



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 - Draft City Council Work Session

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, October 18, 2016

6:00 PM

Council Chambers

1. **Call to Order**

The City Council Work Session was called to order at 6:03 p.m.

2. **Roll Call**

Present 7 - Mayor Christian Price, Vice Mayor Marvin L. Brown, Councilmember Peggy J. Chapados, Councilmember Bridger Kimball, Councilmember Vincent Manfredi, Councilmember Nancy Smith, and Councilmember Henry Wade

3. **Agenda Items**

3.1 [WS 16-01](#)

The Mayor and City Council shall review items on the Regular City Council meeting agenda.

There were no questions or concerns.

3.2 [WS 16-02](#)

The Mayor and City Council shall hear reports on meeting and/or conferences attended by Council.

Councilmember Nancy Smith reported that she, Councilmember Chapados and Mayor Price attended the Pinal County Town Hall on economic development and transportation. She commended the speakers at the event and elaborated on the discussions.

Councilmember Wade reported attending the Community Services' portion of the Leadership Academy and commended Parks Manager, Mike Riggs for his presentation on lawn maintenance. He noted Councilmember Manfredi was also in attendance.

Councilmember Chapados reported that on October 8, she attended the first responders Appreciation Celebration hosted at the Veteran Affairs (VA) center. She thanked Councilmember Wade for his sponsorship of the event.

Councilmember Manfredi reported he too attended the Appreciation Celebration hosted by the American Legion (Post 133) and the Leadership Academy.

Councilmember Smith acknowledged Transit Planner, David Maestas and City Manager Rose for attending the Pinal County Town Hall.

Councilmember Manfredi reported that he and Councilmember Wade participated in the Zumbaton hosted by the Rotary Club to help with their scholarship fund.

3.3 **WSPRES 16-31**

The Mayor and City Council shall hear a presentation from Community Services Director Kristie Riestler on Meeting Room Guidelines at Copper Sky.

Community Services Director, Kristie Riestler opened the presentation by stating that the Copa Center would be closing in March. She stated the purpose of the presentation was to discuss whether private, free use of meeting space should be available for seniors, the frequency of allowing businesses to lease rooms and whether there should be different room rental rates for commercial businesses and non-profit organizations. She discussed the current senior programs and space availability including the free activity room open to the community, M.O.R.E.E Programs, Senior Pickleball, Silver Sneakers/Aqua Aerobics and Senior Game Night. She detailed the Meeting Room Use Guidelines: "Recurring use can be scheduled for no more than 6 months at a time and for no more than 3 days a week. Multiple requests will be assigned based on the priority criteria outlined in the policy and the exceptions." Lastly, she discussed room rental rates. She detailed the possibility of separate fees for residents and non-residents as well as commercial and non-profit business rates. She opened the floor for questions.

Vice Mayor Brown stated that the seniors including the Creative Sisterhood that would be misplaced by the closing of the Copa Center needed to be accommodated.

Councilmember Wade asked for clarification on the 3 days per week limit. Mrs. Riestler clarified that if one group monopolized the time there would not be room for other programs, events or room to accommodate everyone. Councilmember Wade stated organizations should be able to use rooms past the 3 day limit if the space was not in use. City Manager Rose stated that it would be a challenge to transition all the groups that used the Copa Center to Copper Sky due to the limited space. He added that he asked Mrs. Riestler to work with the Age-Friendly group, the various senior groups and the Parks Recreation and Library (PRL) Committee to determine the existing needs, identify the resources available to address those needs and then bring back recommendations. He explained that allowing extended use to one group would tie up resources. He noted that currently the policy was applied to all organizations. Discussion ensued regarding the 3 day limit policy.

Councilmember Smith stated she was under the impression that the original goal of the rooms would include programming for seniors. She stated that there was no way to replace everything that was currently available to seniors, but that there needed to be a way to accommodate them. She stated that the Age-Friendly group conducted research and found out that many from the baby boomer generation did not support "senior centers." She elaborated. She stated that rates, usage and programming had not been discussed by the PRL committee and encouraged having them discuss it. Next, she discussed the MOU (Memorandum of Understanding) agreement with MUSD (Maricopa Unified School District) and the possibility of using some of their meeting rooms.

Vice Mayor Brown stated that when Copper Sky was designed there was discussion of a specific room for seniors. Councilmember Manfredi concurred with Vice Mayor Brown. He stated that there had to be a way to accommodate all the different senior groups that used the Copa Center. He stated that empty rooms should be occupied and rented out. He stated that the 3 day limit should not apply when the rooms were not in use and elaborated. City Manager Rose explained that currently the rooms were rented out when not in use, but there were no long term arrangements with any

agencies for longer than 3 days. Discussion ensued.

Councilmember Kimball inquired how much the seniors payed for use of the Copa Center. Mrs. Riestler stated that use of the center was free for seniors. Councilmember Kimball stated that it would be a challenge to come up with a solution but it was necessary.

Councilmember Wade pointed out that Copper Sky included "multigenerational" on the name and elaborated. Mrs. Riestler stated that currently the senior community was one of the largest users of the facility.

Mayor Price stated that one of the major flaws in the City was the lack of space. He stated that a policy would not necessarily address the issue. He stated that the facility needed to be paid for and there was no money to build a new facility any time soon. He stated there had to be a balance and reiterated that policy might not be the way to solve the problem. He stated that the City specifically purchased the Copa Center to make room for the Grade Separation Project and elaborated. He stated that there would have to be sacrifices from all sides.

Councilmember Chapados noted that there were two separate issues: 1- a business decision and 2- accommodating the seniors. She issued a call to action to all seniors in the audience to contact legislators and speak up about funding. She discussed economic development and reiterated that it was two separate issues. She discussed the initial design of Copper Sky and stated that there were specific talks of a senior room. She agreed that having a place for seniors was necessary and also agreed with Mayor Price that there was a need to generate revenue. She reiterated that policy was not the way to address the issue. Councilmember Manfredi further elaborated. He reiterated the possibility of working with MUSD, thinking outside the box and used Against Abuse as an example.

Councilmember Smith stated that seniors should come before revenue and elaborated. She challenged the seniors to follow the path of Against Abuse for fundraising and elaborated. Councilmember Chapados used the Grade Separation project, the Friends of the Library and the Historical Society as examples of raising funds.

Councilmember Smith stated that separate rates for commercial and non-profit businesses should be explored. Mayor Price cautioned that smaller home-businesses should be considered and elaborated.

Clarification ensued regarding a summary of the discussion. Mrs. Riestler clarified that until the Copa Center closed, the group that was interested in renting the facility could be accommodated. She further elaborated that once the center closed, both rooms would be needed for city programming especially during summer, and it would be difficult to accommodate everyone. She confirmed that she would reach out to MUSD. Mayor Price stated that the challenge needed to be evaluated in a regular basis due to seasonal programming. City Manager Rose stated that the summer programs could be accommodated and that the lease could be accommodated at least in a short-term basis until the Copa Center was demolished. He elaborated that the central issue was to have consensus to not create an agreement that would prevent relocation of the seniors to Copper Sky. Mayor Price elaborated. Councilmember Chapados reiterated that there should be some flexibility to the 3 day limit. City Manager Rose stated that the exception portion could address the issue, and added that if the current agency was willing to short-term, there would not be an issue but a long-term lease would displace some groups from the Copa Center. Consensus was that the relocation of the senior groups that currently occupy the

Copa Center should be a priority.

Councilmember Manfredi reiterated on reaching out to MUSD to discuss use of unoccupied rooms. Vice Mayor Brown thanked Kristie Riester for her presentation and the rest of the Council for the discussion.

The Presentation was heard.

3.4 **WSPRES 16-30**

The Mayor and City Council shall hear an updated presentation regarding the proposed text amendments to the City's Subdivision Ordinance.

Development Services Director, Martin Scribner introduced the presentation and turned it over to Planner, Rodolfo Lopez. Mr. Lopez detailed the request for Text Amendment (TXT) 16-01 and explained it would amend Section 14-6-8 on Street Design, and would update the provisions therein to be consistent with the City Council approved Area Transportation Plan (ATP). He stated that it would also include amendments to Article 14-1 and 14-4 through 14-7 to remove ambiguities and provide clarity. He stated the main intent was to remove outdated department notations, provide clarity to extensions of preliminary plats, update submittal requirements and update roadway engineered standards. He emphasized that the main intent was to update the city's roadway section standard to reflect the recommended complete streets road section concept that came out of the TPA that was approved on December 2015. He discussed the public outreach process and explained that the City's Zoning Code required notification via a public hearing process that was conducted as well as additional solicitation of public input. He noted that staff went above and beyond for public outreach. He provided a detailed list of the public outreach. He reviewed the Planning and Zoning (P&Z) recommendation and findings. He stated the P&Z Commission found that the amendment was consistent with the General Plan, that the amendment would promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare and that it met with Council approved policies on transportation planning. He stated that the commission recommended approval of the text amendment to City Council and invited questions from Council. There were no following questions or concerns.

The Presentation was heard.

4. Executive Session

4.1 ES 16-28

The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City attorney and designated representatives of the City regarding the status of the Master Planning and Marketing Agreement with Boyer Project Company, L.C. and to consider its position and instruct its representatives regarding entering into a lease and development agreement for the Estrella Gin Property, and the potential terms thereof, to give staff direction on how to proceed with this agreement and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

5. Adjournment

A motion was made by Vice Mayor Marvin L. Brown, seconded by Councilmember Bridger Kimball, to Adjourn at 7:27 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 work session of the City Council of Maricopa, Arizona, held on the 18th day of October, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of November, 2016.

Vanessa Bueras
City Clerk