



City of Maricopa

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

Meeting Minutes - Final City Council Special Meeting

Mayor Christian Price
Vice-Mayor Marvin L. Brown
Councilmember Peggy J. Chapados
Councilmember Bridger Kimball
Councilmember Vincent Manfredi
Councilmember Nancy Smith
Councilmember Henry M. Wade Jr.

Tuesday, December 6, 2016

7:00 PM

Council Chambers

1. **Call to Order**

The City Council Special Meeting was called to order 7:02 p.m.

2. **Roll Call**

Councilmember Vincent Manfredi was present telephonically. Mayor Price gave an overview of the items on the agendas.

Present: 6 - Mayor Christian Price, Vice Mayor Marvin L. Brown, Councilmember Peggy J. Chapados, Councilmember Vincent Manfredi, Councilmember Nancy Smith, Councilmember Henry M. Wade

Absent: 1 - Councilmember Bridger Kimball

3. **Minutes**

3.1 [MIN 16-104](#) Approval of Minutes from the November 21, 2016 City Council Work Session.

A motion was made by Vice Mayor Brown, seconded by Councilmember Wade, that the Minutes be Approved. The motion carried by a unanimous vote.

3.2 [MIN 16-105](#) Approval of Minutes from the November 21, 2016 City Council Regular Meeting.

A motion was made by Vice Mayor Brown, seconded by Councilmember Wade, that the Minutes be Approved. The motion carried by a unanimous vote.

4. **Consent Agenda**

Approval of the Consent Agenda

A motion was made by Councilmember Peggy J. Chapados, seconded by Councilmember Nancy Smith, to Adopt the Consent Agenda. The motion carried unanimously.

4.1 [GRAAC 16-07](#) The Mayor and City Council shall discuss and possibly take action to accept a grant from the Arizona Department of Public Safety through the Victims of Crime Act (VOCA) grant program. The grant is for a total of \$77,372 and covers one full time

position. Discussion and Action.

This Grant Acceptance was Approved.

- 4.2 [PUR 16-23](#) The Mayor and City Council shall discuss and possibly take action on approving a change order of a 9-1-1 telephony network in the Copper Sky Police Sub station in an amount of \$569.68. The initial funding was approved by City Council on September 01, 2015, PUR 15-08. This change is required to cover training that was not included in the original quote. This purchase is in accordance with the City of Maricopa Purchasing Code, Article IV, Section 3-223, Cooperative Purchasing and will be paid from Public Safety-Development Impact Fee Fund, Maricopa Police Department Sub Station, (35022121-67710-32016). Discussion and Action.

This Purchase was Approved.

- 4.3 [PUR 16-24](#) The Mayor and City Council shall discuss and possibly take action on approving the purchase of a crack seal melter from Cimline for use by Public Works' street maintenance division, utilizing favorable pricing provided by HGACBuy Contract No. SM-10. This purchase, in an amount not to exceed \$57,021.00, will be funded by Highway User Revenue Fund (HURF), Public Works, Vehicles, Tandem Axle Dump Truck (20055151-67742-35042) and is in compliance with City of Maricopa Purchasing Code Article IV, Section 3-223 "Cooperative Purchasing." Discussion and Action.

This Purchase was Approved.

- 4.4 [PUR 16-25](#) The Mayor and City Council shall discuss and possibly take action on purchasing a Ditch Witch Power Vacuum from The Charles Machine Works, Inc., utilizing favorable pricing provided by NJPA Contract No. 031014-CMW. This purchase, in an amount not to exceed \$23,480.37, will be funded by Highway User Revenue Fund (HURF), Public Works, Vehicles, Tandem Axle Dump Truck (20055151-67742-35042), and is in compliance with City of Maricopa Purchasing Code Article IV, Section 3-223 "Cooperative Purchasing." Discussion and Action.

This Purchase was Approved.

- 4.5 [CON 16-53](#) The Mayor and City Council shall discuss and possibly take action to extend the contract to MakPro Services for public outreach for the SR 347 Grade Separation project. This award is based on the City of Peoria contract ACON23213C for Public Information and Public Outreach Services and is in accordance with City of Maricopa Purchasing Code, Article IV, Section 3-223, Cooperative Purchasing. There is no additional cost for this contract extension. Discussion and Action.

This Contract was Approved.

5. Regular Agenda

- 5.1 [RES 16-34](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled "2016 Amendments to Chapter 14 Subdivision Regulations" of the Maricopa City Code, relating to the establishment of rules and regulations for the development of subdivisions within the City of Maricopa and amending certain provisions of Sections 14-1-6 through 14-7-3 of the Maricopa City Code. Discussion and Action.

Planner, Rodolfo Lopez provided a PowerPoint presentation on the Agenda Item. He reiterated the intent of the text amendments was to remove outdated department notations, add clarity to extensions of preliminary plats, update submittal requirements and update roadway engineered standards. He emphasized that the

main intent was to implement the streets section concept from the approved Area Transportation Plant (ATP). He explained that after the item was tabled on November 1st, staff held internal meetings with development stakeholders as requested by the Council. He stated that they discussed proposed amendment on Article 6, section 14-6-8 (J) and table 4 and that no compromise was reached. He stated that the recommended changes were removed as a result and elaborated that they would instead include them on the major amendment process in late spring (April). He elaborated on that process and noted it was estimated for completion in December 2017.

City Manager Rose clarified that direction was to have open dialogue and better understand the arguments from the developer community. He elaborated that the issue would come back before Council. Mr. Lopez discussed the Planning and Zoning (P & Z) Commission's recommendation for approval and invited questions from Council.

Councilmember Smith expressed concerns that it would push the discussion with developers longer than necessary. She suggested that the draft include allowing the geotechnical report to be used by the City Engineering to lower the standards and elaborated.

Councilmember Chapados discussed a minimum standard and stated she would be comfortable with approving the item as proposed.

Mayor Price stated that Council gave direction to open discussion to find a compromise with developers. He expressed concerns that the process was too long. City Manager Rose stated that the compromise established was to remove the language that was initially proposed and work with the developer community to determine what would be a reasonable standard. He elaborated that a performance road standard needed to be identified and elaborated. Public Works Director, Bill Fay elaborated on the discussions between City staff and the developers. He stated he would have a Work Session no later than April 2017. He elaborated on the geotechnical report recommendation process and noted it resulted in sub-standards streets. He stated that in the interim they would interpret sub-divisions in a case by case basis.

Councilmember Smith stated that some of the road failure was due to the minimum standards approved by Pinal County. She discussed an agreement with Ak-Chin regarding Porter Road. She reiterated that a discussion was promised to the developers and that a study should have been done at that time. She stated that waiting until April concerned her. She inquired about the geotechnical report interpretation. Mr. Fay elaborated and a brief discussion ensued. Councilmember Chapados inquired about the interim case by case process and expressed concerns of possible challenges. Mr. Fay elaborated on the process. Discussion ensued regarding the timeframe and deadline. Brad Hinton stated that April worked. Councilmember Smith stated she would be comfortable with April. Further discussion ensued and consensus was to make April the goal date.

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

5.2 [ORD 16-13](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "2016 Amendments to Chapter 14 Subdivision Regulations" by reference and amending certain provisions of Sections 14-1-6 through 14-7-3 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

Councilmember Manfredi was excused due to a technical malfunction.

A motion was made by Councilmember Wade, seconded by Councilmember Chapados, that this Ordinance be Approved. The motion carried by the following vote:

Aye; 5 - Mayor Price, Vice Mayor Brown, Councilmember Chapados, Councilmember Smith and Councilmember Wade

Excused; 1 - Councilmember Manfredi

5.3 [RES 16-41](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona approving and adopting the Development Agreement between the City of Maricopa and VP Edison 15, LLC, an Arizona limited liability company, in compliance with A.R.S. 9-500.05 and A.R.S. 9-500.11. Discussion and Action.

Councilmember Smith asked for clarification of sections 2.1(b) and 4.1. City Attorney Denis Fitzgibbons clarified that section 2.1(b) was the trigger date for the sales tax and 4.1 was the term of the agreement. Brief clarification ensued.

A motion was made by Councilmember Manfredi, seconded by Councilmember Smith, that this Resolution be Approved. The motion carried by the following vote:

Aye; 6 - Mayor Price, Vice Mayor Brown, Councilmember Chapados, Councilmember Manfredi, Councilmember Smith and Councilmember Wade

6. Recognition Program

6.1 [MISC 16-45](#) Recognition of outgoing council member.

Mayor Price acknowledged Councilmember Kimball for his service to the community as member of the Council.

7. Swearing in Ceremony

7.1 [OATH 16-01](#) The newly elected Mayor and Councilmembers will assume office. The Honorable Judge Pro Tem Lyle Riggs will administer the oaths of office.

Assistant to the City Manager, Jennifer Brown was Master of Ceremony (MC). Marvin Brown, Julia Gusse and Nancy Smith were sworn into the Council individually and Christian Price was sworn in as Mayor by Judge Pro Temp Lyle Riggs. The new Councilmembers and Mayor signed their Oath of Office and the Code of Ethics.

8. Executive Session

9. Adjournment

A motion was made by Vice Mayor Marvin L. Brown, seconded by Councilmember Henry Wade, to Adjourn at 7:51 p.m. The motion carried unanimously.

Certification of Minutes

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the City Council of Maricopa, Arizona, held on the 6th day of December, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 20th day of December, 2016.

Vanessa Bueras
City Clerk