented the framework effort to Town Council last month, emphasizing that the discussion is preliminary and intended direction rather than approve changes.

"This presentation is really introductory," McCarty told the council.



News Community Business Obituaries Recommended Classifieds

SUPPORT LOCAL JOURNALISM

brings major fiscal review for Queen Creek

Executive Editor Jan 4, 2026 Updated Jan 14, 2026

ly Pfost states in a report residents and businesses don't tial and business cellphones w businesses pay once in orde last month at a retreat discuss e worse than FY26," "There will be less available funds, there will be more needs.



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ARIZONA'S LONGEST-RUNNING EXPO IS HERE!

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Wednesday, January 21st • 9am - 1pm

Mesa Convention Center

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But he made clear that as the new year began, so would a comprehensive review of what residents, business owners and businesses pay for services and how the town can structure those payments in the most burdensome way as possible.

"We're going to be doing a lot of work with our rates and our fees and our taxes, which are the result of you turn into the services that you just received high ratings for," McCarty said, referring to a survey that showed a high satisfaction rate among Queen Creek residents with both services currently cost them.

The review will unfold in two broad phases: utility rates and fees, followed by an examination of other policies, including the town's primary property tax and its food tax for home consumption.

aligns with broader housing goals

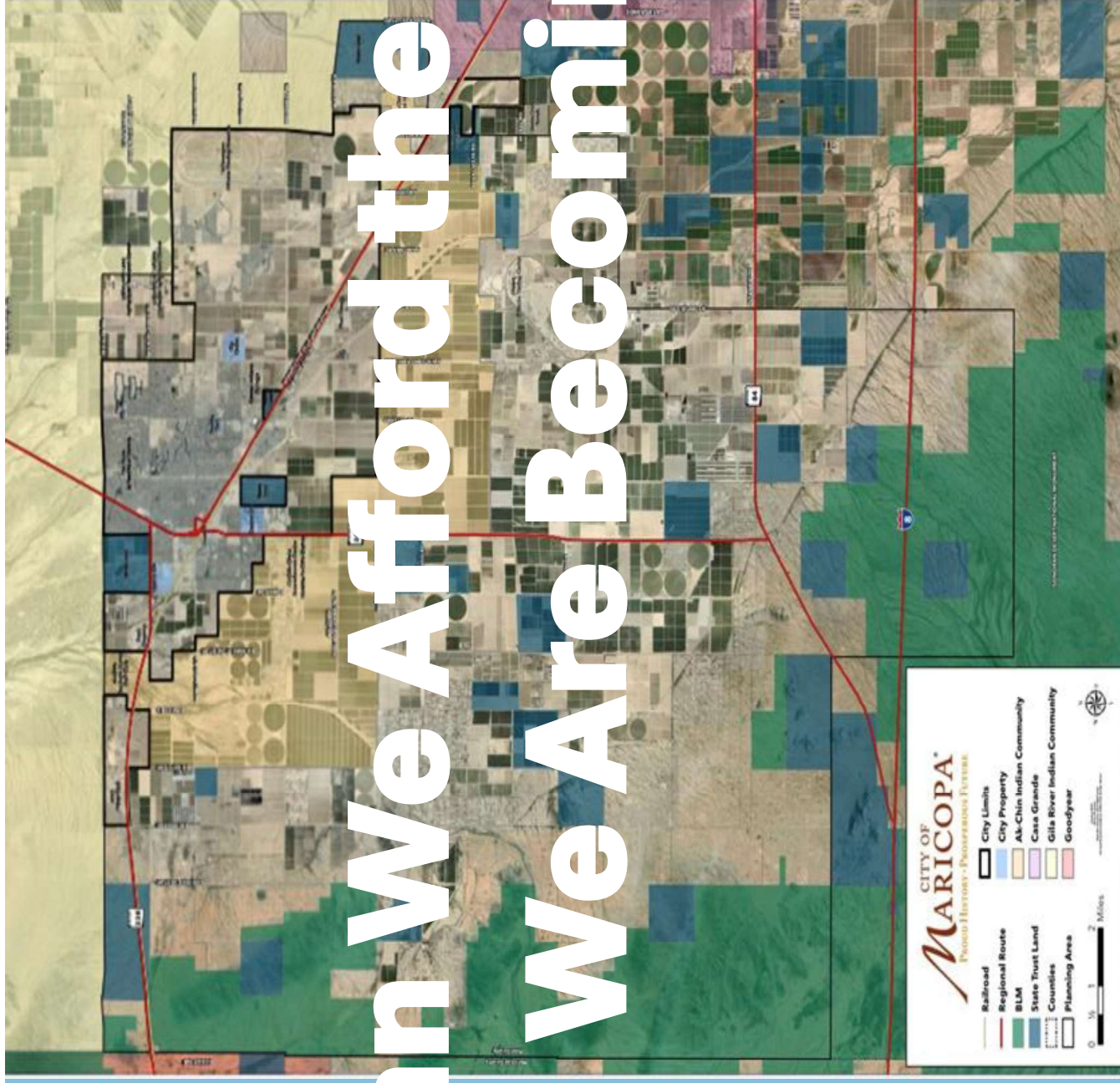
As Will Have To Be a Consistent Management Thought Process Through Our Entire Organization

Related Thought Processes

- CIP Prioritization
- Operating Request Prioritization
- Construction Tax Revenues as a CIP “Salary Cap”
- Retain Flexibility of Decision Making
- Program Performance Metrics
- Efficiency Gains
- The True Cost of Doing Business
- Updated DIF Study
- A Serious Discussion on Revenue Alternatives
- Strategic Priorities...Prioritization



Can We Afford the City We Are Becoming?

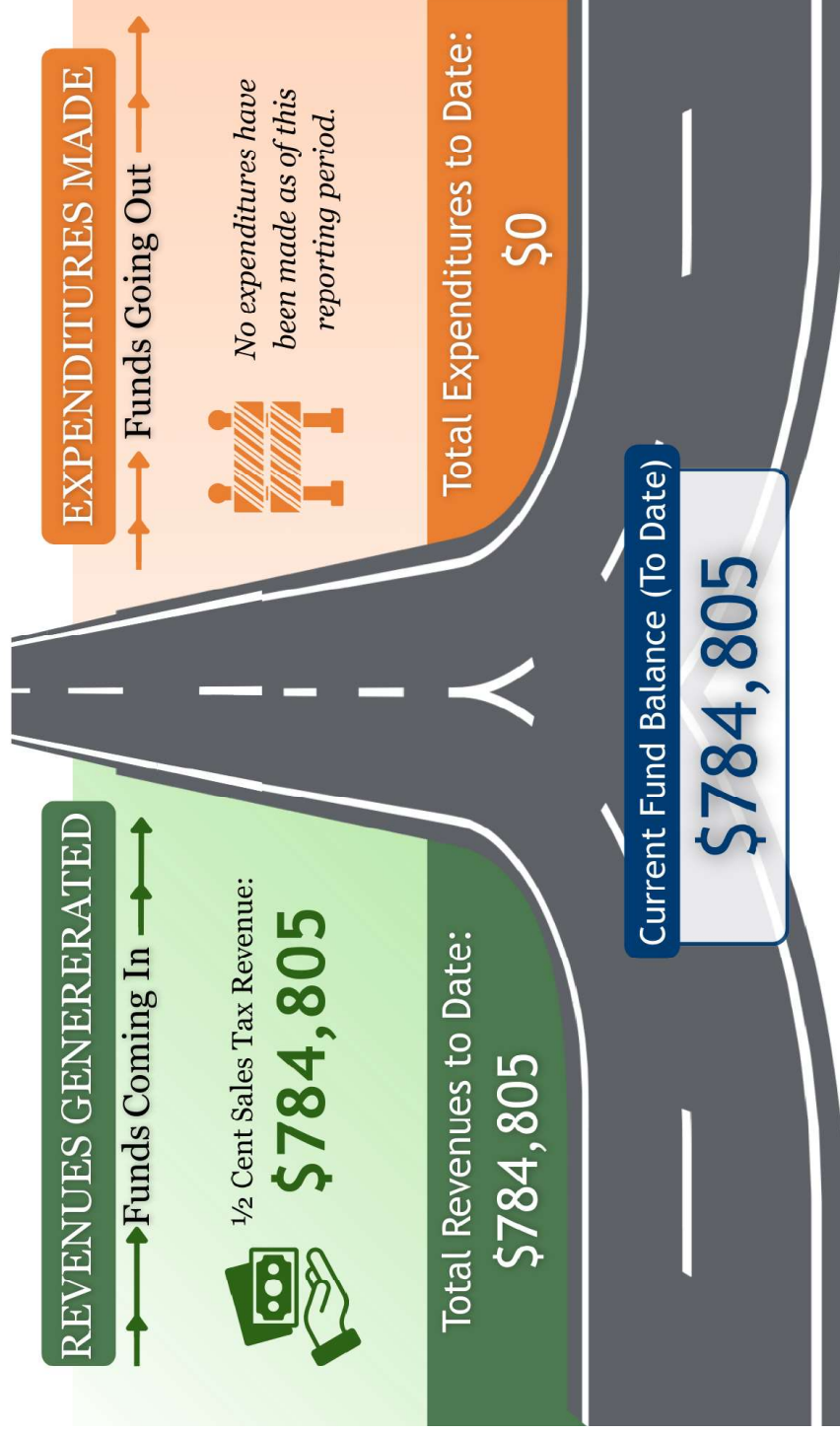


/Commuting Corridors Update

COMMUTING CORRIDORS FUND

Monthly Activity Report: October 2025

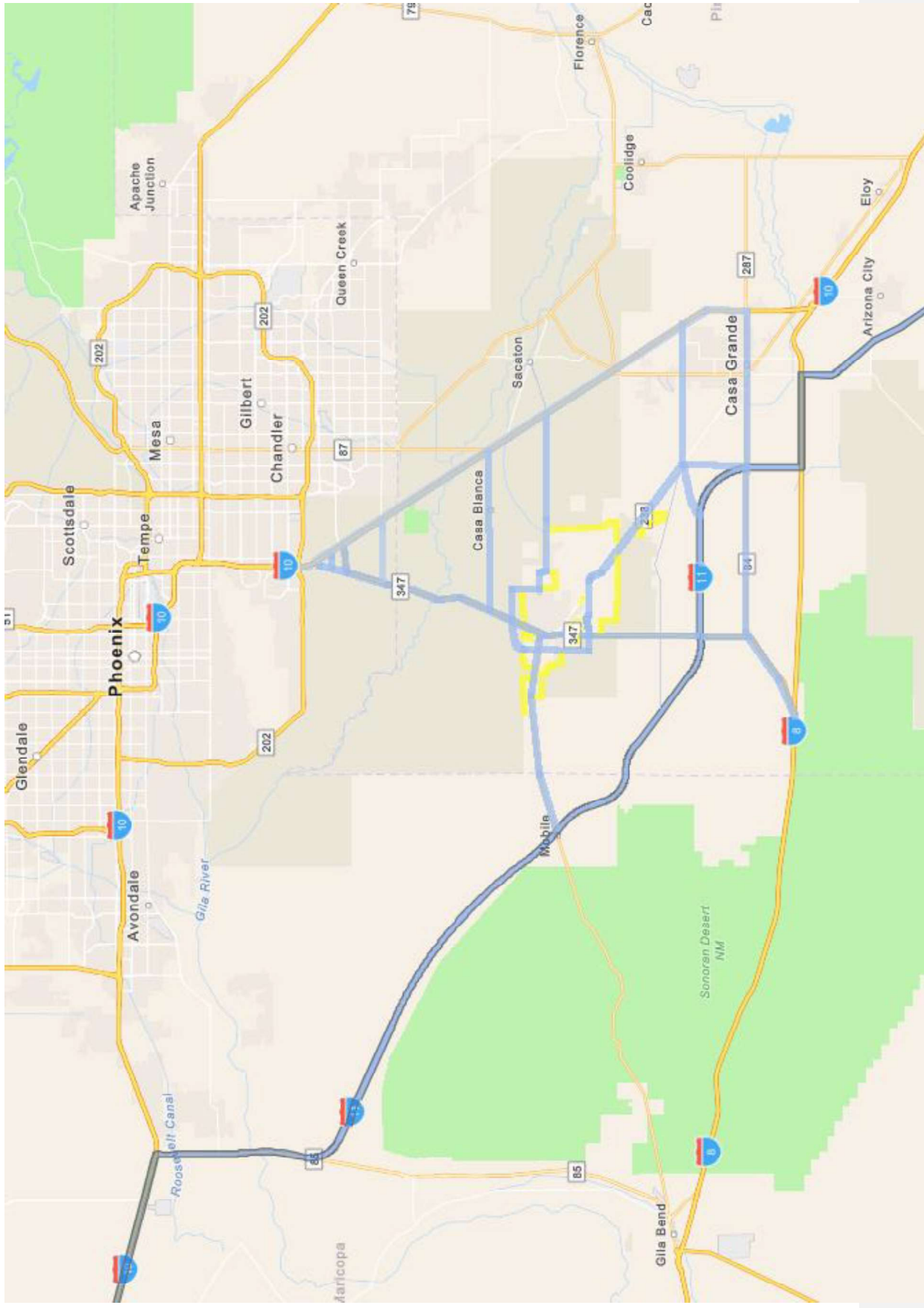
Tracking Funds collected for future commuting corridors improvement.



Schedule for Funding the 347 Expansion

DATE	EVENT
February 5-6	Draft rating presentation distributed
February 9	Comments due on Bond Documents
February 10	Drafts of Bond Documents, and Authorizing Resolution distributed for inclusion in City Council Packets
February 16	Presidents' Day
February 19	Final comments due on rating presentation
February 19-20	Distribute bond documents and City information to S&P
February 23-24	Rating presentation walkthrough
February 26-27	In-Person or Zoom call with rating agency
March 3	City Council meeting to consider adoption of the Authorizing Resolution, including delegating authority, [and reimbursement resolution]
[March 9-10]	Due Diligence conference call (time TBD)]
March 12-13	Receive ratings
March 12-13	Final comments due on POS
March 13-16	Distribute POS to market
March 13-26	Pre-marketing
March 17-18	FOMC Meetings
March 23-25	Pre-Pricing call (time TBD) - Tentative pending discussions with Stifel
March 24-26	Pricing call (time TBD) - Tentative pending discussions with Stifel
March 24-26	Pricing Committee meets to accept final pricing terms and execute the Bond Purchase Agreement
March 30	Distribute draft Closing Memo for review
April 1	Distribute final OS
April 2	Disseminate Draft Closing Documents
April 3	Distribute final Closing Memo
Week of April 8	Pre-closing: Signing of Closing Documents
April 8	Distribute Final Closing Documents
April 15	Closing and Delivery of Bond proceeds

at does this area look like in 20 years? 30 years? 50 years?



Widening

ing on!

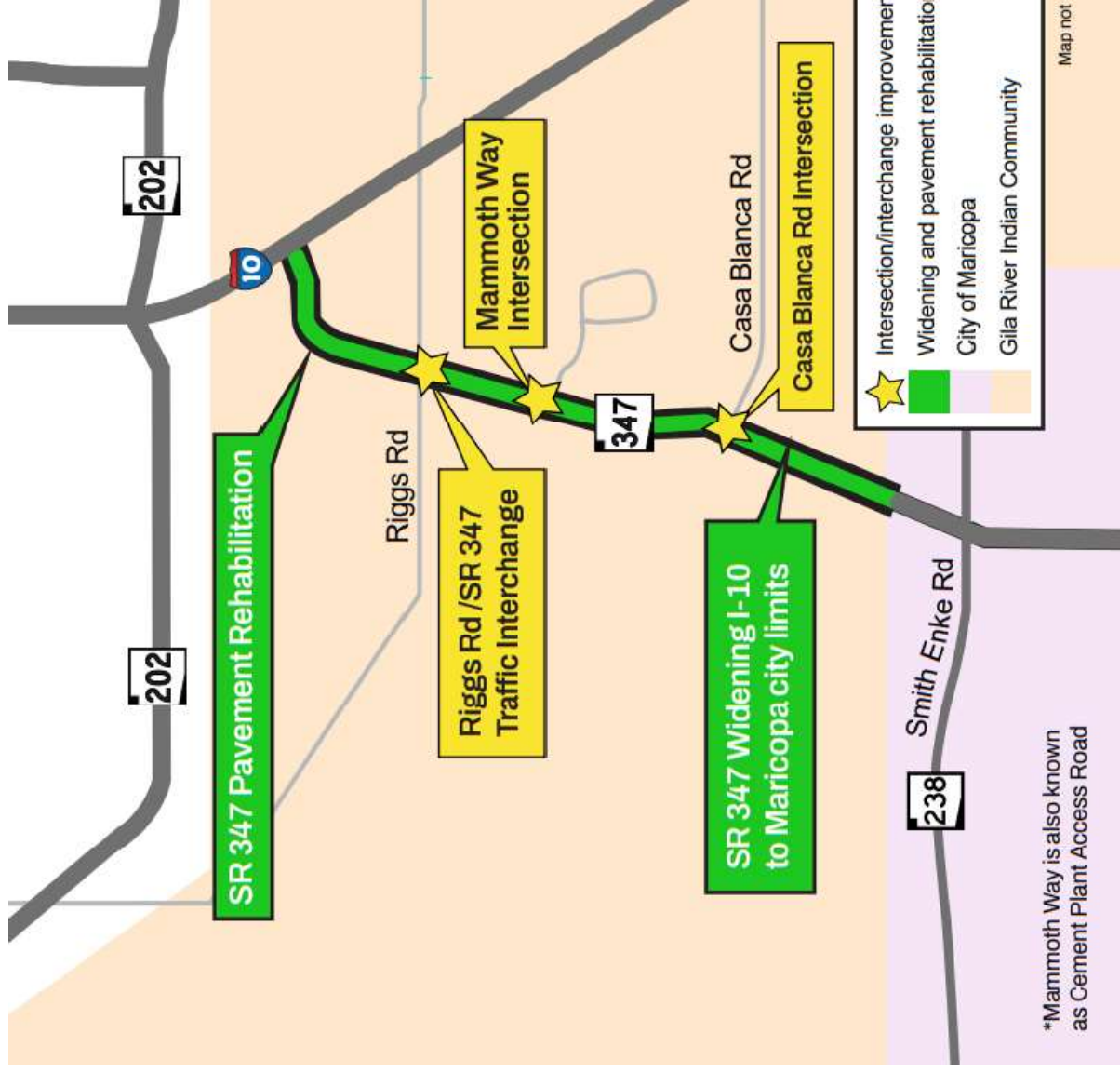
rpass at Riggs Road

rpass at Cement Plant Road

over" entrance onto I-10

ble Left Turn lanes from Casa Blanca onto
thbound SR347, cutting signal time in half

ee lanes in each direction



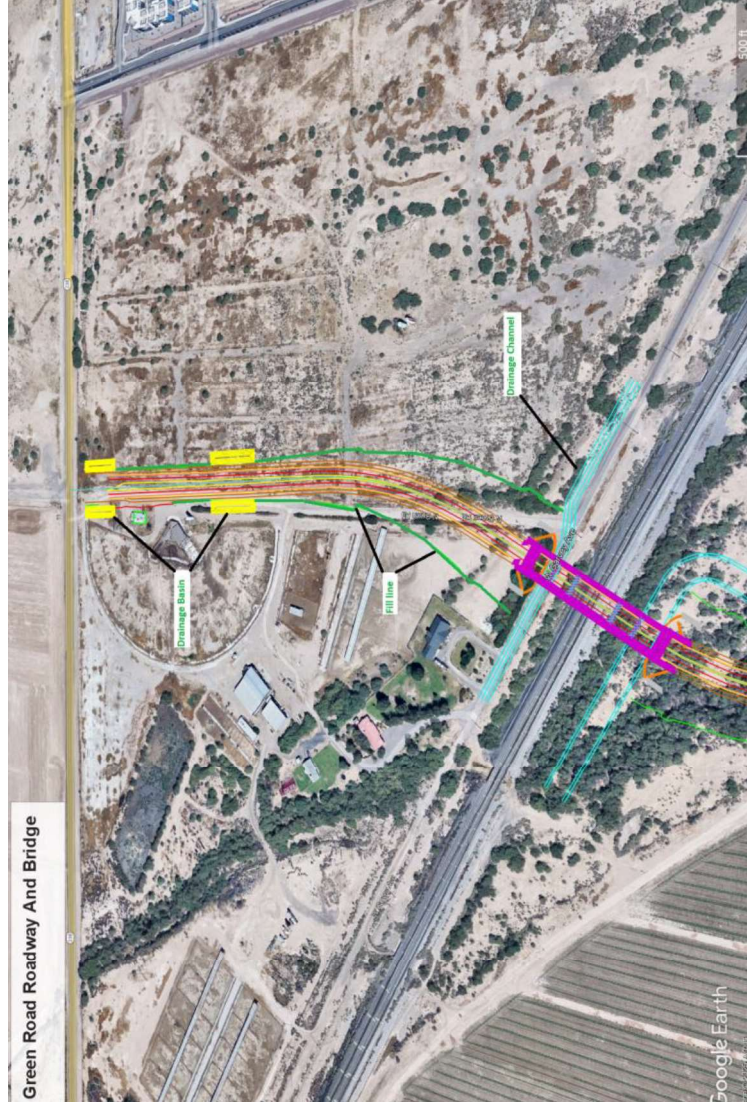
Interstate 11



- Currently stuck in lawsuit.
- Working with Federal and State lawmakers to get it moving.
- Serves as a future truck bypass route, including for oversized vehicles.
- Provides faster access to West Valley of Phoenix metro area.

Green Road

City continues to move forward on Green Road bridge design. We are at 30% plans. Green Road Loop Road in discussions with Gila River Indian Community. Cultural survey complete.



Widening

I-10 GILA RIVER INDIAN COMMUNITY PROJECT

Mileposts 161 – 172

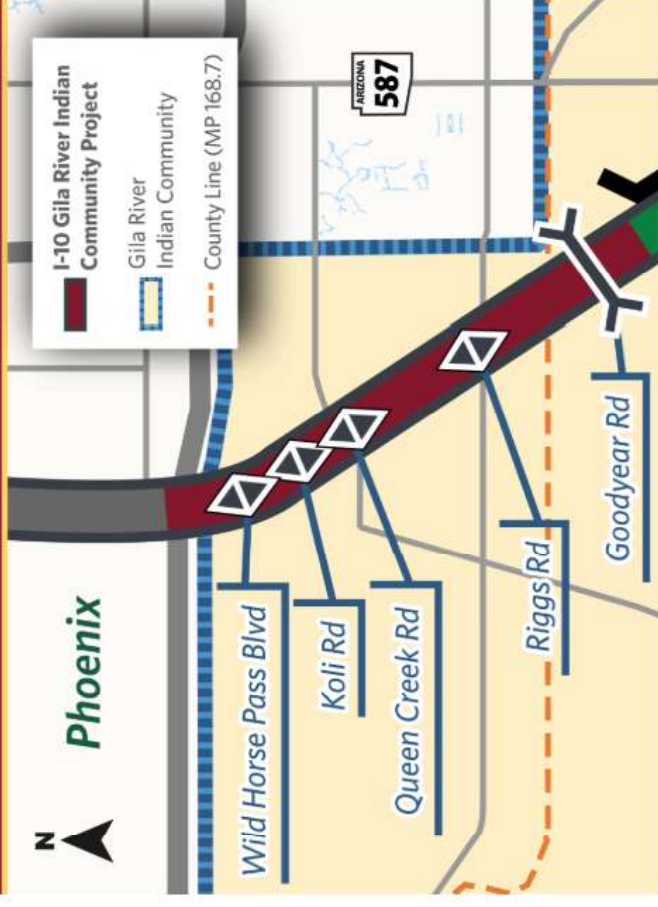
- Add third general-purpose lane in each direction within the existing median
- Add one HOV lane in each direction (Loop 202 to Riggs Road) within the existing median
- Widen Wild Horse Pass Blvd/Sundust Road bridge
- Construct new interchange at Koli Road
- Upgrade Queen Creek Road/SR 347 bridge and construct a new flyover from eastbound SR 347 to westbound I-10
- Reconstruct and widen Riggs Road bridge
- Widen Goodyear Road Bridge over I-10
- Improve infrastructure and install freeway management system: fiber optic cable, CCTV cameras and overhead message boards
- Install full freeway lighting from Loop 202 to Riggs Road

Construction is scheduled to begin in mid 2026 and last until late 2029. Construction of this project is estimated to cost approximately \$469.5 million.

Design-Builder: Coffman Fisher Joint Venture

Expected Construction Timeline
Mid 2026 – Late 2029

Project Construction Limits: Mileposts 161.0 – 172.8



Widening

I-10 GAS LINE ROAD TO SOUTH OF SR 387

Mileposts 177 – 187

- Add third general-purpose lane in each direction within the existing median
- Construct new interchange at Seed Farm Road
- Reconstruct Pinal Avenue/SR387 interchange
- Reconstruct and widen Gas Line Road bridge
- Remove Dirk Lay Road bridge
- Improve infrastructure and install freeway management system: fiber optic cable, CCTV cameras and overhead message boards

Construction is anticipated to begin in early 2026 and last approximately two years, with an estimated construction cost of \$267.9 million.

Contractor: FNF Construction, Inc.



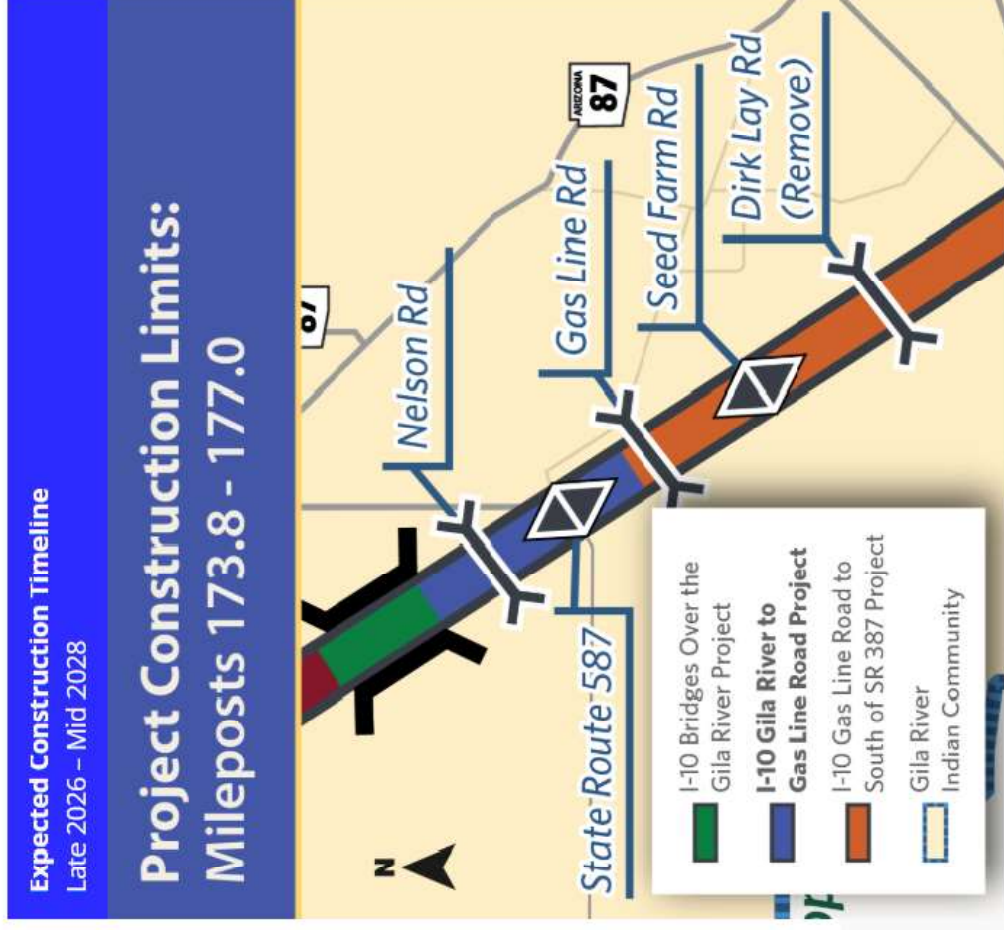
Widening

I-10 GILA RIVER TO GAS LINE ROAD

Mileposts 174 – 177

- Add third general purpose lane in each direction within the existing median
- Reconstruct Casa Blanca Road/SR 587 bridge and reconfigure the interchange to a traditional Diamond Interchange
- Reconstruct and widen Nelson Road bridge
- Improve infrastructure and install freeway management system: fiber optic cable, CCTV cameras and overhead message boards

Construction is anticipated to begin in late 2026 and last approximately two years. Construction cost for this project is approximately \$158.4 million.



Moran Desert Parkway / "East-West Corridor"

earing 90% plans

ew bridge over railroad

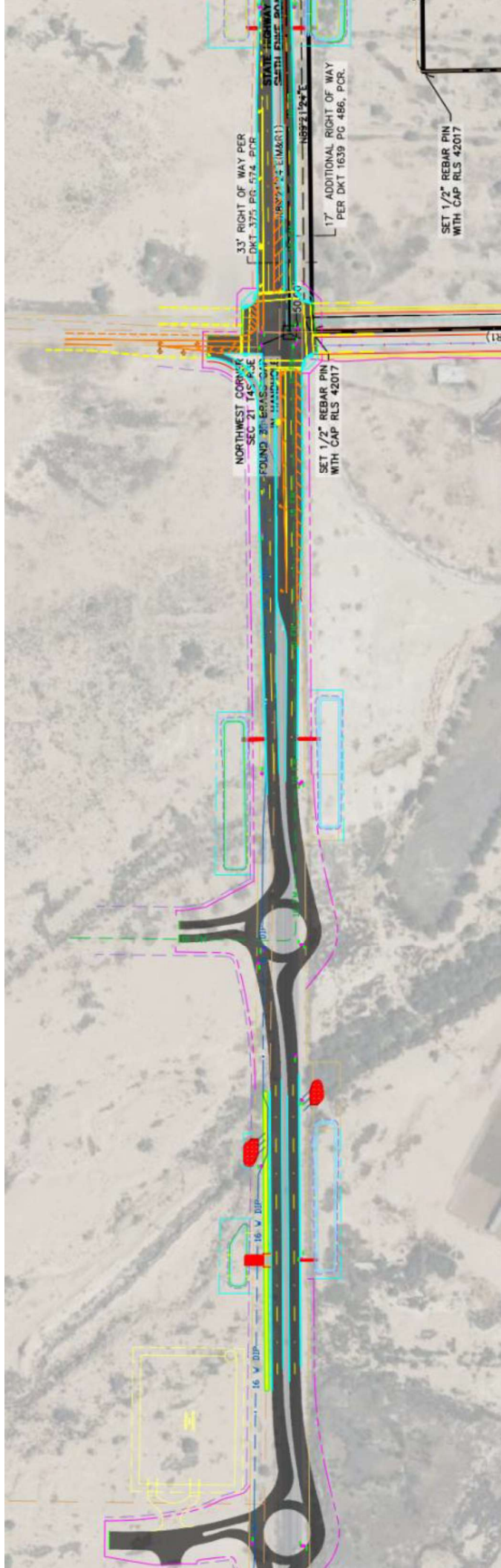
continuation of parkway concept

will connect to I-10 at Val Vista in
asa Grande.



238 Widening

During completion of plans, with construction anticipated to start next fiscal year (FY27). Provides critical connection point to Green Road, with upgraded intersection improvements. Provides critical drainage improvements, making the roadway more reliable for Moonlight residents and residents commuting to the West Valley through Gila Bend.





MASTER PLAN

for a thriving and durable park system

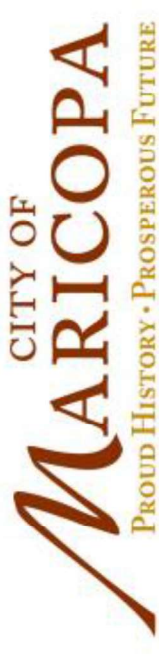
City of Maricopa
Parks & Recreation
Master Planning Pro

Most Adopted Master Plan

Approved October 7, 2008

A lot has changed since then:

- Pacana Park
- Copper Sky Regional Park
- Lake View Park
- Mike Ingram Heritage Park
- The Fieldhouse at Copper Sky
- Civic Center Park



2008

City of Maricopa

Parks, Trails and Open Space Master Plan

Approved October 7,



AN
HERE

YOU Play!



MASTER PLAN 2024- 2034

EXECUTIVE SUMMARY

ORGANIZATIONAL ECOSYSTEM



Over **600** acres of developed parks

Over **150,000** program enrollments annually

3 recreation centers

20 neighborhood parks

9 district parks

12 lakes

4 aquatic facilities

2 libraries

Community Needs Assessment

87% visited a park or facility in the past year



43% visit a park or facility weekly



61% participated in a program in the past year



93% of residents indicated that high-quality park and multi-use path experiences are very important or important to the quality of life in Gilbert.

Baseline Data

- Acres
- Parks
- Ballfields
- Multipurpose Fields
- Playgrounds
- Basketball Courts
- Tennis Courts
- Pickleball Courts
- Dog Parks
- Restrooms
- Etc.



Only **30%**
of residents
live within a
10-minute walk
of a Gilbert park



Gilbert parkland
provides only
3.1 acres
per 1,000
residents
versus NRPA
recommended
10.1 acres

Gilbert parks rank
higher than the
national average
with a good to
excellent rating of
96%



Multi-use paths are important to
Gilbert residents. Residents would
like to see path improvements on:

- connectivity
- maintenance
- adequacy of lighting
- feeling of safety

Fun Fact:

Gilbert's 5.3 million
visits to parks,
recreation facilities, and multi-use
paths in 2022 compares to the
Grand Canyon, at 5 million
visits per year!



Public Outreach and Engagement

Mayor and City Council
Parks & Recreation Advisory Board
Other City Boards and Commissions
Sports Groups
Youth Groups and Schools
Public events with feedback
opportunities

LET'S
TACO BOUT



MARICOPA
PARKS AND
RECREATION

Online Engagement

The \$100 dollar spending exercise

It is a hypothetical scenario where residents are asked to allocate a fixed amount of "money" among different park projects or priorities to help planners understand community values and funding priorities.

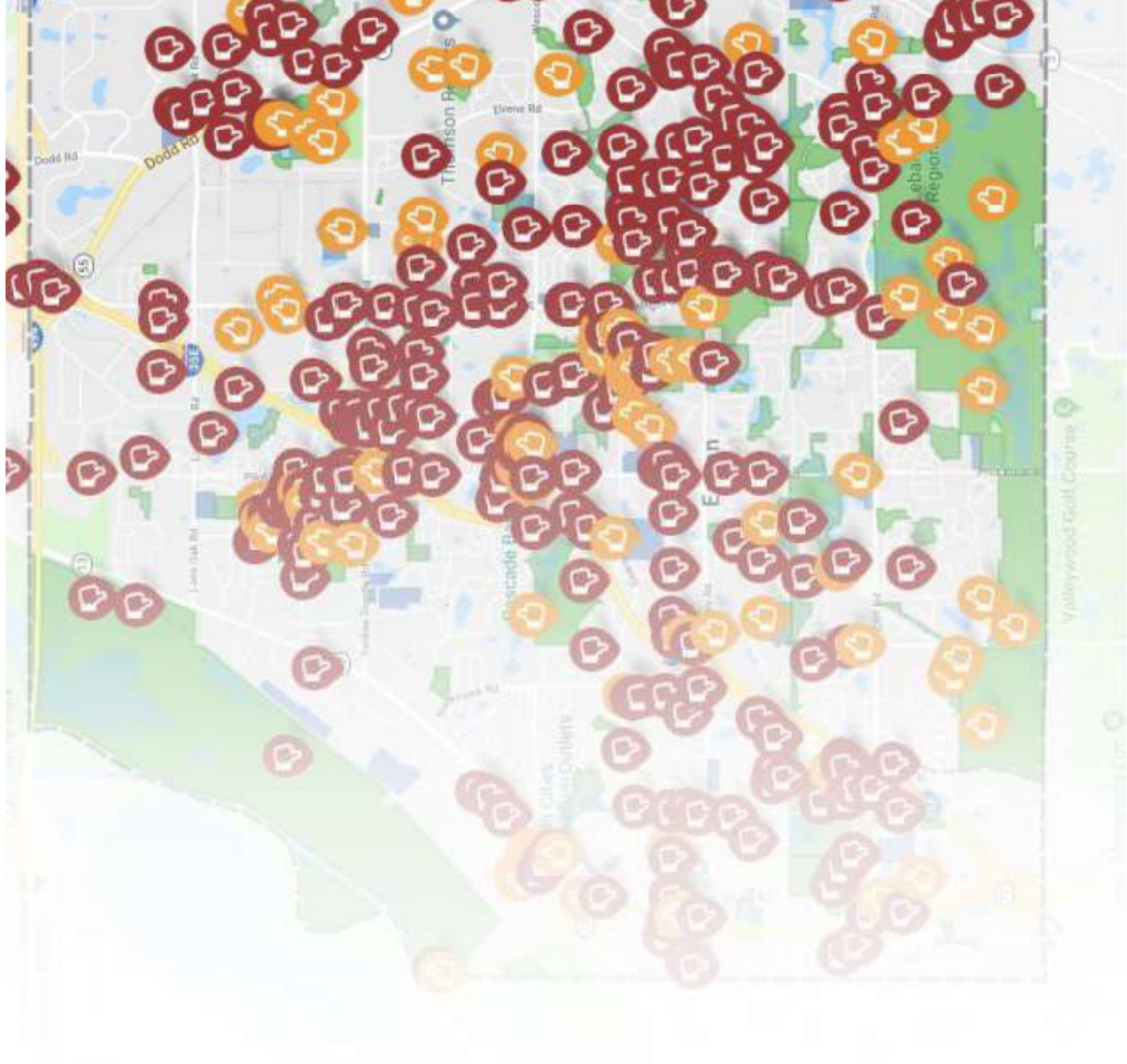
Present Options: A list of potential park improvements or focus areas is presented. These typically include items such as:

- Developing new parks
- Maintaining existing facilities
- Building new trails or connectivity
- Upgrading playgrounds or sports fields
- Improving safety and lighting
- Enhancing water conservation efforts

Gather Feedback: The results are collected and analyzed by staff to identify community-wide priorities.



ocial Pinpoint te



Statistically Valid Survey (continued)

Figure 39: Top Priorities for Investment for Facilities/Amenities

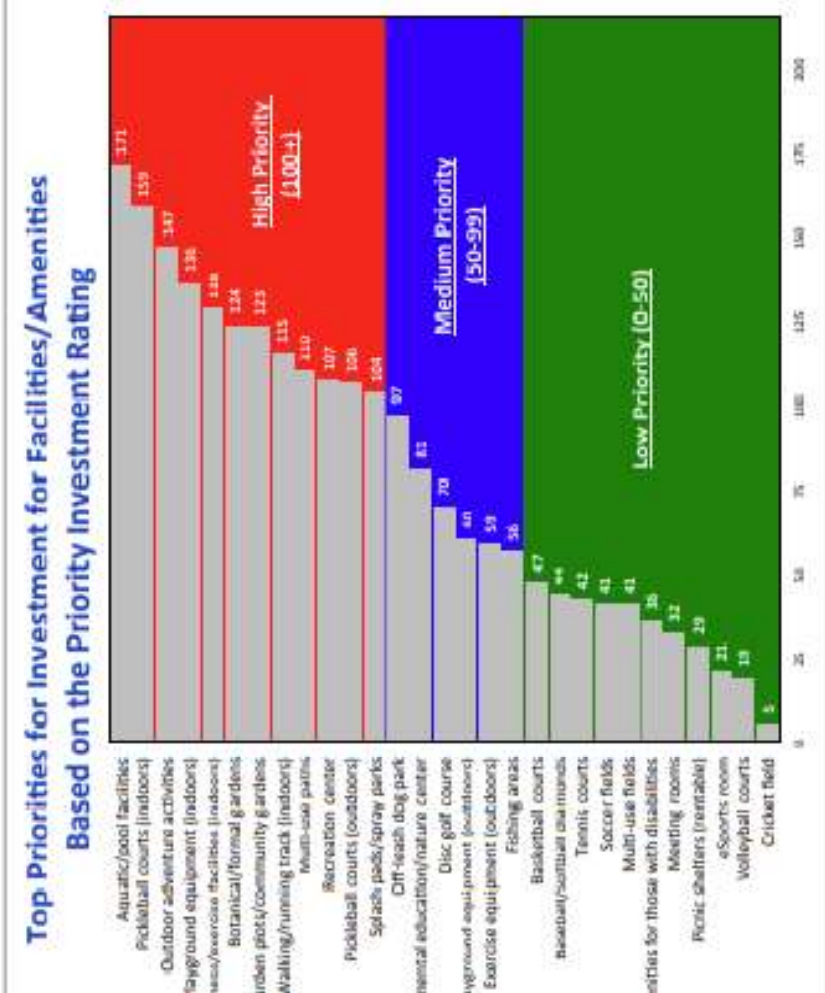
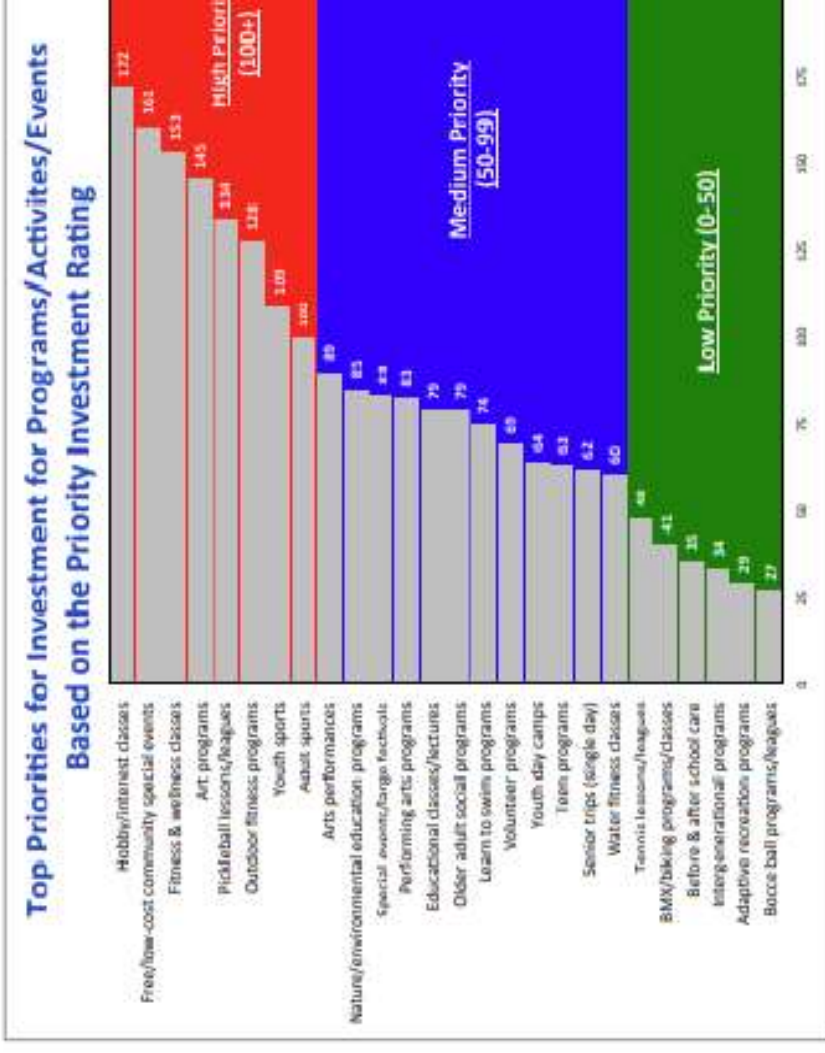


Figure 40: Top Priorities for Investment for Programs/Activities/Events



Statistically Valid Survey

Statistically Valid Survey Results

4.3 Statistically Valid Survey

Consulting team partner ETC created a statistically valid survey, which was implemented to help ensure that feedback collected through the planning effort accurately reflected Gilbert's demographics. The goal was to garner a minimum of 500 completed surveys from Town residents. That goal was met with 537 completed surveys collected. The overall results for the sample of 537 households have a precision of at least +/-4.2 at the 95% level of confidence.

STATISTICALLY VALID SURVEY KEY OBSERVATIONS:

- As with many of the platforms following this section, aquatics ranks high in terms of community needs (facility and programming).
- While athletic fields rank low priority in the area of facility/amenities ratings, youth and adult sports rank high priority in the program's ratings. Clearly, the two are inextricably linked; additional programming requires additional space.
- Free special/community events rank remarkably high in program needs, followed closely by arts programming; clearly, "wellness" is not limited to sports and fitness activities.

KEY FINDINGS BY CAPITAL NEEDS:

This is what the community identified as the top priority department over the next ten years:

High-Priority Capital Needs (not necessarily in order of priority)

- Park development
- Aquatic/pool facilities
- Pickleball courts (indoor and outdoor)
- Indoor fitness/playground amenities
- Splashpads
- Multi-use paths
- Indoor track
- Community gardens

Medium-Priority Capital Needs (not necessarily in order of priority)

- Dog parks
- Nature Center/Education Center/Programs
- Disc golf
- Art performances/special events
- Outdoor playground/exercise equipment
- Adult enrichment activities
- Teen programs
- Water fitness programs

Low-Priority Capital Needs (not necessarily in order of priority)

- Athletic fields
- Meeting rooms
- Picnic shelters
- Dedicated amenities for the disabled

3 Prioritize Ongoing and Preventive Maintenance

Our team recommends that the Town develop a regular routine field maintenance repair and rehabilitation schedule for sport field maintenance that allows each field to be taken out of service and rehabilitated for a minimum of a full growing season every four years.

- The condition and playability of the fields has a huge impact on the customer experience and satisfaction

4 Improve Internal Policies and Processes for Sport Field Usage

Our team is recommending that the Gilb Youth Sports Coalition Handbook be revised and updated.

- Survey participants expressed that they were not satisfied with the allocation process
- Open ended survey comments mainly focused on the difficulty of non-coalition groups reserving fields

We are also recommending that the Town promote and advertise the advantage of organizations becoming a Coalition member.

- Open ended survey comments include confusion and a lack of understanding user groups as to the advantage of being a Coalition member

Current Population (2023)	Projected Population (2023)	Population Increase	Percent Population Increase
284,510	333,000	48,490	17.04%

Table 1
Population Growth Projections

Current Number of Fields in Town of Gilbert	Final Build Out Needs Based on Population Growth Projections	Additional Fields Needed to Support Population Growth	Additional Fields Needed to Manage Rehabilitation	Total Number of Additional Fields Needed	Final Build Out to Support Population Growth and Rehabilitation
Multi-Use					
18	21	3	11	14	32
Diamond					
24	28	4	6	10	34

Table 2
Additional Field Needs, and Fields Needed to Manage Rehabilitation



Sports Field Assessment Report

Town of Gilbert | PR1337 | February 2024

Prepared by:
**BerryDunn &
J2 Engineering and
Environmental Design, LLC**

Field User & Non-User Survey

worked with J2 and Town staff to launch an on-line survey to gather data from current and future users. The survey tool was also available in Spanish. Town staff mailed the link to the survey tool to 175 identified athletic fields user groups and potential user groups. The survey remained open for one month, with Town staff sending multiple email reminders to user groups and potential user groups. Responses were received and analyzed. The following section details the on-line survey process.

The survey data has been included in the appendix of this document beginning on page xiv.

Survey Questions

The following questions were shown below:

1. Please enter the following information to confirm that you are authorized to participate in this survey.
 - a. Name of your organization
 - b. Name of the person completing the survey
 - c. Title of the person completing the survey
 - d. Phone number of the person completing the survey
 - e. Email address of the person completing the survey
2. Please select the type of sport/program(s) your organization represents.
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
3. How many members of your organization made up of 80% or more of the survey respondents?
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
4. How many total number of participants in your organization/league that use or would use Gilbert Parks and Recreation fields (please choose a range).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
5. How many total number of teams in your organization/league that use or would use Gilbert Parks and Recreation fields (please choose a range).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
6. How many teams in participation numbers for your organization/league that use or would use Gilbert Parks and Recreation fields (please choose a range).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
7. How many teams in participation numbers for your organization/league that use or would use Gilbert Parks and Recreation fields (please choose a range).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
8. How many teams in participation numbers for your organization/league that use or would use Gilbert Parks and Recreation fields (please choose a range).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
9. How many teams in participation numbers for your organization/league that use or would use Gilbert Parks and Recreation fields (please choose a range).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
10. Type of field used/desired (please choose all that apply)
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
11. Desired length of typical practice session/reservation per team.
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
12. Desired length of typical game/reservation per team.
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
13. Current/Desired/Future (think 10 years) number of field hours provided by Gilbert Parks and Recreation during a typical season (i.e., 4-hour reservation x 4 fields x 5 days per week x 12 weeks = 960 field hours).
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
14. Current/Desired/Future (think 10 years) number of fields during a typical season.
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
15. Current/Desired/Future (think 10 years) number of fields needed for a tournament?
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
16. Please rate your current satisfaction level with Gilbert Parks & Recreation sport fields.
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
17. Please rate the importance of the following components of the Gilbert Parks & Recreation sports fields.
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
18. What is your preference for field surfaces?
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
19. If you prefer synthetic turf, which type of fields should be synthetic turf fields?
 - a. Please select all that apply
 - b. Please select the type of sport/program(s) your organization represents
 - c. Please select the type of sport/program(s) your organization represents
 - d. Please select the type of sport/program(s) your organization represents
 - e. Please select the type of sport/program(s) your organization represents
20. Do you have any other comments, questions, or concerns?

7.2 Survey Key Findings:

- The majority of survey respondents represented baseball, followed by other/multi-use, softball and soccer
- Only 36% of the survey respondents were Gilbert Sport Coalition member made up of 80% or more Gilbert residents
- The majority of organizations completing the survey have 150 – 1,000 participants in their organization
- The majority of organizations completing the survey have 5 – 50 teams in their organization
- The majority of organizations indicate that they believe their participation numbers for their sport/program/organization will increase or remain the same over the next 3 years
- The majority of organizations indicate that they believe their participation numbers for their sport/program/organization will increase over the next 10 years
- Crossroads is the facility used most by survey respondents followed by McQueen, Cactus Yards and Freestone
- The following 5 organizations that are not currently using or reserving Gilbert fields completed the survey
 - AZ Premier Flag Football
 - CK Youth Sports/CK Vikings
 - San Tan Charter
 - Arizona Soccer Association
 - Gilbert Youth Lacrosse
- Survey responses were similar related to desires for a baseball/softball field/soccer/multi-use fields
- Dirt infield/grass outfield was the most desired type of field followed by grass infield, synthetic field and open grass field



Freestone District Park

COST RECOVERY PRICING ANALYSIS



POLICY REVIEW

POLICY REVIEW

Cost Recovery and Pricing Analysis **Policy Review**

- Review of Department Policies
- Review of pricing for programs, memberships, rentals, etc.
- Review of current cost recovery metrics in comparison to other cities.

ARK FUNDING OPTIONS



GENERAL FUND
DOLLARS



GRANTS



PARTNERSHIPS



REVENUE
BONDS

Parking Funding Options



COMMUNITY PRIORITIES

Community priorities identified in the Plan Feedback gathered from more than 61,000 community touchpoints. They are further refined through presentations, discussions, and efforts conducted with key Town staff. Utilizing innovative engagement methods such as community-wide ice cream socials and neighborhood nights at local businesses, level of participation surpassed expectations. Engagement efforts included various approaches, including

an interactive project website, statistically valid surveys, open public surveys, crowd-sourcing, focus group sessions, facility vision boards, and customized youth engagement. The scale and results of these engagement efforts have been impressive:

**MORE THAN
61,000
TOUCHPOINTS**

DEDICATED COMMUNITY ENGAGEMENT AND FEEDBACK

1,000 online visits to the master plan website (Social Pinpoint) with 890 comments and additional interactions

12 statistically valid surveys completed

10 "pop-up" engagement events with 100 points of feedback

5 group sessions

1 traveling mural that made 12 stops around town

1 ice cream day where 1,600 treats were given away with input and discussion opportunities

1 Your Own Playground Workshop with 33 youth registrants

1 online survey for Your Thoughts at the Library resulting in 150 drink recommendations with interaction and discussion

1 social media campaigns had 1,000 engagements



This is what the community identified as the top priority for the department for the next ten years. The Town of Gilbert is exploring options for how to fund these priorities.



HIGH-PRIORITY CAPITAL NEEDS

- Park Development
- Aquatic/Pool Facilities/Splashpads
- Recreation Center with Indoor Fitness/Playground Amenities
- Sports Fields
- Garden Spaces
- Multi-Use Trails/Paths
- Pickleball Courts (indoor and outdoor)
- Shade
- Public Art



MEDIUM-PRIORITY CAPITAL NEEDS

- Skate Park
- Dog Parks
- Nature Center/Programs
- Disc Golf
- Food Options
- Art Performances/Special Events
- Arts Programming
- Amusement Park/Petting Zoo
- Outdoor Playground Exercise Equipment
- Adult Enrichment Activities



FIELD NEEDS

Current Number

18

MULTI-USE

32

Final Build-Out

DIAMOND

24

34

CAPITAL INVESTMENT



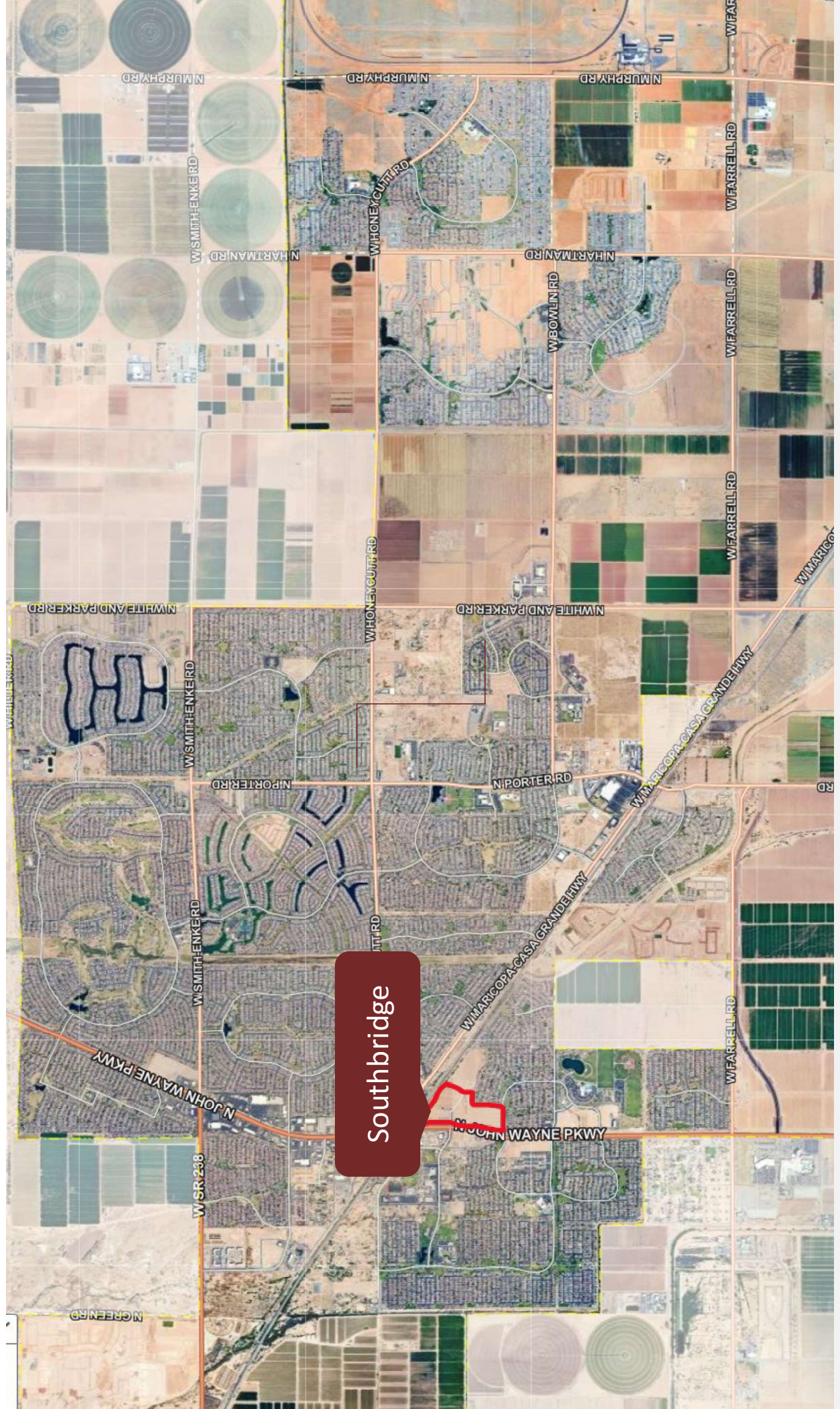
79% of Gilbert residents indicated supplemental funding for improvements and new developments for Gilbert Parks and Recreation.



Questions?

Economic Update – What's Next?





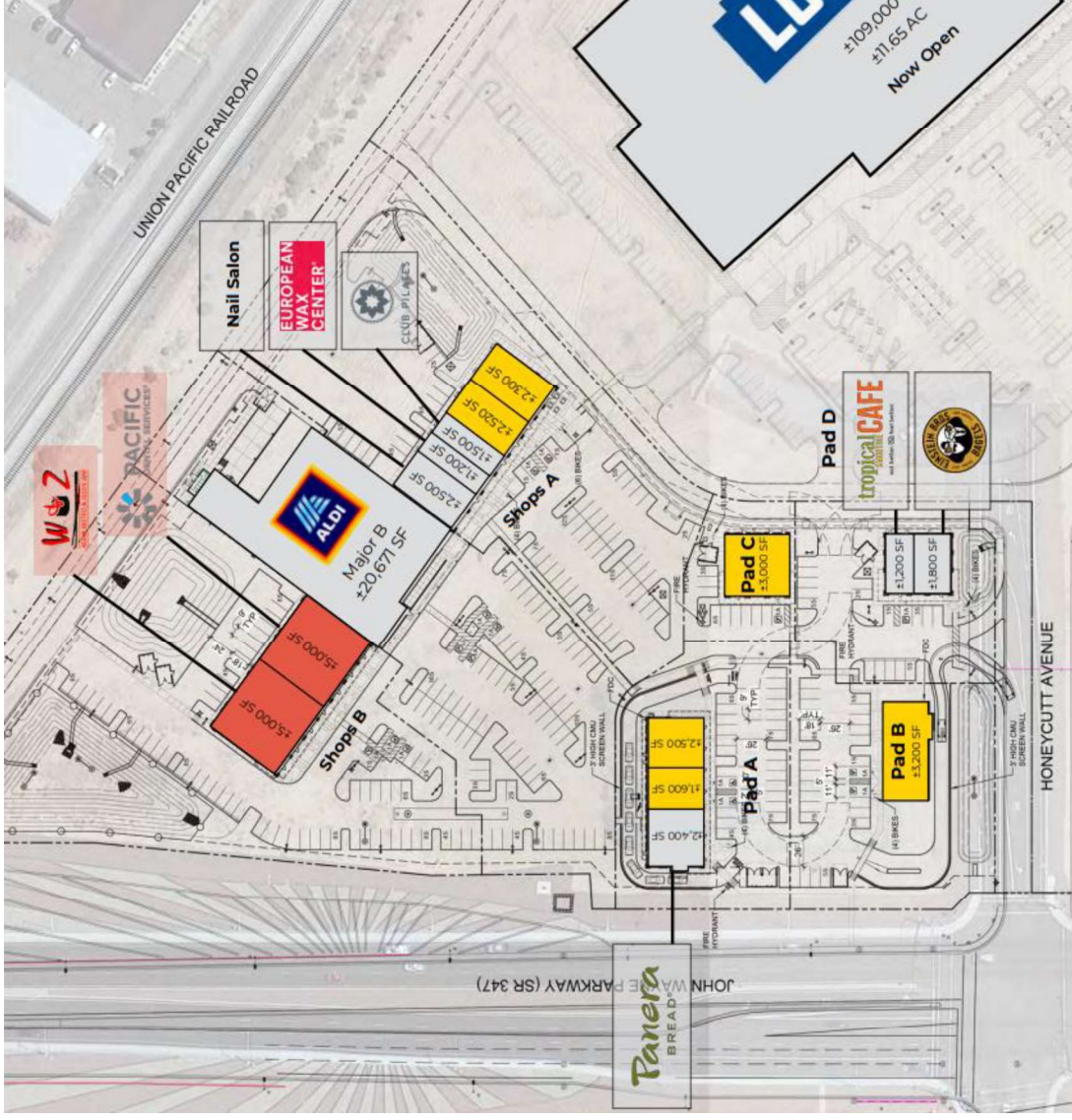
Southbridge

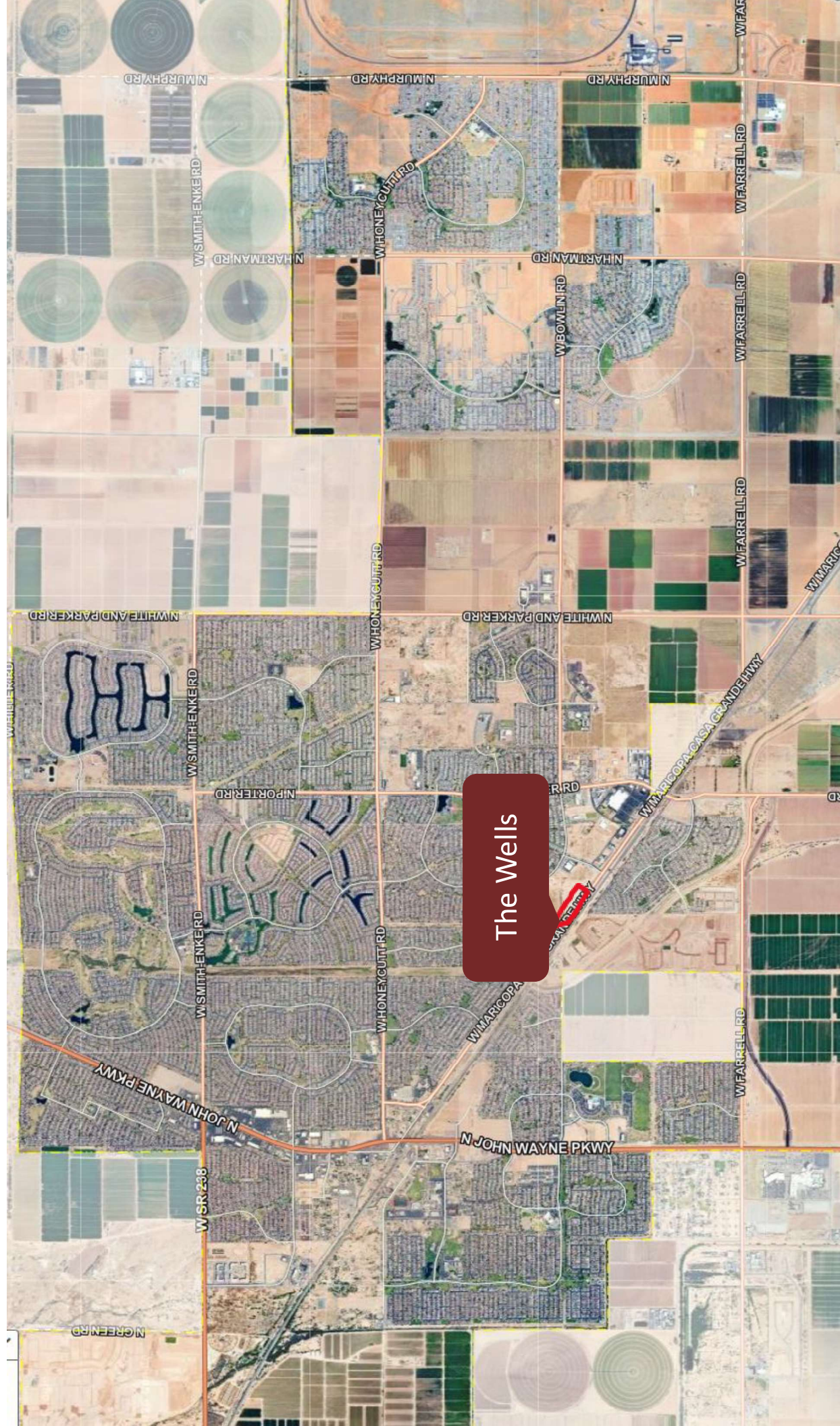
withbridge

and adjacent pads are **under construction**.
000 sqft. of additional retail space.

firmed tenants include:

- ALDI
 - Club Pilates
 - instein Bros. Bagels
 - uropean Wax Center
 - anera Bread
 - he Nail Lounge, and
 - tropical Smoothie Cafe.
- ditional ~25 acres south of Honeycutt Ave. is
dy for development.

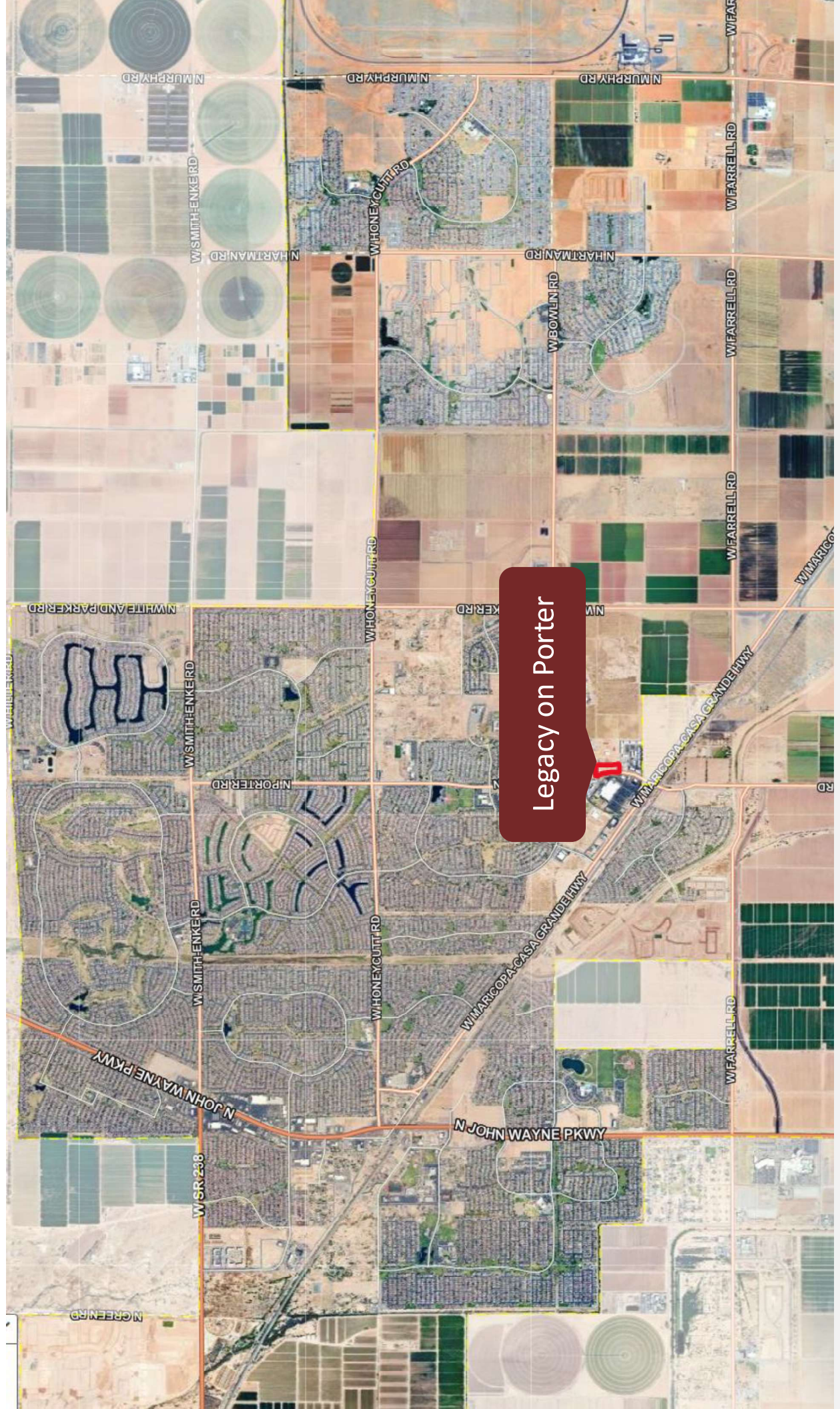




How Commercial Growth Along MCGH

Andy's
The Burros
da Express
bucks
mer Boys
tist Office
stian Bros. Auto Care

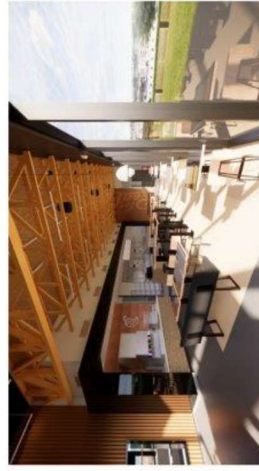
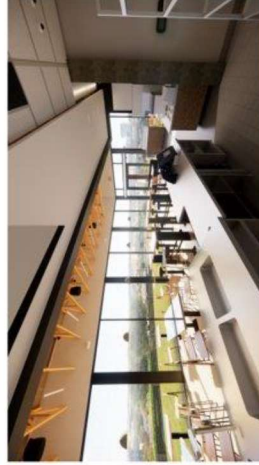
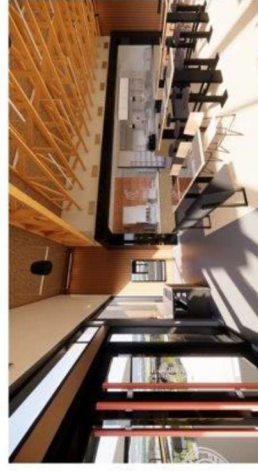
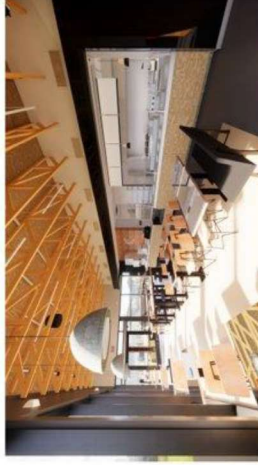


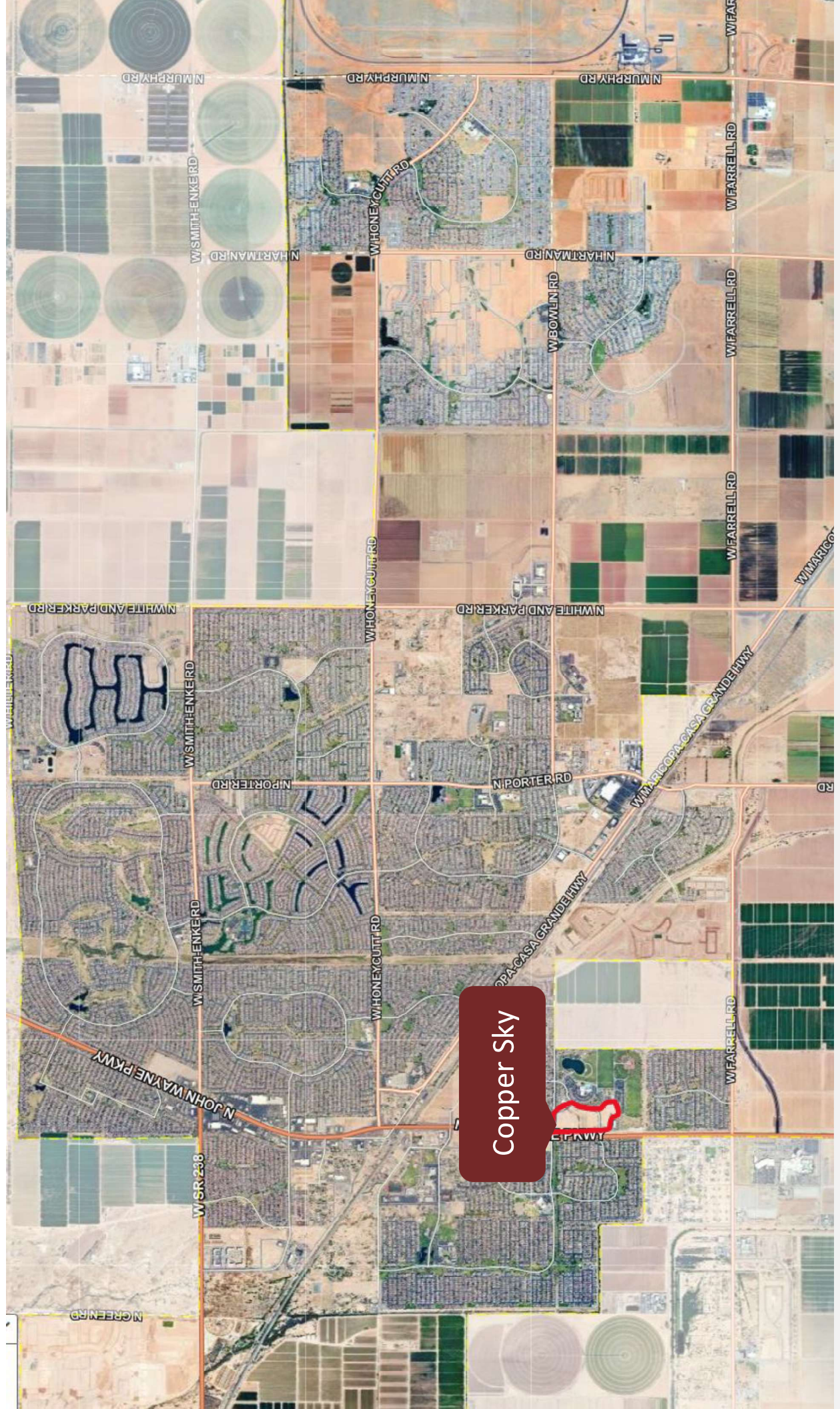


Legacy on Porter

New Commercial Growth Along Porter Road

dwll
bootle
er PADs and shops

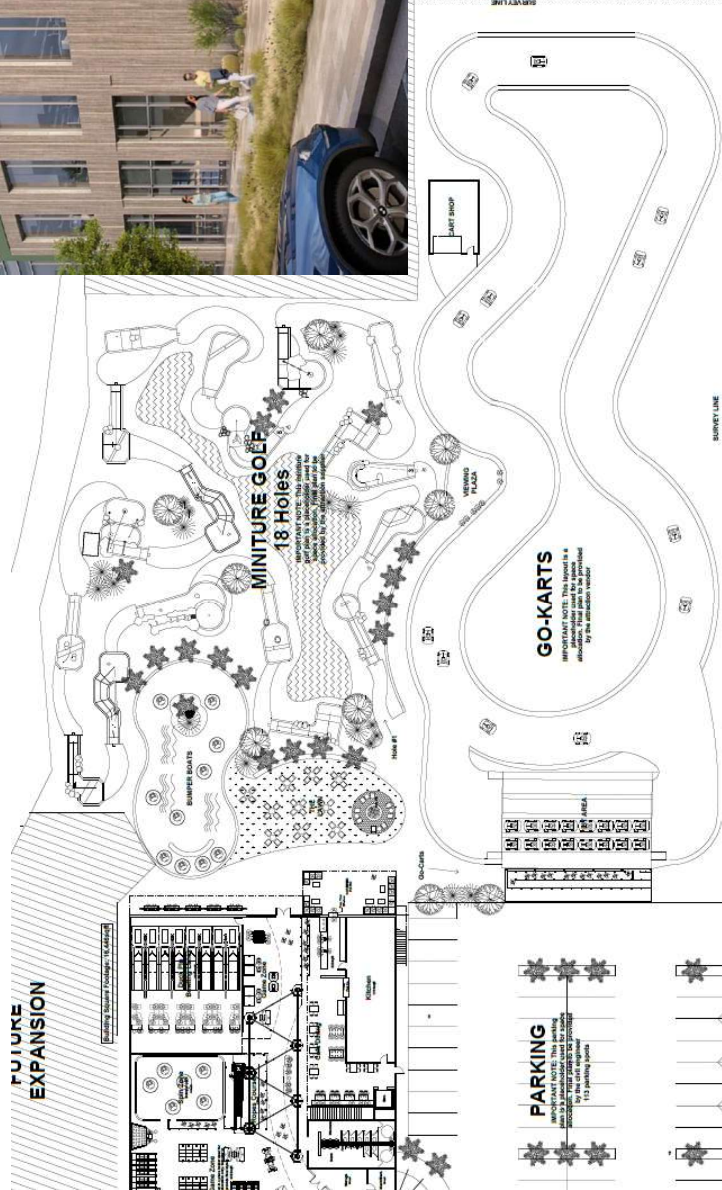


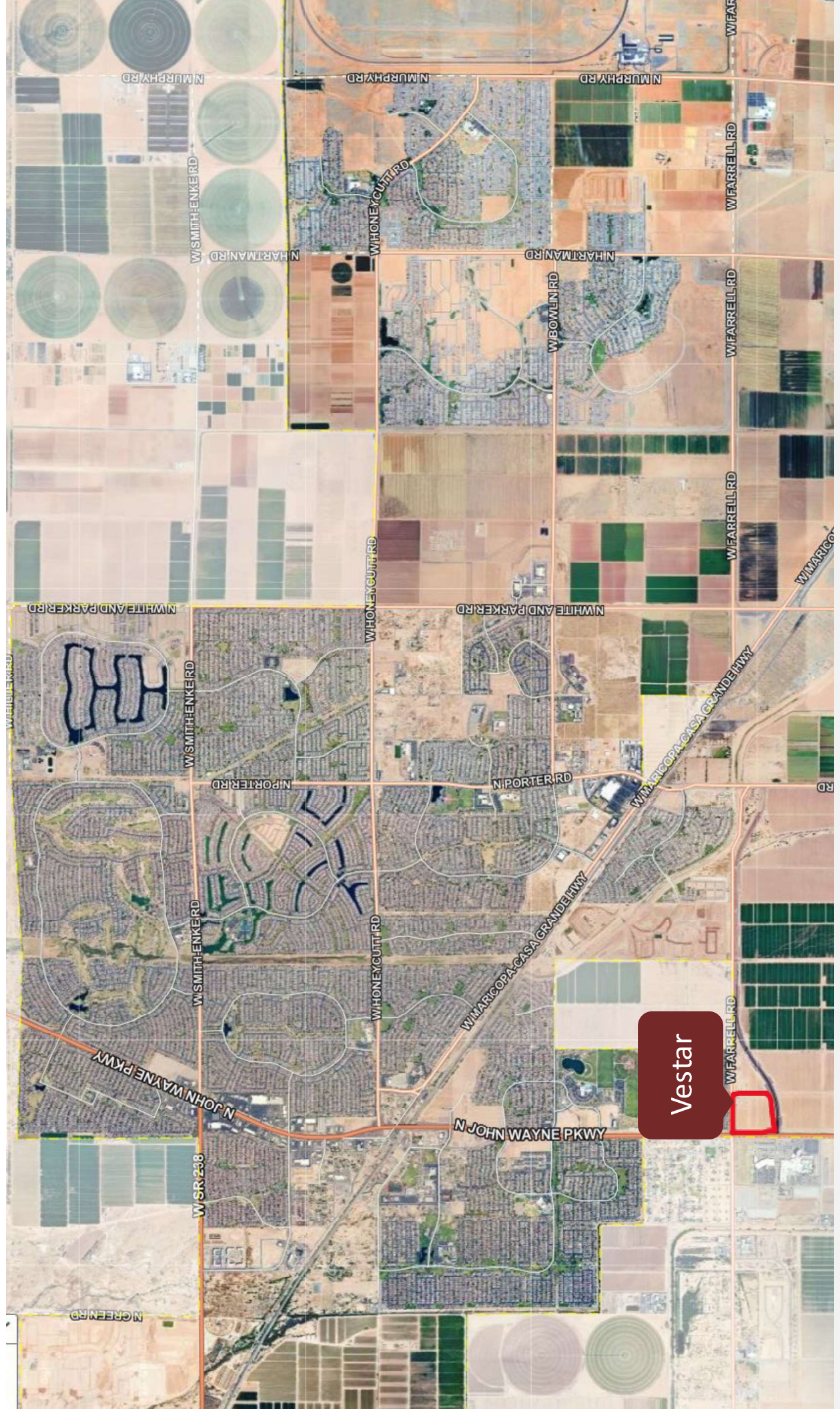


Copper Sky

New Commercial Growth at Copper Sky

hospital and medical offices
inside the Box family entertainment center





Vestar



New Commercial Growth along the Sonoran Desert Parkway

Will Vestar bring to Maricopa?

Vestar Planning Major New Mixed-Use at Legacy Park

By BEX Staff — August 29, 2025

No Comments

2 Mins Read



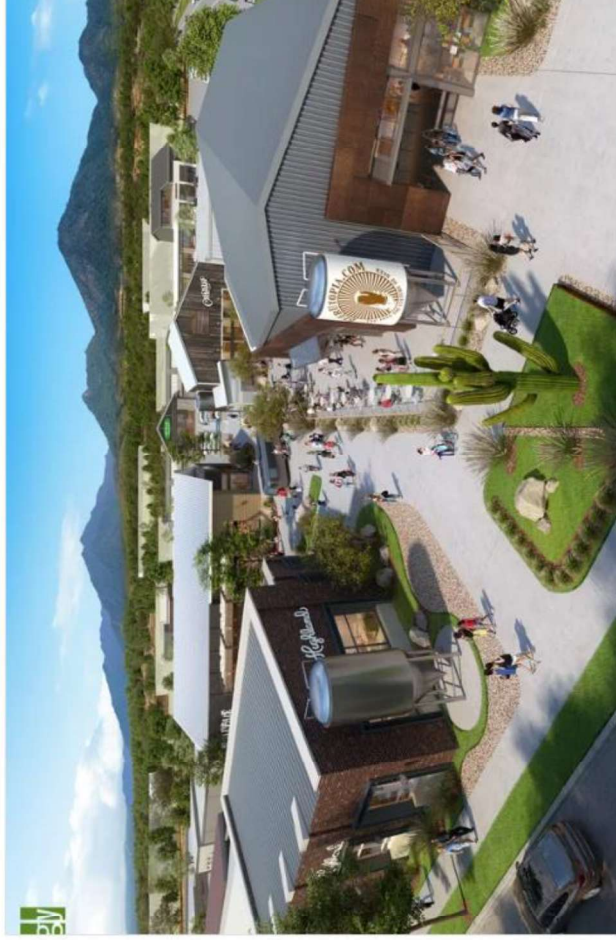
Credit: Vestar/Phoenix

Vestar Plans Two Future Outdoor Malls

By BEX Staff — May 1, 2023

No Comments

2 Mins Read



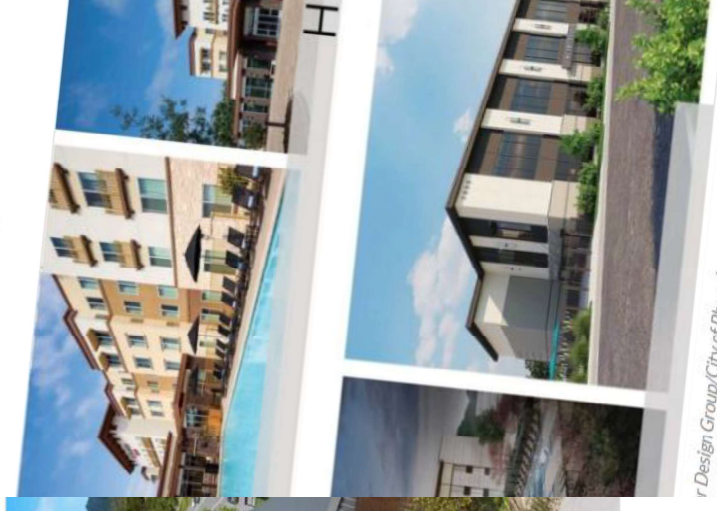
Credit: AZ Central

Vestar continues to develop outdoor retail projects in Arizona with two more planned: one in the Verrado area of Buckeye, and one in the south Phoenix area of Laveen.

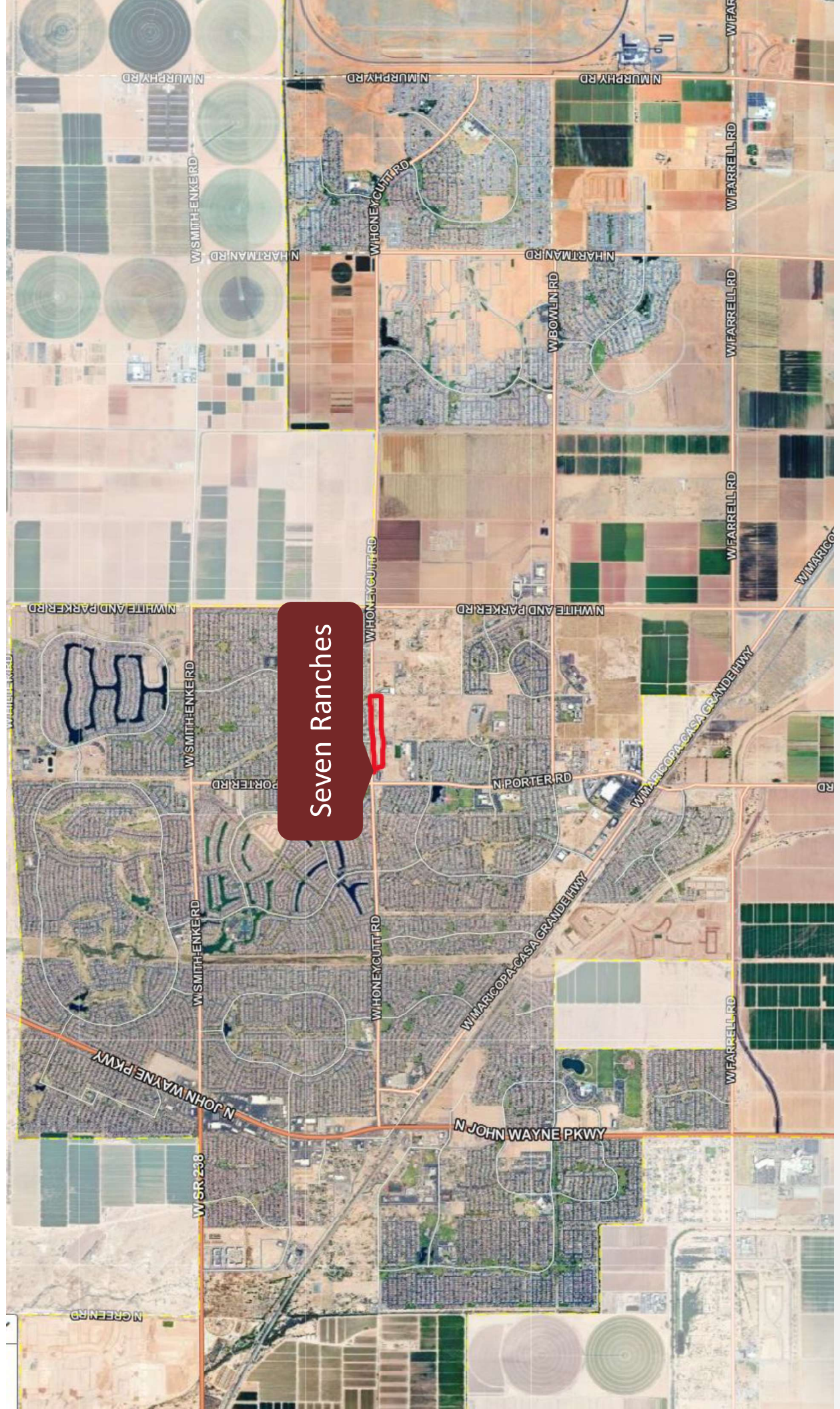
Vestar Planning New Retail Mixed-Use in

No Comments

2 Mins Read



Credit: Design Group/City of Phoenix



Seven Ranches

How Commercial Growth Along Honeycutt

Pinel County Credit Union

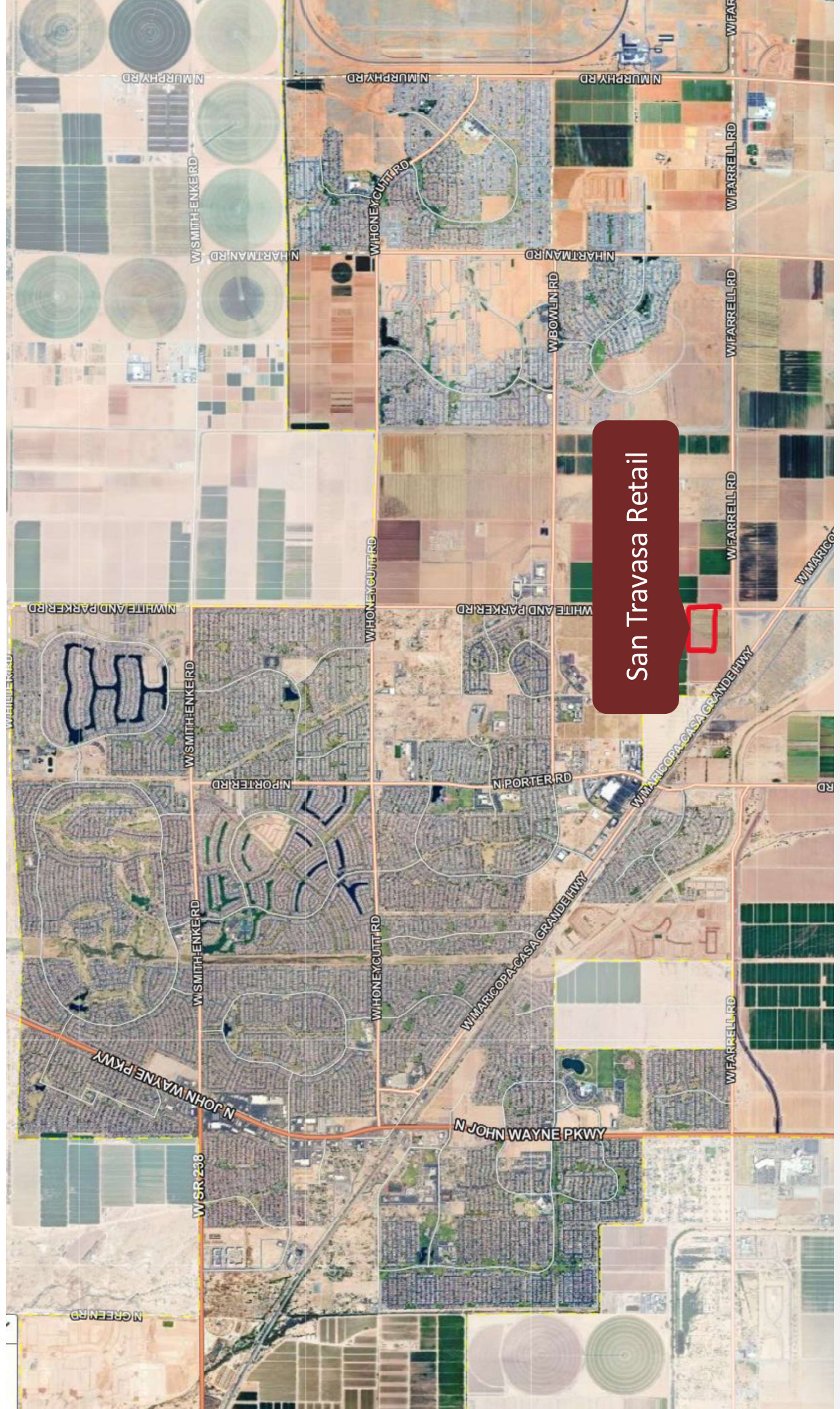
Pinel County Car Wash

Peck's Pizza

Peerto's

Paul



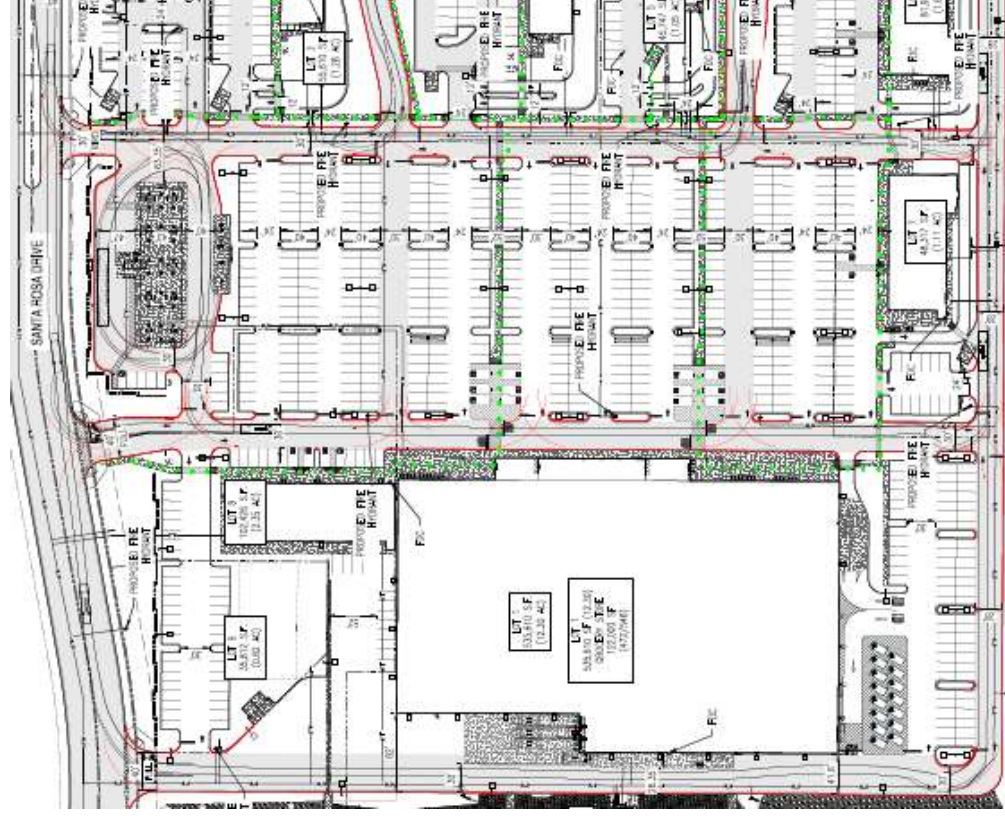


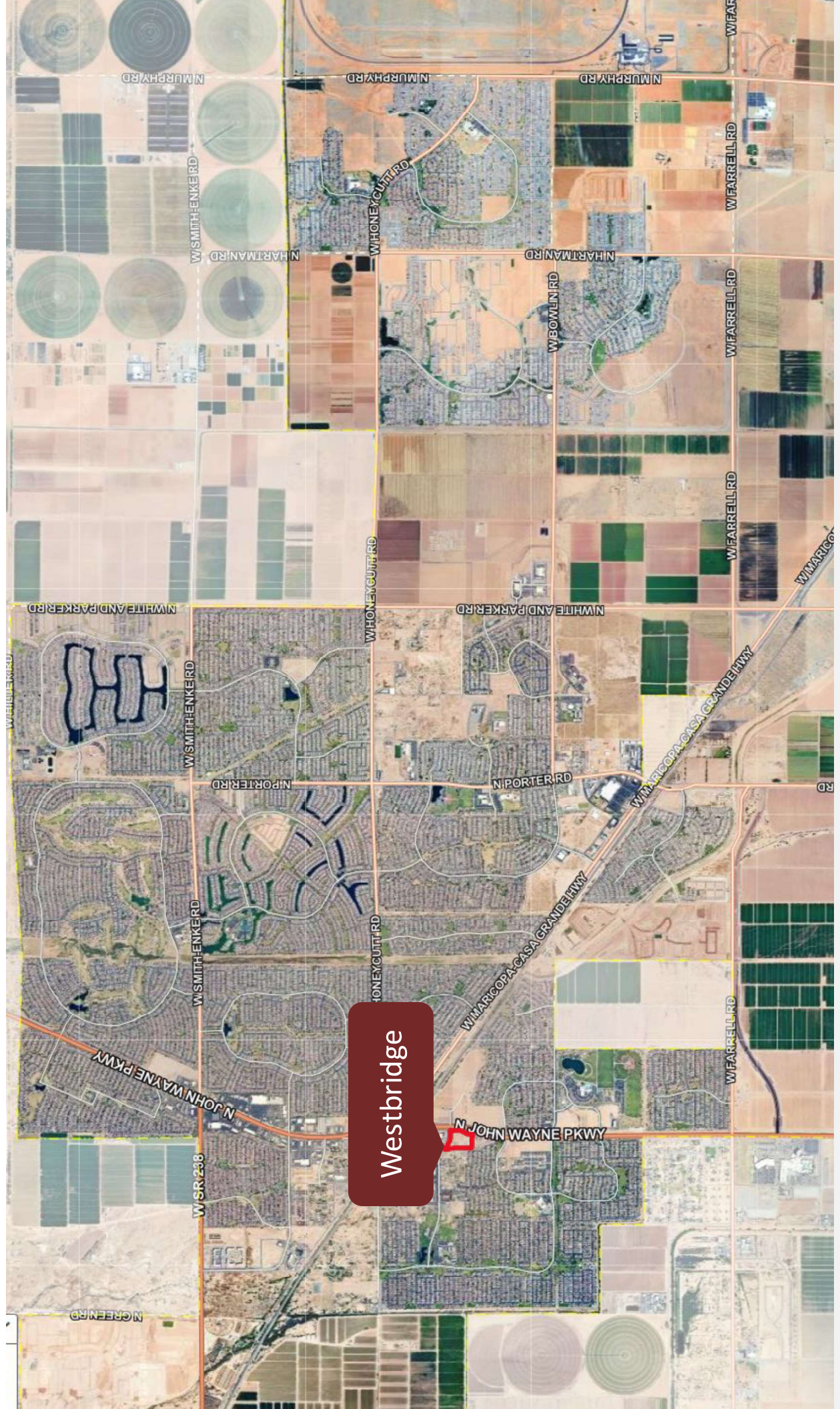
San Travasa Retail

How Commercial Growth Along White & Parker

shops (and gas station)

mail shops





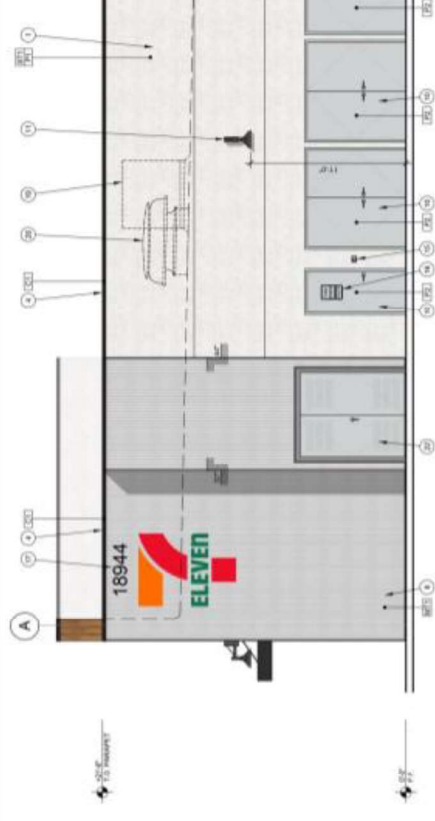
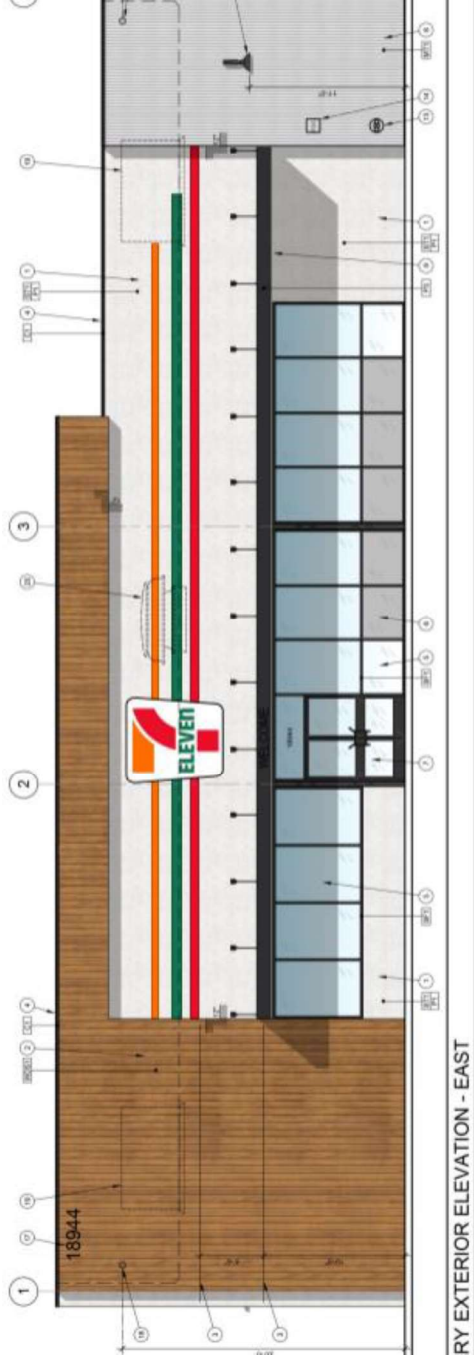
Westbridge

Commercial Growth Along John Wayne Parkway

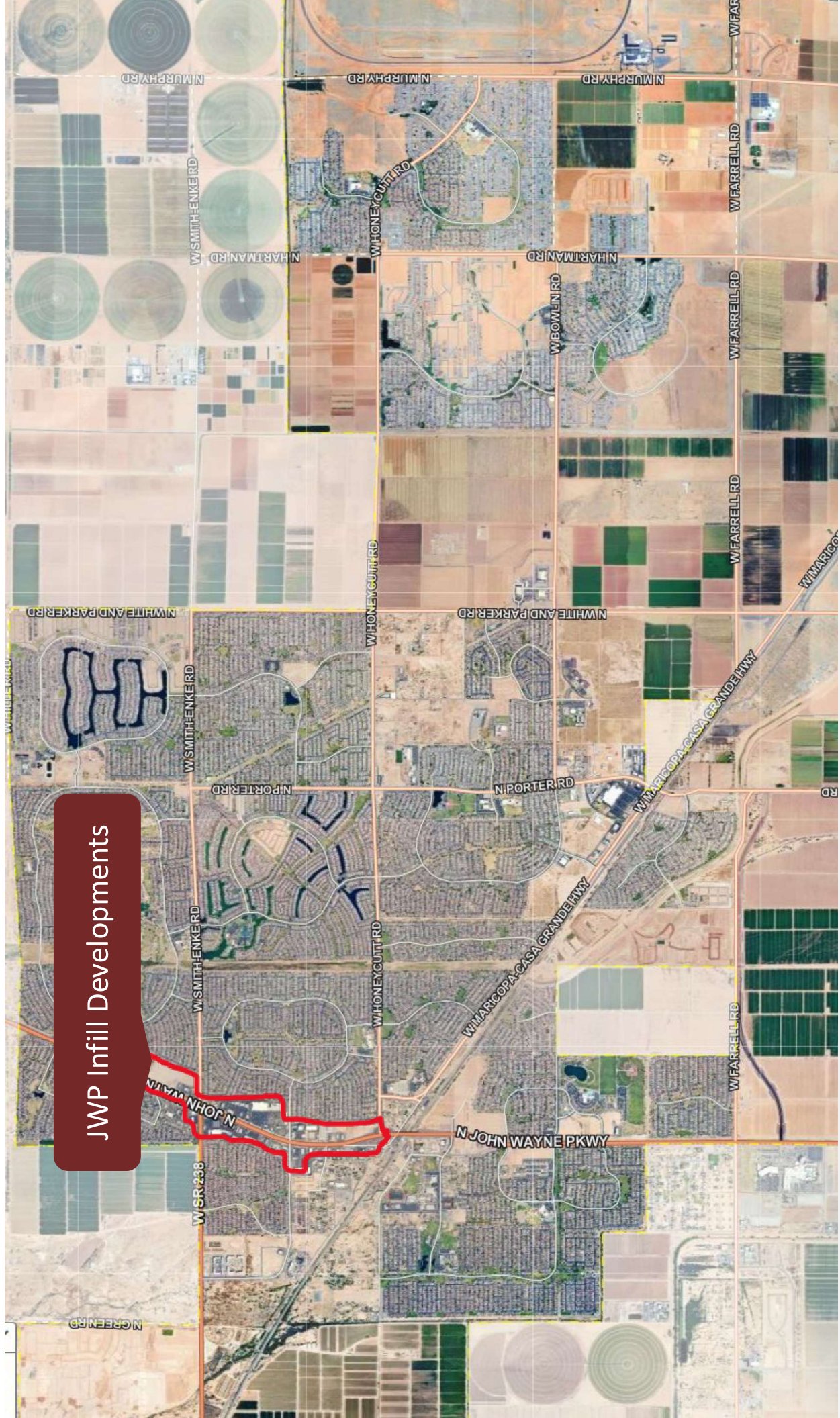
even

e 5 Oil Change

ure Car Wash?

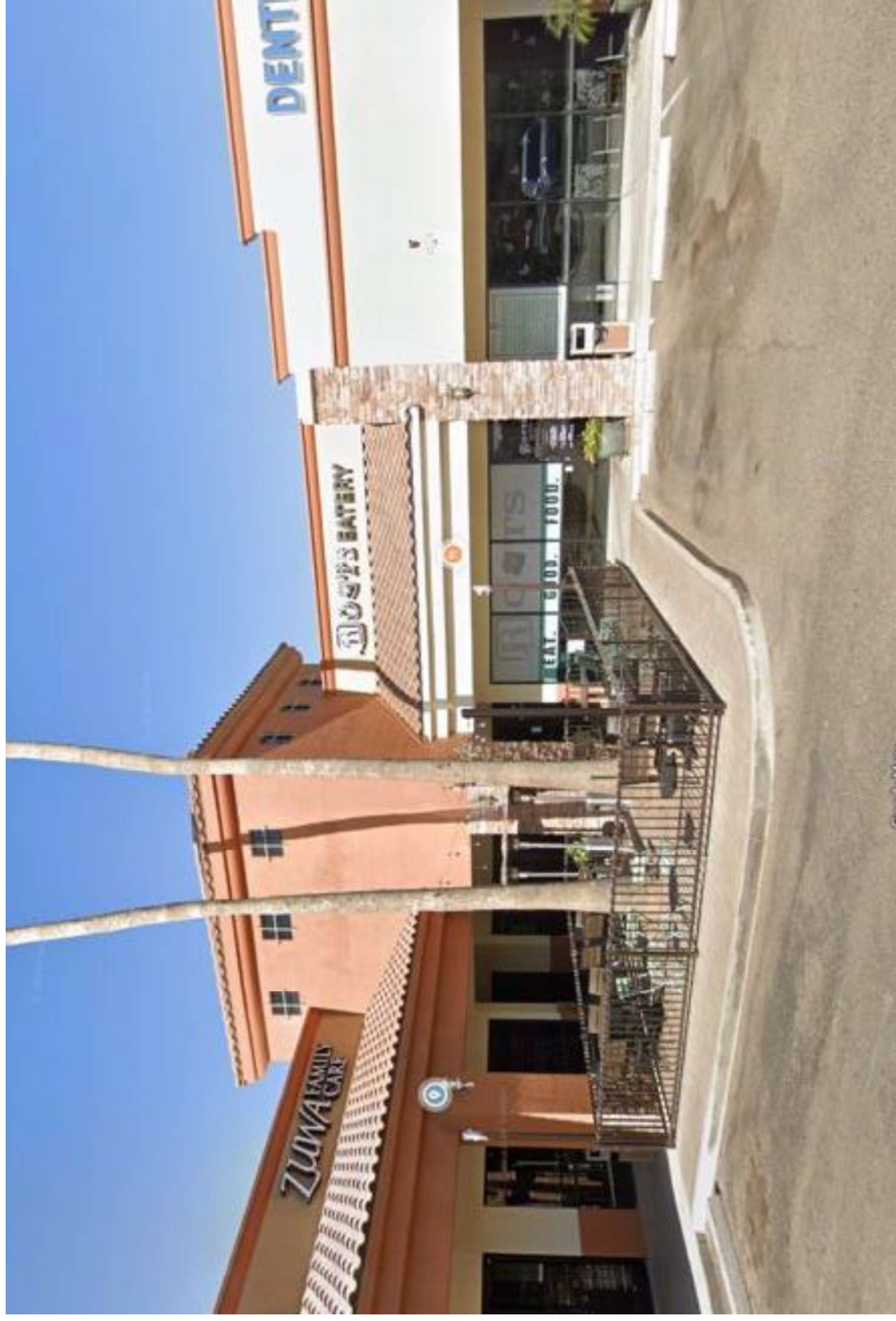


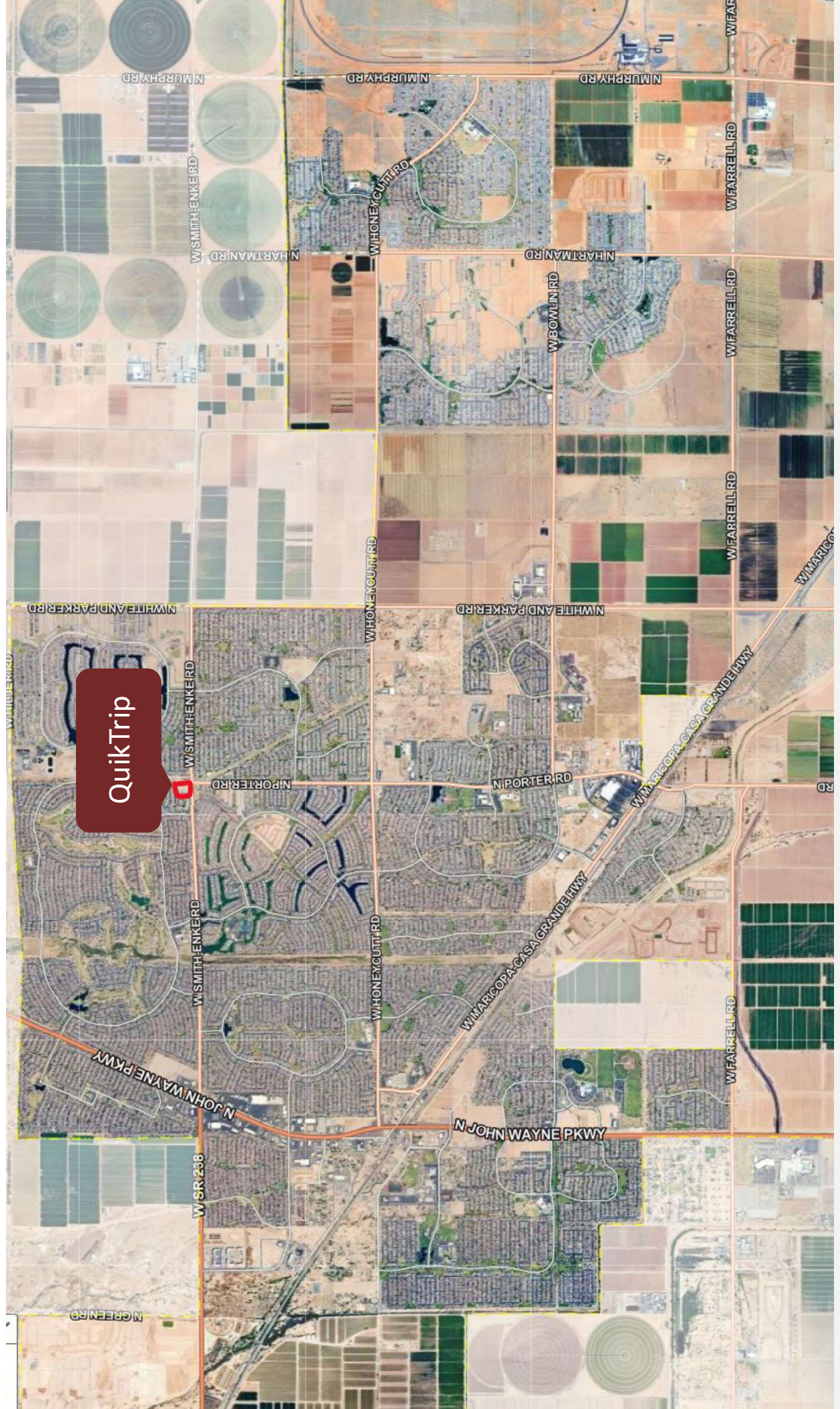
JWP Infill Developments



Growth Along John Wayne Parkway

- Home Depot expansion
- Peet's Coffee
- Hawaiian (opens tomorrow)
- Stress Firm
- Spot
- a Supercharger
- Community Health site?

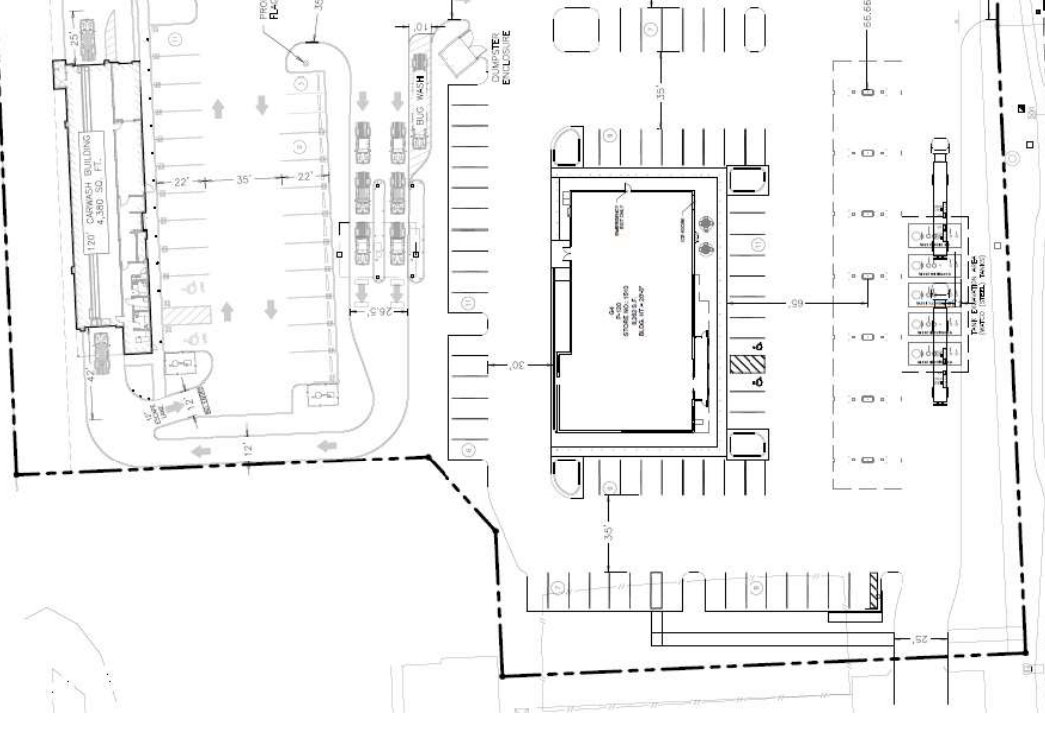




QuikTrip

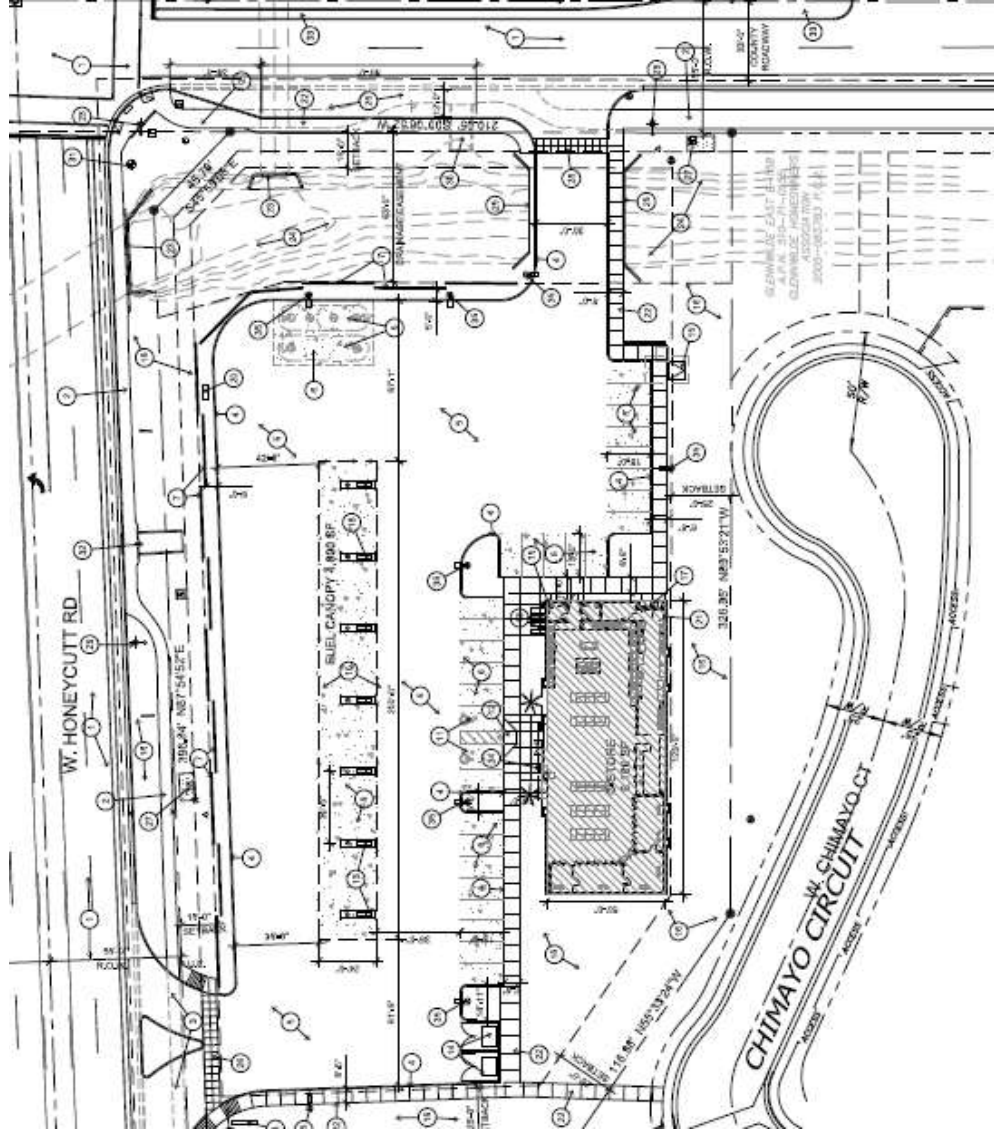
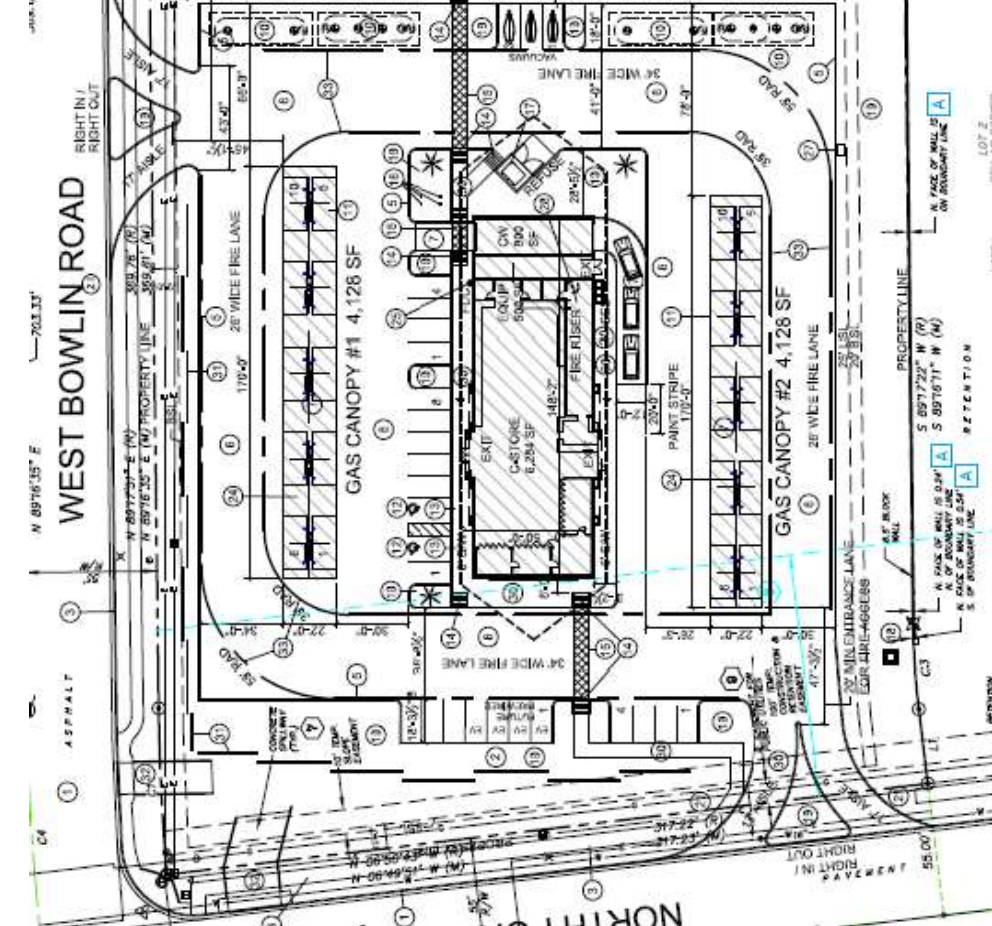
Commercial Growth Along Smith-Enke

QuikTrip
Car Wash

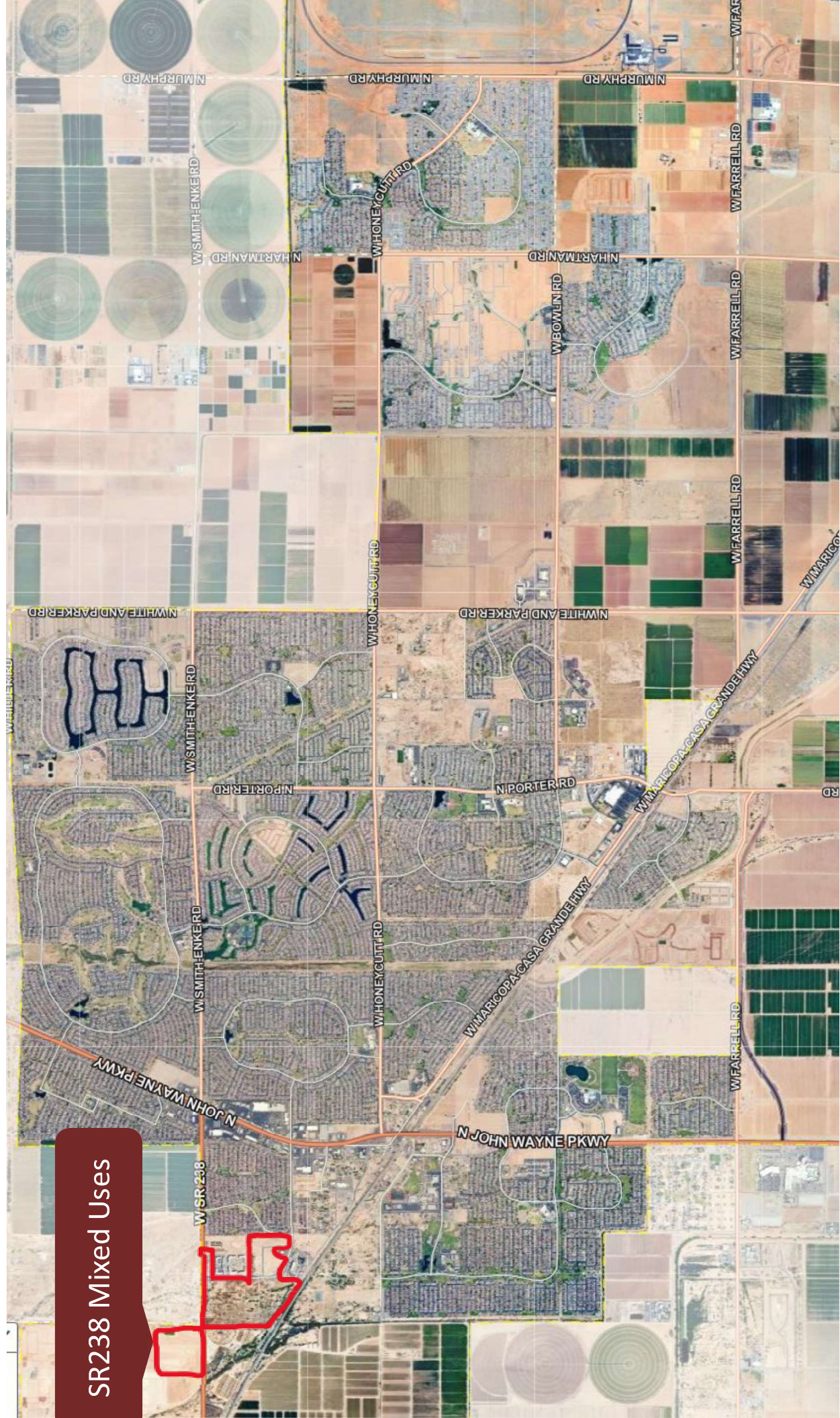




10 New Terrible's Gas Stations



SR238 Mixed Uses



How Commercial Growth Along State Route 238

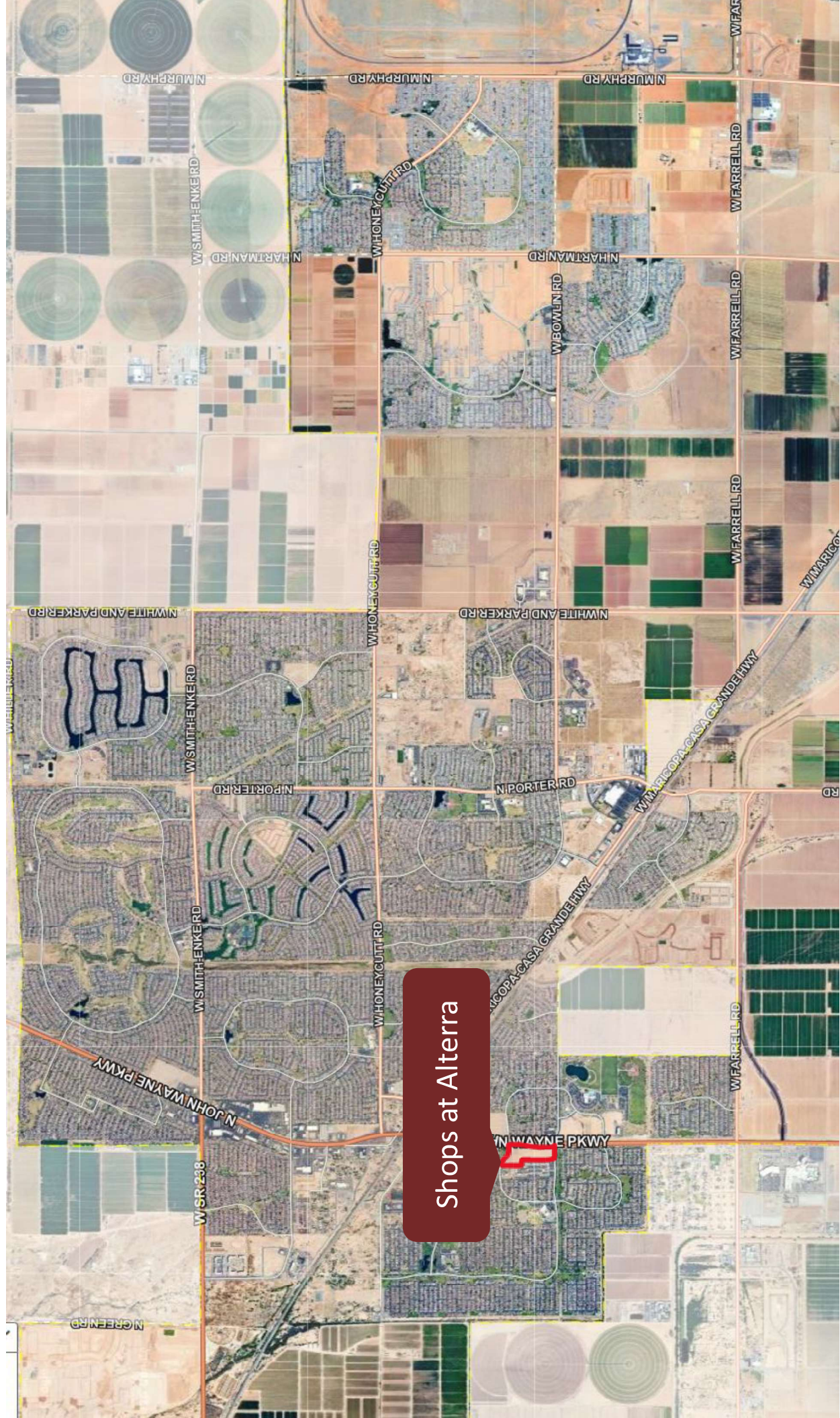
Surf

Shops at Moonlight

Self-free Covered RV Storage

Wella Gin Flex Offices

Wella Gin Mixed Use



Shops at Alterra

Council Items



Partnership Update

Smith

Advisory Committees are conducting surveys to understand the needs and desires of the community regarding their specific areas of interest as defined in the City Council approved Partnership Strategy

Committees will review survey feedback in their January/February meetings

Some may decide to dig a little deeper with a focus group to better understand the need

Committees will select an area of need or specific goal to focus on

Committees will coordinate with staff to solicit targeted partnerships through an RFP process

n Center

Smith, Councilmembers Wade, Marsh, Liermann, Goettl, Knorr



7 Designations

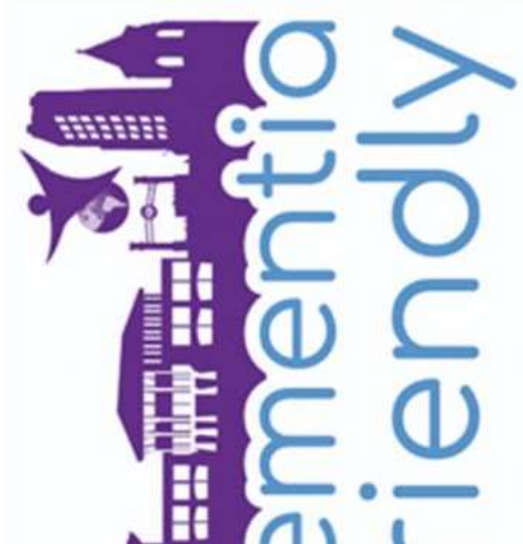
Members Goettl and Liermann

process to receive and acknowledge certain designations such as:

Dementia Friendly City

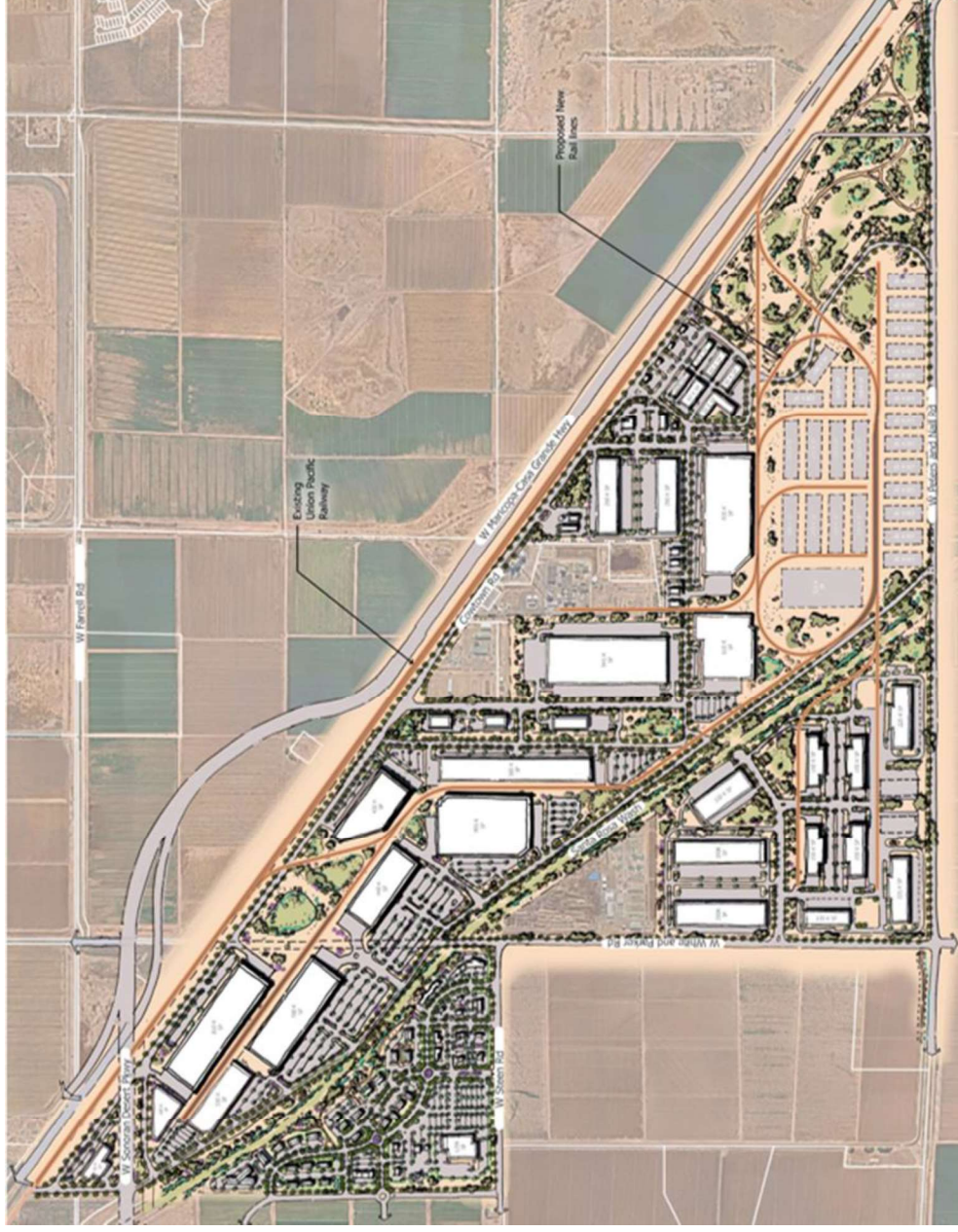
Purple Heart City

Autism Friendly City



San Jacinto Business Park

Member Goettl



Design and Construction of Green Road Loop

Imember Knorr



Planning for the Future of the Police and Fire Departments

Imember Knorr



Grants Program

Members Liermann and Knorr



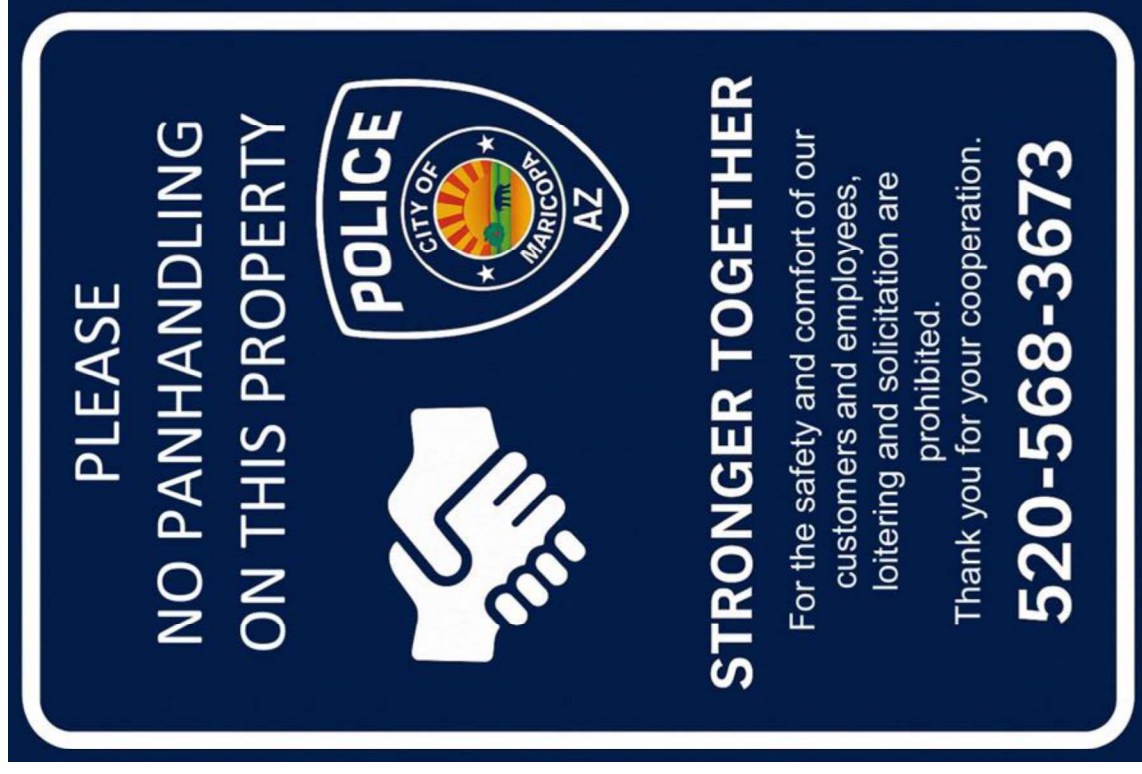
Business Watch Program

Mayor Manfredi and Councilmember Liermann

ated program

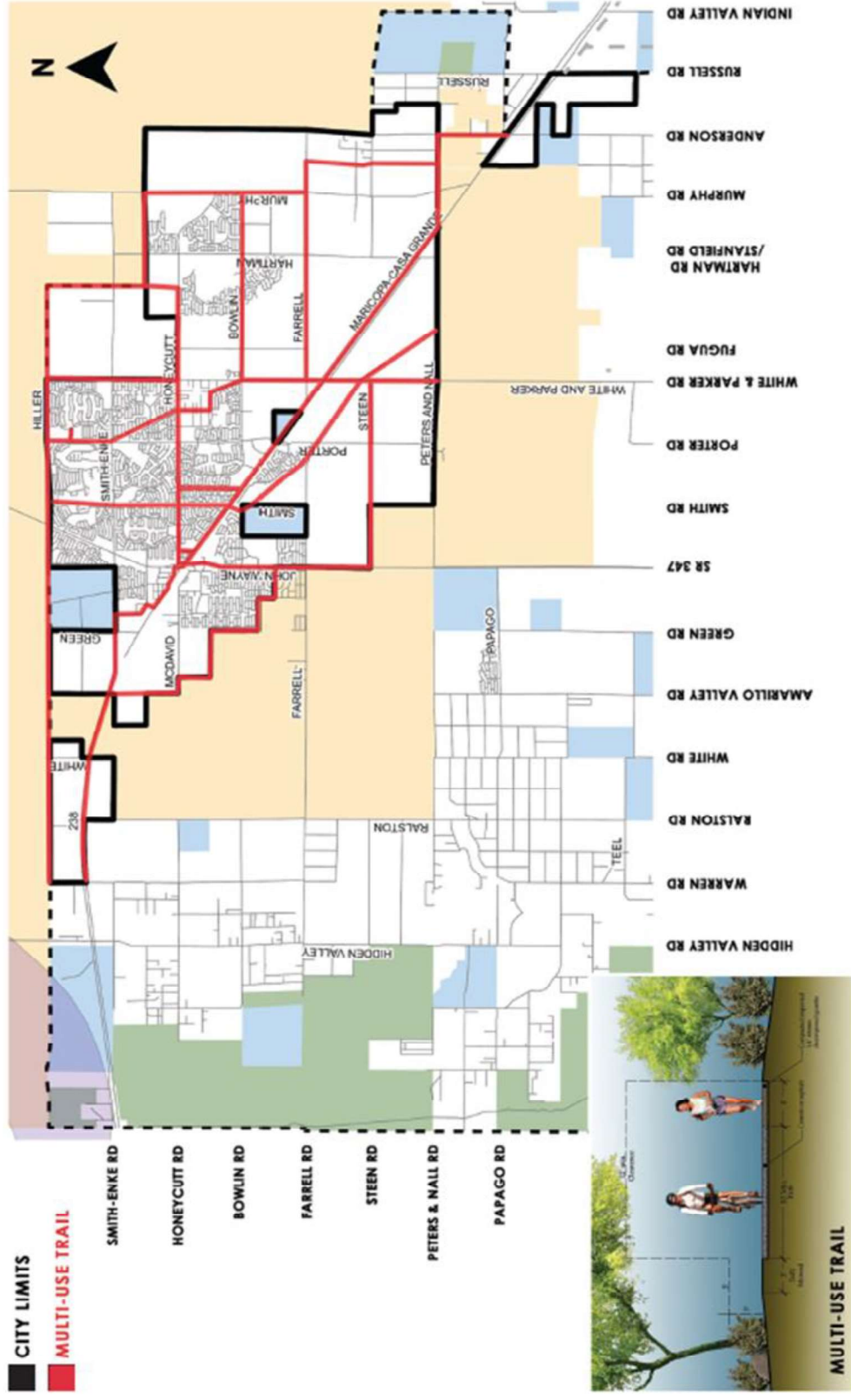
ated signs, window stickers and handbook

s to meet with individual businesses



Trails Master Plan

Smith, Councilmembers Marsh, Goettl, and Knorr



TRAILS MAP - CITY LIMITS

AUGUST 2023

Maricopa Casa Grande Trail

Connecting from MUSD to
stonegate development.

mile length trail.



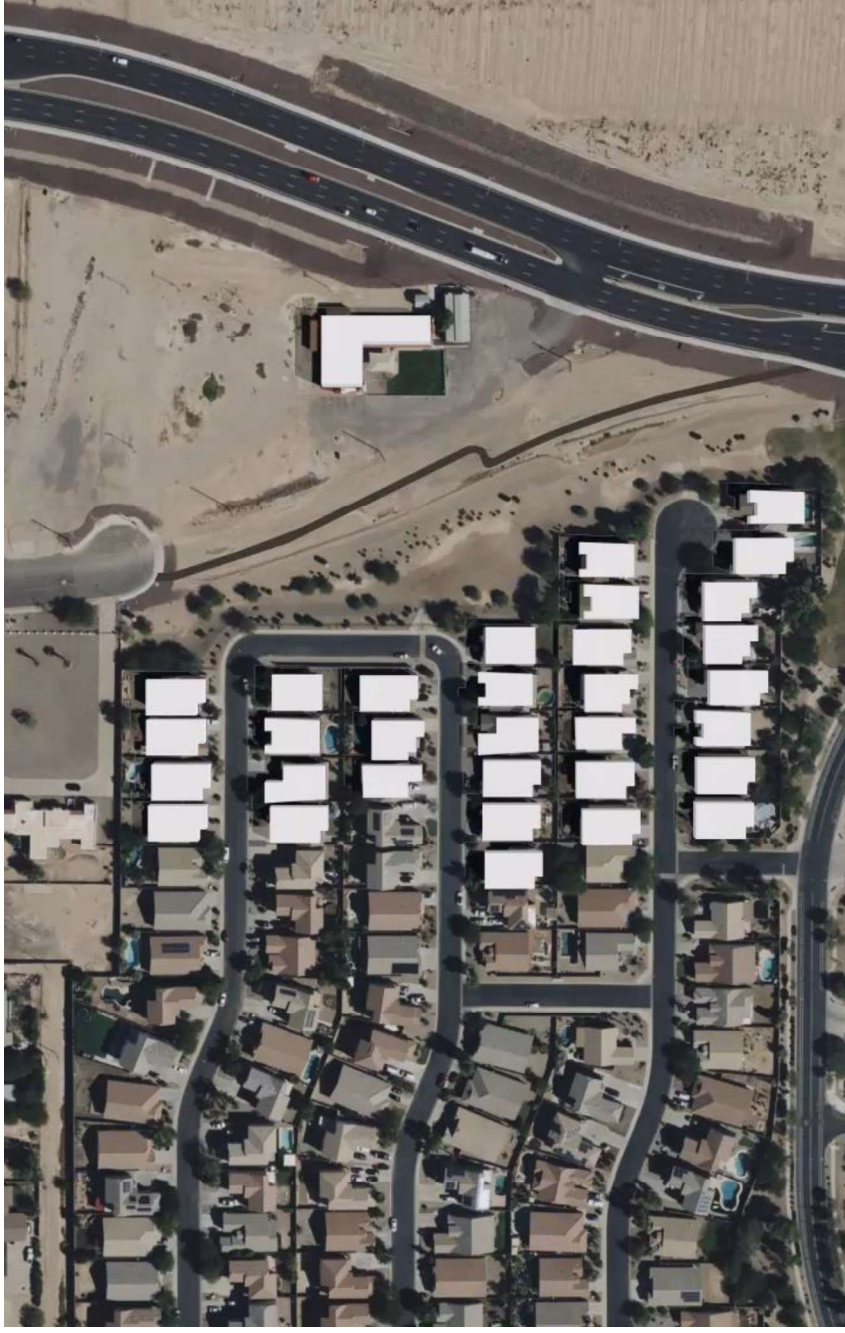
**Conceptual trail rendering.*

Maricopa Rd Trail

connectivity: Provides a pedestrian connection from the southern cul-de-sac of Maricopa Road to John Wayne parkway.

Facility Type: 10-foot-wide landscape sidewalk.

Project Schedule: Construction anticipated to begin in the second quarter of 2026.



Lake View Trail

connectivity: Provides a trail connection from Smith–Enke road to Lake View Park.

Project Timing: Proposed for implementation in Fiscal Year 028.



**Conceptual trail rendering.*

Farrell Rd alignment.

①

Recently Built Trail: Garvey Ave



Smith, Councilmembers Goettl and Marsh

City Council Future Facilities Discussion

Conference
Center

Kiosks

Swimming
Pool

Sports Center

Senior
Center

Teen
Center



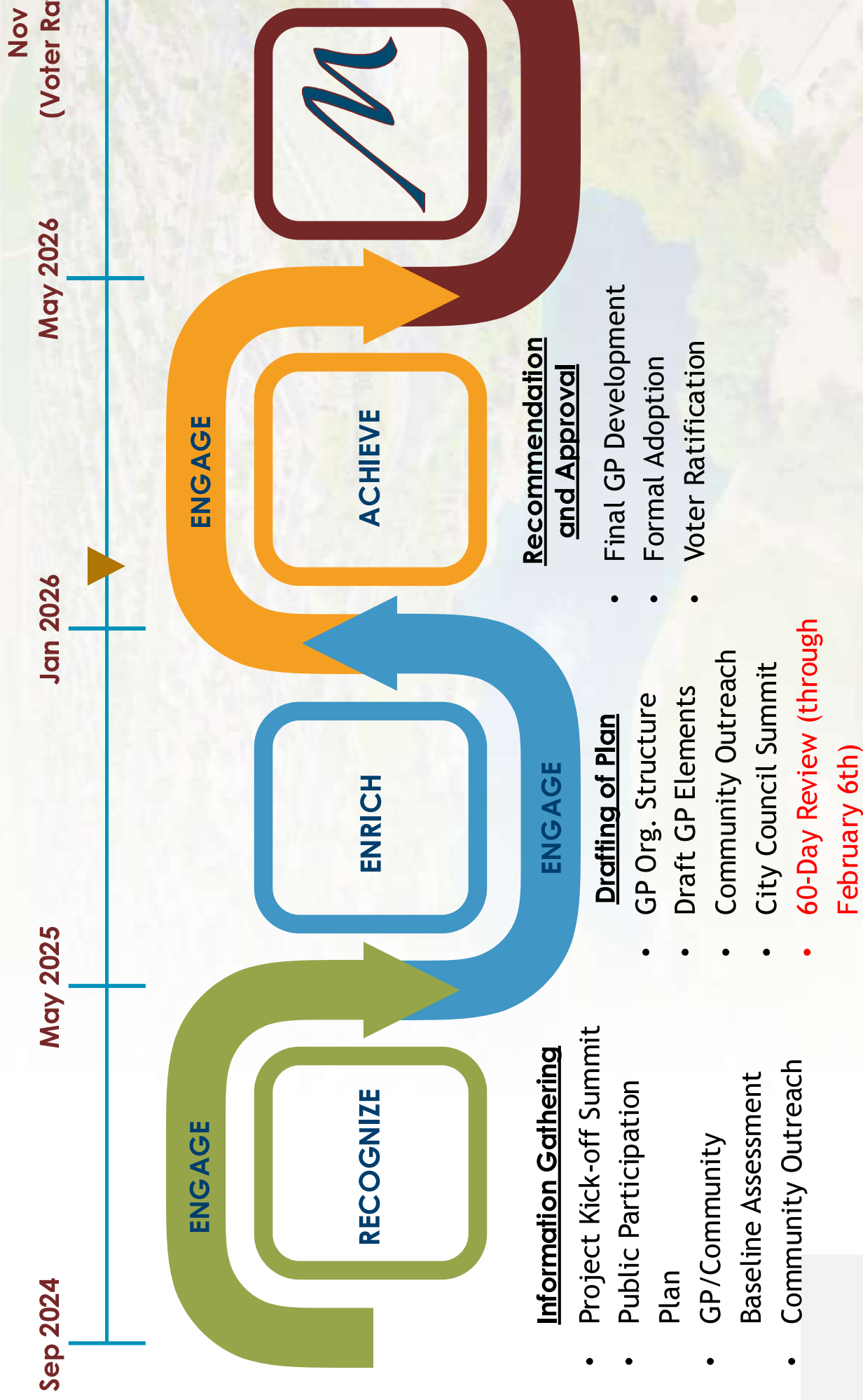
GENERAL PLAN UPDATE

Futures Planning

Thursday, January 22, 2026



General Plan Process



Advancing Maricopa General Plan



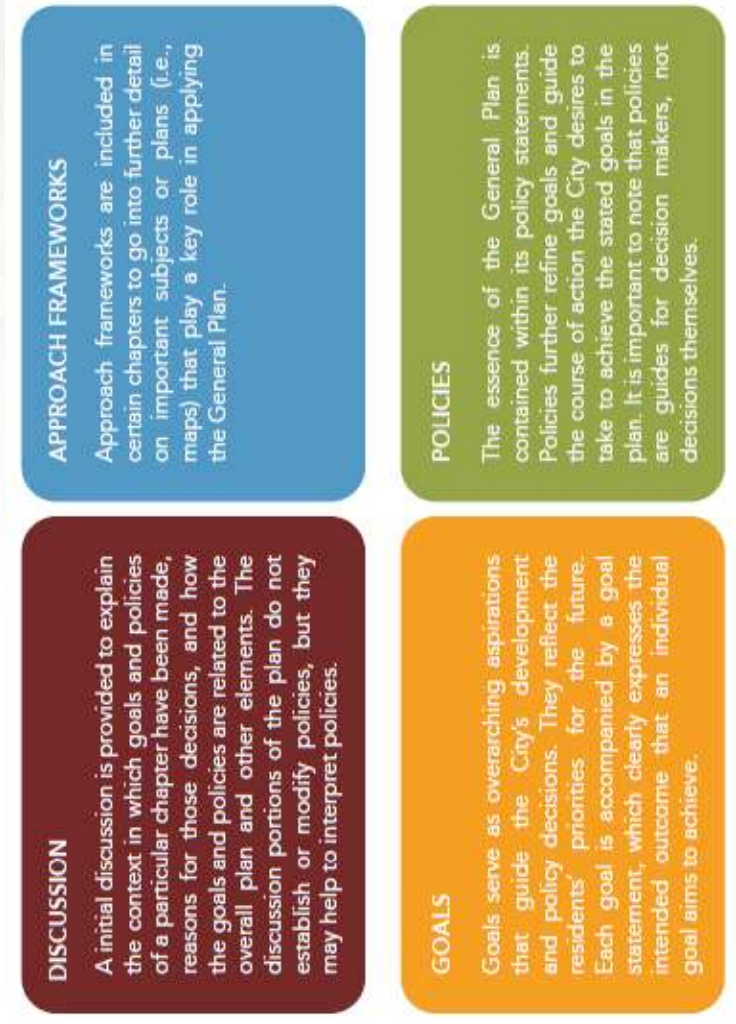
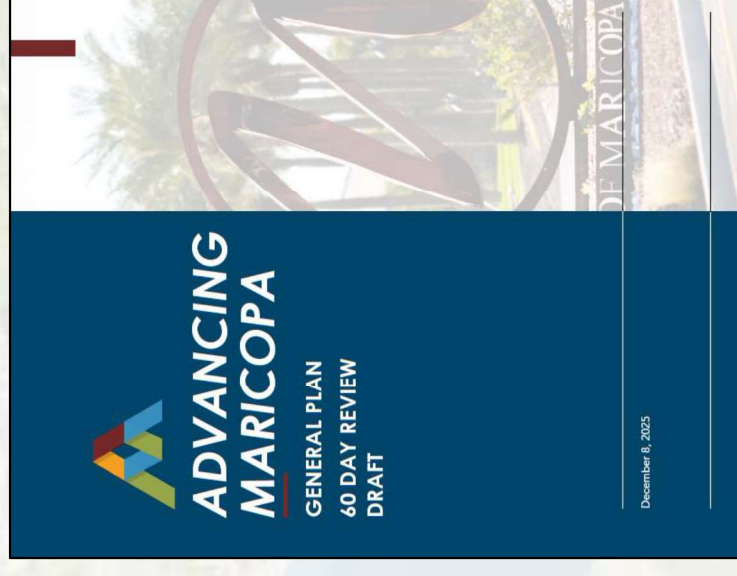
Required Elements

- Land Use
- Circulation (Roadway System, Bicycling, Transit, Alternate Modes)
- Growth Areas
- Open Space
- Recreation
- Redevelopment
- Neighborhood Preservation
- Revitalization
- Environmental Planning
- Water Resources
- Conservation
- Energy
- Public Services & Facilities
- Public Buildings
- Housing
- Safety
- Cost of Development

Elective Elements

- Economic Development
- Arts & Culture

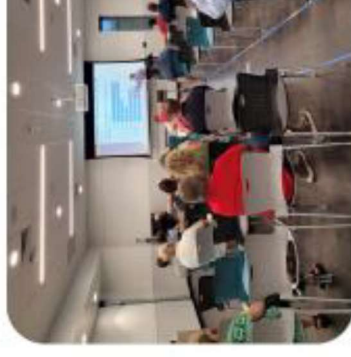
Advancing Maricopa General Plan



60-Day Review Draft

General Plan Public Engagement Overview

- Community Workshops (3)
- General Plan Advisory Committee (6)
- Pop Up Booths – City Events
- Small Group Meetings
- Surveys (600+ Total Responses)
- Website Visits (1,000+ Visits)
- Press Releases/News Articles



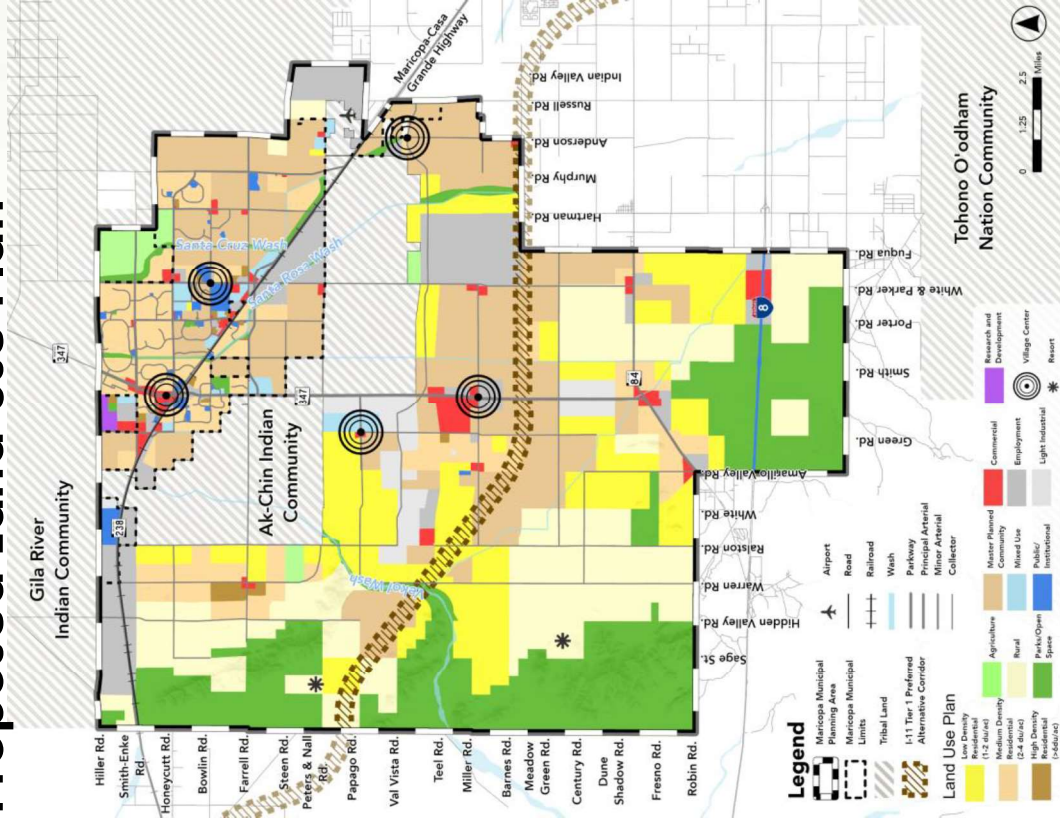
Public Engagement Key Findings

- Continue to develop safe and efficient transportation infrastructure into and within Maricopa for all users.
- Center economic development strategies on fostering a business climate that allows for growth in local career-advancing job prospects.
- Look toward housing options that meet the needs of various demographics from young families to retirees.
- Attract increased quantities and higher levels of local healthcare services.
- Expand the opportunities for shopping, dining, culture, and recreation destinations.
- Manage growth in a way that preserves the character of the City's neighborhoods and heritage.

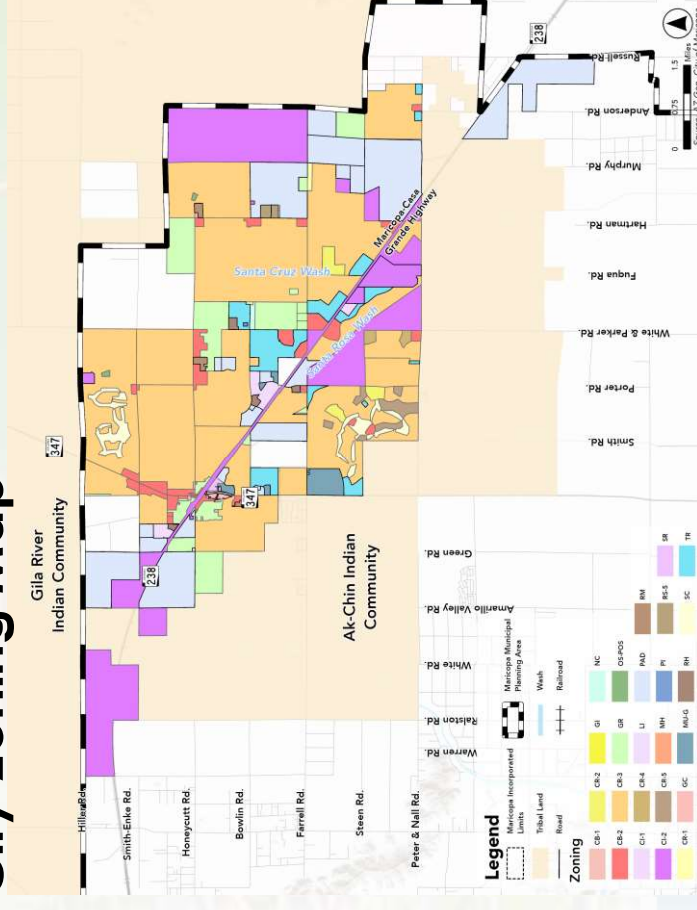


General Plan Land Use and City Zoning Map

Proposed Land Use Plan



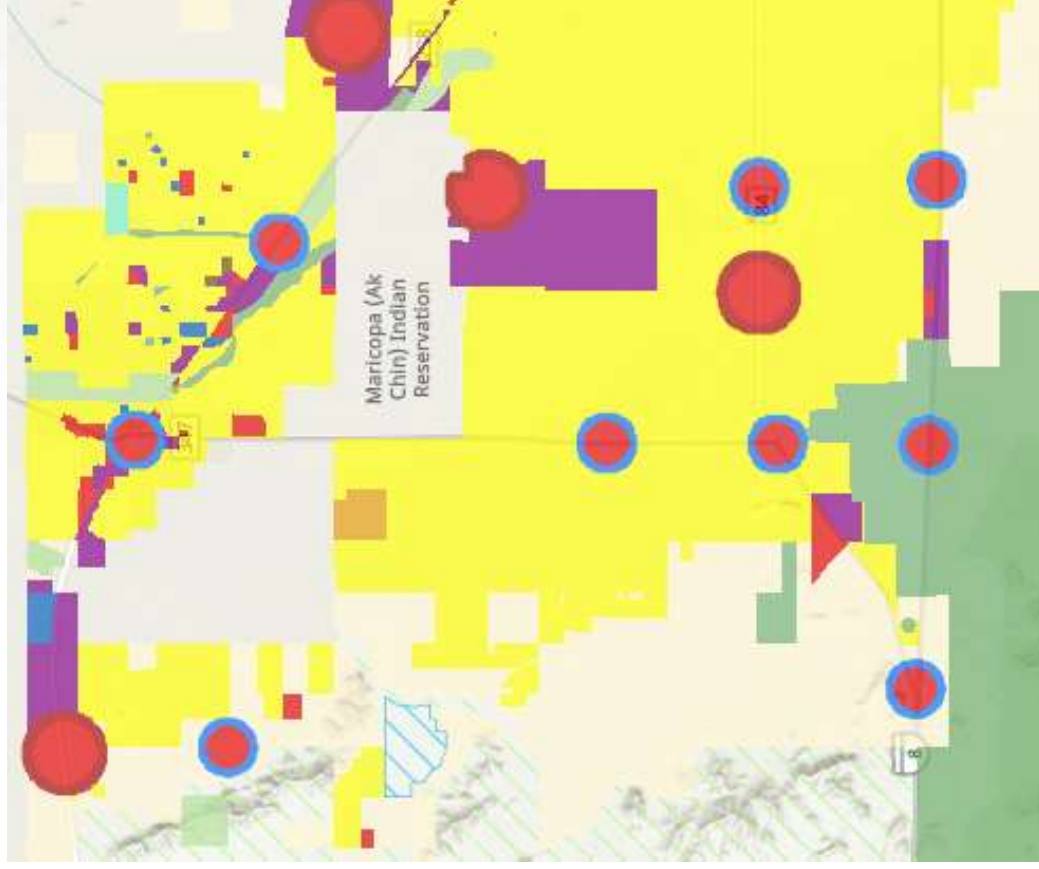
City Zoning Map



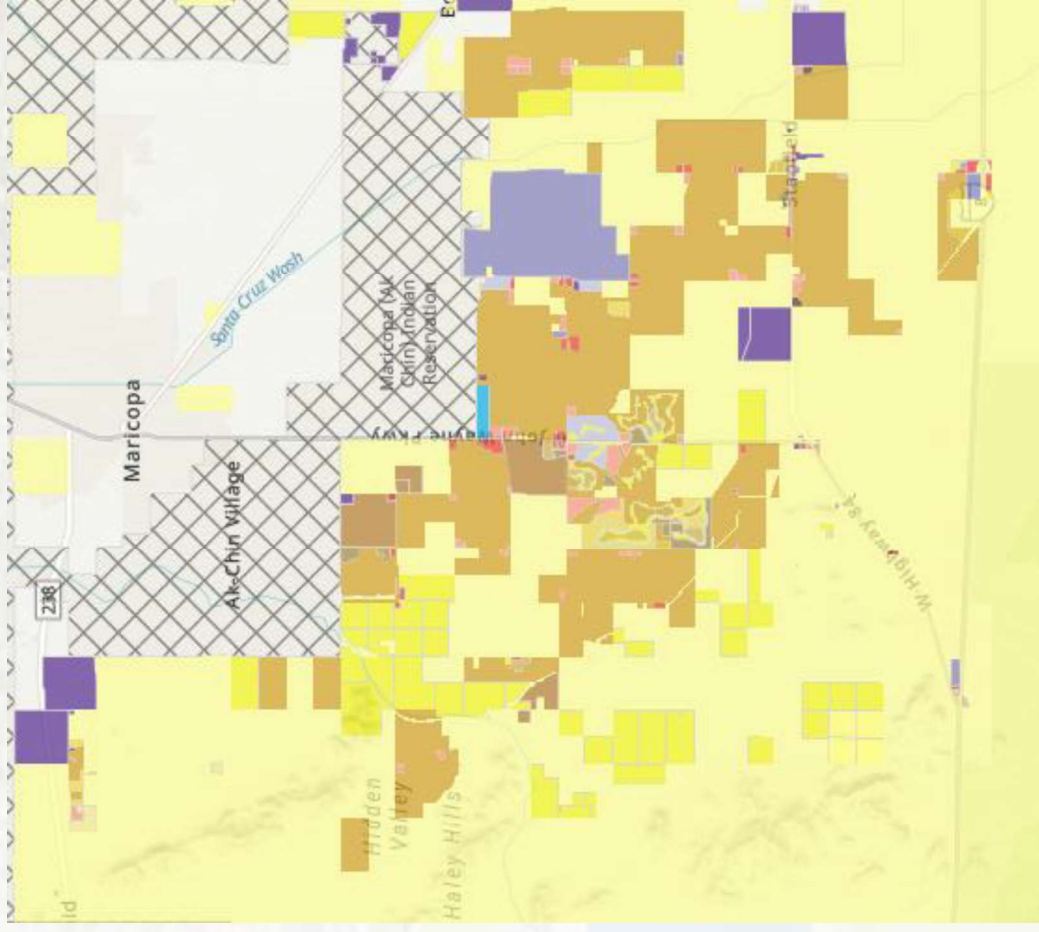
- Zoning changes must align with the Municipal General Plan or County Comprehensive Plan. The General Comprehensive Plan does not have to align with Zoning.
- Until land in a Municipal Planning Area is annexed, County planning documents are the governing documents and codes.
- Private property rights are held in high importance because of Prop 207.

Pinal County Plans in Maricopa's Vicinity

Pinal County Comprehensive
Plan Land Use Plan



Pinal County Zoning Map



Next Steps



GENERAL PLAN PUBLIC REVIEW DRAFT

The *Advancing Maricopa* General Plan Public Review Draft is now available for comment and review. For the General Plan Update process, stakeholders, agencies, and members of the public will have the opportunity to submit comments and feedback on the Draft of the City of Maricopa's General Plan Update during the two-month review period starting on Monday, December 8, 2025 until the end of the day on Friday, February 6, 2026. Click on the buttons in the maroon box to view the Public Review Draft of the General Plan and provide comments on the draft through the public feedback survey.

**Advancing Maricopa
General Plan
Public Review Draft**

The public can view and comment on this Draft of the Maricopa General Plan from Monday, December 8, 2025 - February 6, 2026.

[View the Draft General Plan](#)

[Feedback Survey for the Draft General Plan](#)

Comment on the Draft!

- www.MaricopaGP.com
- 60-Day Review Period
Dec 8, 2025 - Feb 6, 2026

[Advancing Maricopa General Plan 60-Day Draft Review](#)

4. Please provide any thoughts or comments you have regarding the *Introduction* chapter of the plan. If you are referring to something specific, please state the page number and section you are referring to.

5. Please provide any thoughts or comments you have regarding the *Land Use & Growth* chapter of the plan. If you are referring to something specific, please state the page number, section, goal, or policy you are referring to.

6. Please provide any thoughts or comments you have regarding the *Connectivity & Circulation* chapter of the plan. If you are referring to something specific, please state the page number, section header, goal, or policy you are referring to.

7. Please provide any thoughts or comments you have regarding the *Environmental Planning & Resource Conservation* chapter of the plan. If you are referring to something specific, please state the page number, section header, goal, or policy you are referring to.



strategic priorities

Maricopa is a city of connection, both within the community and the region. Transportation systems fuel economic and recreational opportunities for residents while bringing visitors to those same opportunities in Maricopa.

Action 1.1

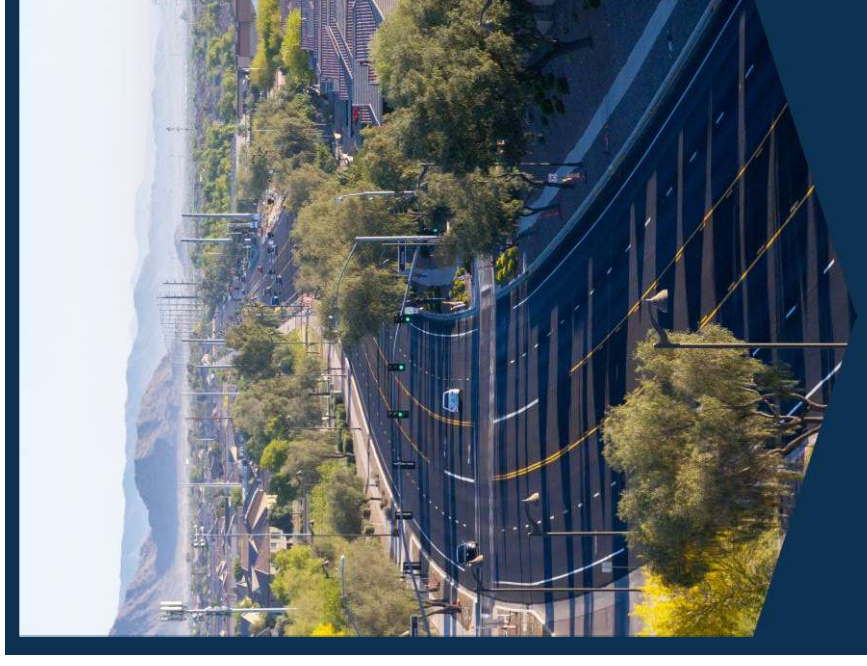
connect Maricopa to the surrounding region with safe and swift transportation that supports economic growth, we will leverage local funds and seek financial support from our county, state, and federal partners to improve State Route 347 and other regional connections. We time to celebrate achievements.

Action 1.2

~~Consider a 1/2 cent local sales tax proposal for long term infrastructure needs.~~ Prioritize needs utilization of the Commuting Corridors 1/2 cent sales tax to improve regional connections and traffic flow.

Action 1.3

~~To expedite the funding of improvements to local transportation infrastructure in a fiscally conservative manner without raising property taxes, we will seek all means possible to improve roadways sooner.~~ Utilize the Traffic Strike Force Team to identify high-priority problem areas, develop effective solutions, and implement timely improvements that enhance traffic flow throughout the city.



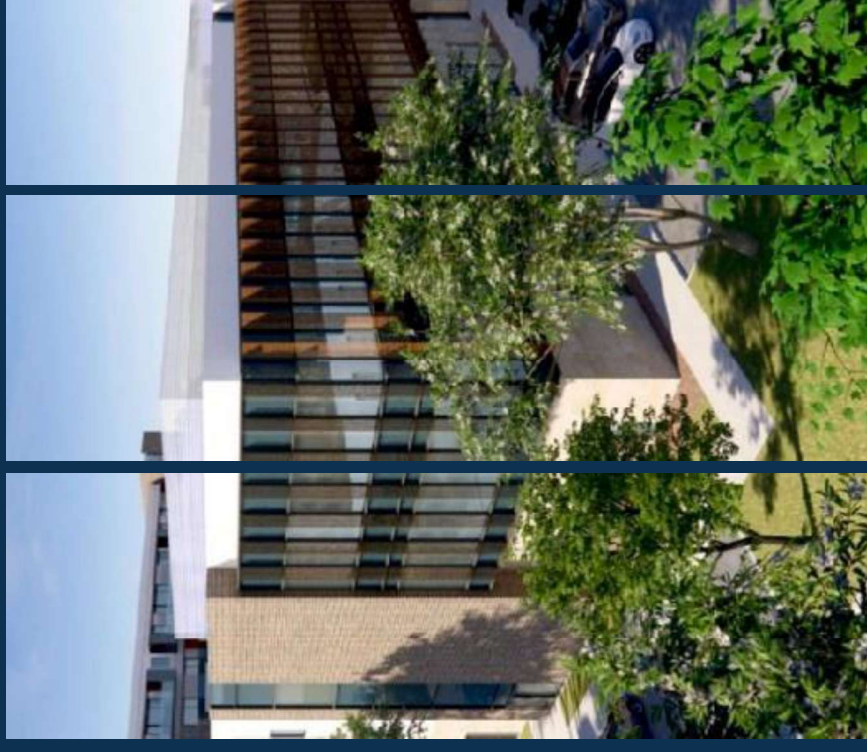
Maricopa's well-educated workforce and environment for economic growth make our community attractive to employers and gives them a platform to grow from. Bringing quality jobs to the city will improve economic opportunities for residents and lift up the entire community.

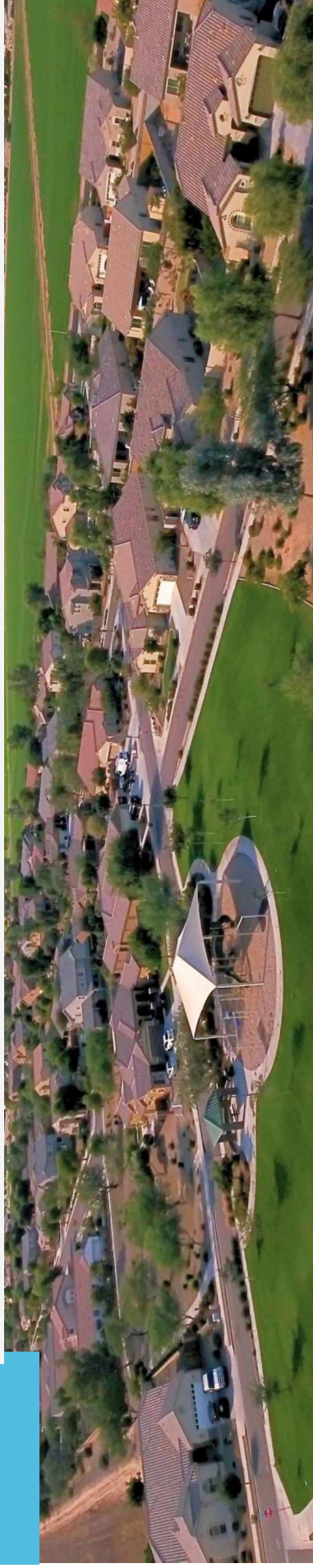
Action 2.1

To attract high-paying jobs and encourage economic growth within the City of Maricopa, we will pursue the development of a Maricopa Business Park that will serve as a home to top employers.

Action 2.2

To continuously develop an educated workforce and keep Maricopa at the forefront of economic innovation, we will cultivate strategic partnerships with local schools, higher education institutions and small businesses to foster collaboration, support startups and drive technological advancements.





Home is the foundation of life's experiences. Homes collectively, in neighborhoods, create the foundation of community. As a community that values vibrance and connectedness, Maricopa focuses development on neighborhoods abuzz with energy that include a wide array of housing options. As one of the fastest-growing cities in the nation, Maricopa is committed to thoughtful, responsible planning that ensures today's decisions build a strong and successful tomorrow.

Action 3.1

Stimulate a balanced and sustainable local economy through a foundation of diverse housing options to create a sense of place, encourage walkability, and increase access to jobs, shopping, and other amenities.

Action 3.2

~~To~~Continue to support local control in zoning decisions to ensure residents have a voice in how our community ~~meets our~~ housing needs grows.

Action 3.3

To build and maintain a vibrance of life and connectedness in Maricopa we will include multiple village center cores anchored with commercial and employment centers served by restaurants, retail shopping, and cultural enrichments in the general plan update. Collaborate with County and regional partners to ensure development within the City's planning area aligns with the General Plan and supports smart, sustainable growth.

Quality of Life

04

Maricopa is defined by the quality of life that the community enjoys. In our city people enjoy the outdoors, and they are enriched by the cultures around them.

Action 4.1

To give Maricopa residents the greatest outdoor recreation experience and draw in visitors regionally, we will create an iconic park at City Center which capitalizes on public-private partnerships to deliver even more amenities.

Action 4.2

~~To combine the recreational opportunities available currently at Copper Sky with other common leisure activities of Maricopans, we will enhance Copper Sky by exploring a local culinary experience and adding other outdoor activities. Seek to add additional recreational opportunities at Copper Sky through partnerships and innovative solutions.~~

Action 4.3

To enhance walkability and bikeability throughout our community, we will develop a trail system and interconnected bike routes that seamlessly link the city by actively pursuing diverse funding sources, including support from new developments.

Action 4.4

To enhance Maricopa's cultural vitality, we will champion initiatives that celebrate the arts by investing in public art projects and experiences.

Action 4.5

To ensure all residents are able to enjoy our high quality of life we will explore what groups may be underserved in our community and seek partnerships to enhance opportunities.



Becoming a Destination City

05

Since incorporation in 2003, the emergence of Maricopa has created a city built for the 21st Century. Just as Maricopa is the contemporary ideal of a place to live, it will be the ideal of a place to be, drawing in visitors from afar as a destination city.

Action 5.1

To attract visitors from across the region and the nation, we will employ a sports and event tourism strategy that encompasses broad appeal. We will utilize bed tax funds to minimize the impact on local taxpayers while inviting visitors who can boost local businesses and enhance Maricopa's regional profile. By attracting tourists who spend their dollars in our community, we aim to create an influx of revenue that supports both local commerce and the growth of our city.



Public Safety

Maricopa is consistently rated as one of the safest cities in the state of Arizona. Our public safety teams are proactive in mitigating risk while ensuring quality, appropriate and timely resources are able to respond when needed.

Action 6.1

To keep crime rates low as the City grows, we will implement data-driven methods to deploy an appropriate response to calls for service that enable the Police Department to unlock its full potential in serving the community.

Action 6.2

The Police Department will prioritize community policing through ongoing engagement with residents, businesses, and civic organizations. By building trust we will sustain an effective presence across diverse neighborhoods.

Action 6.3

To design and construct our fifth fire station, Fire Station 573, to support the Fire Department's ability to meet the city's immediate and future growth. This will ensure optimal emergency response capabilities and alignment with the City's mission to provide a safe, durable, and resilient community.

Action 6.4

Establish a Hazardous Materials Special Operations program to enhance response capabilities for hazardous materials incidents, ensuring community safety and environmental protection.

Action 6.5

The Fire Department will prepare for the approval and launch of an in-house ambulance service by recruiting, training, and equipping personnel to strengthen emergency medical response capabilities, enhancing the high-quality pre-hospital patient care in the community.

