



City of Maricopa

Meeting Minutes - Draft City Council Special Meeting

Meeting Location
44150 W. Maricopa-Casa
Grande Highway
Maricopa, AZ 85139

City Hall
45145 W. Madison Avenue
PO Box 610
Maricopa, AZ 85139
Ph: (520) 568-9098

Mayor Christian Price
Vice Mayor Edward Farrell
Councilmember Marvin Brown
Councilwoman Julia Gusse
Councilmember Bridger Kimball
Councilmember Leon Potter

Monday, October 15, 2012

6:00 PM

MUSD Board Room

1. Call to Order

The City Council Special Meeting was called to order at 6:00 p.m.

Mayor Price gave a brief introduction to the topic agendized for discussion. He stated that Council's purpose was to come to a a decision that would meet in the middle.

2. Roll Call

Present 6 - Mayor Christian Price, Vice Mayor Edward Farrell, Councilmember Marvin Brown, Councilwoman Julia Gusse, Councilmember Bridger Kimball, and Councilmember Leon Potter

3. Agenda Items

3.1 MISC 12-085

The Mayor and City Council shall hear a presentation and discuss the different options for developing the Request For Proposals (RFP) for the operation of the multi-generational/aquatic center. Discussion and Action.

Mayor Price introduced the scope of the discussion.

City Manager Brenda Fischer presented. She acknowledged the hard work from Council, the subcommittee and staff. She outlined the purpose of the evening's discussion. She then followed with a brief history of the process to date. She explained that on May 1, 2012 Council approved a philosophy for partnering with a third party. Next an RFI, Request for Information, to move forward with the process was publicized. Three responses to the RFI were received. She discussed that there was a change in scope resulting from discussions during the Vekol Site Subcommittee meetings and subsequent Council approval for a full build out project at the September 4th Council meeting. Ms. Fischer then discussed staff research of various U.S. Cities and the various models that are used and the benefits as well as disadvantages of each model. Three models were discussed including an All Staff Operated, a City Staff Operated - Using Numerous Third Party Contracts For Specific Services, and an All Third Party Operated facility.

Mayor Price opened the meeting up to public discussion.

Larry Fullerton approached the podium and addressed the Council. He spoke about his desire to offer training opportunities to the public through his small business incubator program.

Stephanie Palmer approached the podium and addressed the Council. She spoke in support of not having the city turn over control of the center. She stated that she was in favor of a third partnership as was presented by the YMCA during the... meeting.

Brian Mullins resident and business owner, approached the podium and addressed the Council. He stated that he had concerns about the YMCA and where the funds were going to come from. He stated that the City is supposed to be for small businesses.

Marty McDonald approached the podium and addressed the Council. He spoke in favor of a city run facility.

Dominick Balin approached the podium and addressed the Council. He stated that a third party managed facility would lose the connection with the community.

Lee Felies approached the podium and addressed the Council. He shared his concerns about the city competing with local businesses.

Amy Bratley approached the podium and addressed the Council. She stated that there is a fabulous parks and recreation staff who is dedicated to the community who can continue to provide services to the community.

Ron Chambless with the YMCA approached the podium and addressed the Council. He spoke about a community partnership, not a third party contract. He stated that their organization operates with a locally guided, governed and employed approach.

Court Rich on behalf of the YMCA, spoke in support of a third party partnership, specifically the YMCA. He stated that a partnership with the YMCA will give a larger pool of funding,

Rachel Leffall provided a speaker card but chose not to speak. Her written statement was as follows: In consideration for multigen center name branding, please consider (e.g) City of Maricopa xyz Multi Gen Center with a stipulation in the RFI that the 3rd party would be responsible for their signage removal if they no longer are the 3rd party partner. External 3rd party branding would be acceptable to encourage economic development.

Julie Hanan also provided a speaker card, but but spoke later during the meeting without a microphone. Her comments were inaudible. Her written statement was as follows: Third party, can Ak-Chin be an option split cost and profit between city and a third party.

Discussion ensued.

Ms. Campbell discussed some of the various costs associated with the other cities who contracted with third party providers. Discussion ensued.

Mayor Price stated that he liked the joint model, the other councilmembers concurred.

Ms. Campbell discussed the option between admin fees and operating fees in a joint partnership agreement. Mayor Price asked Mr. Chmabliss to speak to his experience with the joint model operated facility. Mr. Chambless stated that he has worked with varied options.

Councilmember Gusse asked how a management fee/admin fee or the combination of the of two determined. Purchasing Manager Pattie LaCombe stated that a determination would need to be determined beforehand and outlined in the RFP. Discussion regarding fees ensued.

Chairman Louis Manuel from Ak - Chin Indian Community approached the podium and addressed the Council. He stated that the Ak-Chin Community would like to be included in investing into the project. He stated that the community has the strength and the people to build this project together.

Ms. LaCombe clarified the importance of the clarity needed in drafting the scope of work for the solicitation for bids.

The following is a replicate of the working document that was used as a tool during the discussion which was held in a collaborative effort amongst the Council, city staff and some additional comments from the audience. The phrases on the left identify the areas in which staff sought direction. The phrases on the right identify the summarized direction given as a result of debate and analysis that took place during the meeting.

- 1.Fees/Membership Costs - City will provide range of fees
- 2.Management Fee/Admin Fee - Preference is to receive revenue,
- 3.Program definition - Joint determination by the city
- 4.Utility costs - Paid by third party
- 5.Marketing/Branding - joint effort, city with final say
- 6.Complaint Response/Staffing Complaints - City provide intake, monitor and send to third party as applicable
- 7.FFE's (paid by City or operator) - joint venture, third party provide program FFE & responsible for replacement, City provide admin type fee
- 8.City or Third Party at Reception/Front Desk - joint
- 9.Hours of Operation - joint decision, city with final say
- 10.Liability - joint liability, third party primary with city as additional insured
- 11.City Use of Facility - The City will have final oversight
- 12.Revenue Sharing - third party to provide model for revenue sharing
- 13.Space for City Staff Offices - City staff to be housed on site
- 14.Impact of Voter Approved Bond - n/a
- 15.Term of Contract - Final say must be approved by the bond council, Five year contract with option for one three year renewal
- 16.Sponsorship & Fundraising - third party has ability to fundraise
- 17.Repairs - joint responsibility neglect or misuse will be covered by the responsible party
- 18.Procurement for Sub-Services & Goods - preference to local
- 19.Non-Profit vs. For Profit - non profit
- 20.Integration of Current Programs & Services - city to continue to offer current programs, then move into center, city with final oversight
- 21.Fees for Membership & Programs N/A
- 22.Compatible software applications & Access to the City network - yes
- 23.Multiple contracts or one overall provider - Encourage non-profit for overall administration with components of the facility offered to both non-profits and for profits (with preference to local providers)

Vice Mayor Farrell stated that the City is doing their due diligence to give the community what it wants. City Attorney Denis Fitzgibbons concurred. He confirmed that the City still must decide if they want to run all the programs themselves or contract with a third party. City Manager Fischer stated that as a result a contract would be brought back to Council for consideration once the bid process was

complete.

Purchasing Manager Pattie LaCombe presented the options for soliciting for information. She summarized that Council direction is to proceed with an RFP, Request for Bid process. She explained the detail of the RFP process.

Mr Fullerton asked where the public could find the responses to the RFP. Ms. LaCombe continued with her presentation which included a response to Mr. Fullerton's question. She stated that all responses would be made public after the award of the contract.

City Manager Fischer confirmed that it was the desire of Council to move forward with the RFP process.

A motion was made by Vice Mayor Farrell, seconded by Councilmember Brown, that this Miscellaneous Item be Approved. The motion carried by a unanimous vote.

4. Executive Session

There was no Executive Session

4.1 ES 12-01

The Maricopa City Council may go into executive session for purpose of obtaining legal advice from the City's Attorney on any of the above agenda items pursuant to A.R.S. §38-431.03 (A)(3).

There was no Executive Session.

5. Adjournment

The City Council Special Meeting adjourned at 8:56 p.m.

A motion was made by Councilmember Marvin Brown, seconded by Councilmember Bridger Kimball, to Adjourn . The motion carried unanimously.