



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
39700 W. Civic Center
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Mayor Christian Price
Vice-Mayor Henry M. Wade Jr.
Councilmember Marvin L. Brown
Councilwoman Julia R. Gusse
Councilmember Vincent Manfredi
Councilmember Nancy Smith
Councilmember Rich Vitiello

Tuesday, October 1, 2019

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:04 p.m. Matt Balgaard, with Church of Celebration, gave the invocation and Councilmember Brown led the meeting attendees in the Pledge of Allegiance.

2. Roll Call

Councilmember Smith was present telephonically.

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

3. Proclamations, Acknowledgements and Awards

3.1 [PROC 19-07](#) Domestic Violence Awareness Month Proclamation

Mayor Price invited all of the Maricopa Police Department Detectives to accept the proclamation. He read the proclamation and proclaimed the month of October, 2020 as Domestic Violence Month in the City of Maricopa.

4. Report from the Mayor

Mayor Price invited Carrie Vargas forward. Councilmember Smith introduced C. Vargas, as the Maricopa Community Theatre's (MCT) Artistic Director and member of the Maricopa Arts Committee. C. Vargas gave information on MCT and their upcoming production, Freaky Friday a New Musical. They gave a short performance.

Vice Mayor Wade reported attending the Maricopa Flood Control District meeting on September 18th, and doing a ride-along with Sergeant Koozer on September 21st. He stated he worked for Chicanos Por La Causa and elaborated on a study on affordable rental housing that was conducted by UnidosUS. Lastly, he reported attending Mount Moriah Church's evening of elegance and noted Councilmember Brown was also in attendance.

Councilwoman Gusse announced that the last Hispanic Heritage Month event would be held on October 5th, at UltraStar Multi-tainment. She stated the event was sponsored

by the City of Maricopa and Ak-Chin Indian Community and hosted by the Maricopa Hispanic Chamber of Commerce. She gave details of the activities and encouraged participation.

Councilmember Vitiello reported attending the Pinal Alliance for Economic Growth meeting on September 19th in Casa Grande and elaborated. He reported participating in the Interstate 11 (I-11) bus tour. He reported attending the La Quinta groundbreaking, the Arizona Department of Transportation (ADOT) meeting held at City Hall, Maricopa Kids Day, the Heritage District quarterly meeting and the Hope Women's Center overhaul.

Vice Mayor Wade added he attended the Miss Maricopa and Miss Teen Maricopa pageants held by C. Vargas and elaborated.

Mayor Price reported attending the Heritage District meeting and elaborated on the use of Community Development Block Grants (CDBG) to revitalize the area. He reported speaking to students of Butterfield and Pima Butte Elementary Schools. He reported presenting to the Maricopa Citizen Leadership Academy and encouraged participation. He reported volunteering to get dunked at a dunk tank along with Maricopa Police Chief Stahl at the Villages of Rancho El Dorado Splash Festival to raise funds for the Maricopa Advocacy Center. He discussed the ADOT Board meeting and elaborated on transportation issues. Lastly, he announced that the Census 2020 would soon start and encourage spreading awareness.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Judith L. Zaimont, Co-Director of Maricopa Arts Council (MAC) announced that October was National Arts Month and elaborated. She gave information on Maricopa Community Theatre's production of *Freaky Friday a New Musical*. She stated the production would play from October 9th through the 12th at Leading Edge Academy and detailed the credits. Next, she gave information on Artsfest Maricopa. She stated there would be two events, one on October 19th and one on February 1, 2020 at Maricopa High School Performing Arts Center at 6 p.m. She detailed the activities and performances. Next, she invited the community to view the art gallery at City Hall curated by the City of Maricopa Arts Committee, headed by Susan Cameron. She gave information on the Maricopa All Poetry Slam taking place on November 9th and elaborated. She gave thanks to all those involved and the sponsors of Artsfest Maricopa.

Priscilla Behnke gave information on the Teen Hall to be hosted at City Hall on October 19th from 11 a.m. through 2 p.m. She detailed the activities and resources available at the event. She stated the event was free and encouraged participation.

Mary Witkofski, invited the community to the Domestic Violence Awareness event sponsored by the Maricopa Police Department and the Pinal County Attorney's Office. She stated there would be a play called, *Twenty-three Bruises* held at Maricopa High School's Auditorium on Thursday, October 3rd presented by *Fix the Hurt* from 5:30 p.m. to 7:30 p.m.

7. Minutes

- 7.1 [MIN 19-65](#) Approval of Minutes from the September 17, 2019 City Council Regular meeting.

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

8. Consent Agenda**Approval of the Consent Agenda**

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

- 8.1 [SUB 19-06](#) The Mayor and City Council shall discuss and possibly take action to approve a final plat for the Madison Pointe, case # SUB19-06. Discussion and Action.

This Subdivision was Approved.

- 8.2 [RES 19-47](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting Street Name and Addressing Procedures. Discussion and Action.

This Resolution was Approved.

- 8.3 [SUB17-04](#) The Mayor and City Council shall discuss and possibly take action to approve subdivision case # SUB17-04 The Trails at Tortosa Phase 1A and 1B, a request for final plat approval to subdivide 99.23 acres of land into a 353 single-family residential lot subdivision. Discussion and Action.

This Subdivision was Approved.

9. Regular Agenda and/or Public Hearings

- 9.1 [PRES 19-10](#) The Mayor and City Council shall hear and discuss a presentation of the SR-347 Corridor Scoping Study process and objectives by Chaun Hill of Maricopa Association Of Governments, overall Project Manager for the study effort. Discussion Only.

Transportation Policy Manager, David Maestas gave a brief summary on the State Route (SR) 347 Scoping Study. He thanked the Maricopa Association of Governments (MAG) and Pinal County on behalf of the Pinal Regional Transportation Authority (PRTA) for helping with funding. He stated Wilson and Company was selected to conduct the study and acknowledged Dan Marum and Amy Moran. He introduced Project Manager for the SR-347 Corridor Scoping Study, Chaun Hill with MAG. S. Hill presented on the scoping study. She listed the following partners and stakeholders: Arizona Department of Transportation (ADOT), Ak-Chin Indian Community, Gila River Indian Community, Pinal County, Maricopa County and City of Maricopa. She detailed the initial process and detailed the vision, goals and objectives. She summarized the study process including the project initiation, the needs assessment, alternatives evaluation and recommendations. She discussed the project schedule, detailed the current effort and the alternative strategies. She discussed the outreach plan and stated the website would be available in a week in both English and Spanish. She stated there would be an implementation plan and elaborated. She opened the floor for

questions or comments.

Mayor Price gave a brief statement and stated that the community looked forward to the December report on alternative routes and elaborated. Vice Mayor Wade inquired about any possible opposition or resistance. S. Hill responded and elaborated. A brief discussion ensued.

The Presentation was heard.

9.2 [RES 19-52](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Purchase and Sale Agreement and Escrow Instructions and Development Agreement between the City of Maricopa and Elpida, LLC, an Arizona limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

City Manager Horst acknowledged Jennifer Bostian, Denis Fitzgibbons, Tina Vannucci and the Mayor and Council. He gave brief background on the Estrella Gin Business Park and stated it consisted of approximately twenty nine acres located in the corner of Edison Road and Estrella Park Way. He stated the proposed development was to create 275,000 square feet of a mix-use development. He stated J.E.T. LLC and Elpida, LLC were the two property buyers and that Woodglen Opportunities was selected as the master developer of the project. He emphasized that the proposed development could have a total annual economic impact of \$94 million in Maricopa. He stated all parties were interested in starting the project quickly. He stated the developer would include the necessary infrastructure including road, water, sewer and other utilities necessary. He opened the floor for questions.

City Attorney, Denis Fitzgibbons stated that the Development Agreement needed to be amended so that the land where the proposed roads are to go, would not be conveyed to the buyer and that this amendment to the agreement would be approved by the City Manager and the City Attorney before each agreement was signed.

A motion was made by Councilmember Manfredi, seconded by Vice Mayor Wade, that this Resolution be Approved as Amended. The motion carried by the following vote:

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

9.3 [RES 19-53](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Purchase and Sale Agreement and Escrow Instructions and Development Agreement between the City of Maricopa and J.E.T. Real Estate Holdings LLC, an Idaho limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

City Attorney, Denis Fitzgibbons stated that the Development Agreement needed to be amended so that the land where the proposed roads are to go, would not be conveyed to the buyer and that this amendment to the agreement would be approved by the City Manager and the City Attorney before each agreement was signed.

A motion was made by Vice Mayor Wade, seconded by Councilmember Brown, that this Resolution be Approved as Amended. The motion carried by the following vote:

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

10. Executive Session

11. Adjournment

A motion was made by Councilmember Vincent Manfredi, seconded by Councilwoman Julia R. Gusse, to Adjourn at 8:10 p.m. The motion carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of Maricopa, Arizona, held on the 1st day of October, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 15th day of October, 2019.

Vanessa Bueras
City Clerk