



# City of Maricopa

## Meeting Minutes - Final City Council Work Session

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

*Mayor Christian Price*  
*Vice-Mayor Peggy J. Chapados*  
*Councilmember Marvin L. Brown*  
*Councilwoman Julia R. Gusse*  
*Councilmember Vincent Manfredi*  
*Councilmember Nancy Smith*  
*Councilmember Henry M. Wade Jr.*

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Tuesday, July 17, 2018

6:00 PM

Council Chambers

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**1. Call to Order**

*The City Council Work Session was called to order at 6:05 p.m.*

**2. Roll Call**

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

**3. Agenda Items**

**3.1 [WS 18-01](#)**

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

*Councilmember Smith requested an explanation of the items in the consent agenda for the public. Public Works Director, Bill Fay elaborated on annual service contracts for smaller projects.*

**3.2 [WS 18-02](#)**

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

*Councilmember Wade reported attending the Native American Basketball Invitational (NABI) Foundation Camp Opening Ceremony on July 11 and commended the event. He stated he attended the Pinal County Strategic Transportation Safety Planning meeting with Council member Manfredi on July 12. He reported attending the Maricopa Chamber of Commerce breakfast with City Manager Rick Horst. Lastly, he reported attending the candidate debate that has hosted by the Maricopa High School Junior State of America Club, Maricopa Monitor and Hey Maricopa TV.*

*Councilmember Brown reported attending the annual Maricopa Association of Governments (MAG) awards on June 27. He noted outgoing Chairman, City of Buckeye Mayor Jackie A. Meck was honored as well as incoming Chairman, Queen Creek Mayor, Gail Barney. He added the Lifetime Achievement Award was presented to Dennis Smith and elaborated. Next, he reported attending the Arizona League of Cities and Towns Finance, Budget and Economic Development Subcommittee meeting on July 12 and elaborated. Lastly, he reported attending the NABI Foundation Camp Opening Ceremony as well.*

*Vice Mayor Chapados reported attending Game Night at Copper Sky on June 29 and thanked President of the Hispanic Chamber of Commerce, Frances Soto and Priscilla Benke with the Be Awesome Coalition. She encouraged participation at the next game night. She reported attending the Great American 4th and commended the event coordinators. Lastly, she reported attending the Coffee with the Chief on school safety on Saturday.*

- 3.3**      [WSPRES 18-21](#)      The Mayor and City Council shall hear a presentation from Ms. Rebecca Rothenberg, on the final Housing Plan and recommendations.

*Development Services Director, Martin Scribner introduced consultant Rebecca Rothenberg. Ms. Rothenberg gave a PowerPoint Presentation on the Maricopa Housing Needs Assessment and Housing Plan. She gave a housing needs summary for the City of Maricopa. She discussed housing types, housing for older adults, housing for singles and workforce housing. She summed it up by stating that the City needed apartments, small units, town homes or condos. She detailed discussions on a possible village center. She detailed the vision, goals and strategies of the Housing Plan. She discussed the first design charrette for a City Center that took place in March 2018 and the concepts that were discussed. She outlined the next steps and reviewed six priority action items. She stated the final draft of the Housing Plan was in its final plan and opened the floor for questions.*

*Councilmember Wade inquired about a possible timeline. Ms. Rothenberg elaborated.*

**The Presentation was heard.**

- 3.4**      [WSPRES 18-23](#)      The Mayor and City Council shall hear and discuss a presentation of the Maricopa Association of Governments (MAG) /Pinal Regional Transportation Authority (PRTA) SR-347 Corridor Scoping Study, by Quinn Castro, MAG Project Manager for the study.

*Development Services Director, Martin Scribner introduced the presentation. Maricopa Association of Governments (MAG) Project Manager, Quinn Castro provided a PowerPoint presentation on the Pinal Regional Transportation Authority (PRTA) Corridor Scoping Study. She stated the study aimed to identify transportation needs along SR-347, provide an implementation strategy and prepare a Planning and Environmental Linages (PEL) Statement. She stated the scope of the study included areas Maricopa County, Pinal County and the potential addition of City of Maricopa. She stated they were looking forward to drafting Memorandums of Understanding (MOU), updating project limits, issue a Request for Proposals and kick off the project later in the summer.*

*Councilmember Smith asked Q. Castro what an Arizona Parkway was. Q. Castro elaborated on the 2 faced signals and the way it was meant to help with the flow of traffic. Councilmember Manfredi inquired about a possible timeline. Q. Castro elaborated that generally these studies took about 18 months depending on the consultant's schedule. Mayor Price asked if the PEL ran simultaneously as the rest of the scoping study. Q. Castro elaborated on the discussions with the Arizona Department of Transportation (ADOT), MAG, Pinal County and Maricopa County. Mayor Price elaborated on the pending funds.*

**The Presentation was heard.**

- 3.5**      [WSPRES 18-24](#)      The Mayor and City Council shall hear a presentation by Chris Camacho, President & CEO of the Greater Phoenix Economic Council (GPEC), on FY 18-19 Action Items and the Membership Agreement with the City of Maricopa.

*Economic Development Director, Denyse Airheart announced that Mr. Camacho was not able to attend and introduced Brad Smidt, Senior Vice President of Business Development for the Greater Phoenix Economic Council (GPEC) and Tim Bourcet, Director of Government and Community Affairs. Mr. Smidt gave a brief history of GPEC. He discussed GPEC services including in-depth market data and labor analysis, operational cost analysis, connectivity to key resources, speed to market support, site-selection assistance, economic impact analysis and economic policy competitiveness. He detailed the partnership of GPEC and the City and provided a regional results summary and results through regional success. He discussed the 5 year trend on revenue return, action items and FY2018 prospect and year to date activity. He turned over the presentation to Tim Bourcet who discussed cities as the drivers of the modern economy, smart region vision and the benefits of collaboration. Councilmember Wade asked how long the City had been partners with GPEC and how many jobs have been created through the partnership. Ms. Airheart stated that she would have to confirm the years of partnership between the City and GPEC and she elaborated on how GPEC assisted in job creation for the region. She further discussed challenges within the community and the limited availability in sites, Mr. Smidt offered additional clarification. Councilmember Brown stated his concern that there were no shovel-ready sites available and jobs had not been brought to Maricopa and elaborated. Mayor Price asked about leads the City had received through GPEC. Ms. Airheart elaborated on the types of leads brought to the City and elaborated. Mayor Price asked if the City had the capabilities and knowledge to land corporations and take on leads in-house with current and additional staffing compared to what was paid to GPEC for their services. Ms. Airheart discussed goals of the department and positions and stated that the City would not be able to bring on the same leads on their own, she elaborated on the partnership and the assistance GPEC provided. Councilmember Brown further elaborated on the GPEC partnership. Councilmember Wade asked what the break-even point would be for the City after 9 years of partnership with GPEC. Ms. Airheart elaborated on the strategic relationship with GPEC and the overall impact on the community. Discussion ensued. Councilmember Smith discussed the different aspects of the GPEC partnership for the City and the benefits. She stated that the efforts for the City were proactive and stated that there was a cohesive plan. Vice Mayor Chapados asked Mr. Smidt how many municipalities were both GPEC members and 14 and a half years old. Mr. Smidt stated that there were zero. Vice Mayor Chapados discussed the on-going process, return on investment on the resources available in Maricopa, and elaborated on the long-term investment. Councilwoman Gusse referenced the presentation and asked whether the 755 Maricopa residents discussed, would not have jobs if it were not for GPEC. Mr. Smidt clarified that the 755 Maricopa residents have acquired jobs at companies that GPEC efforts assisted. Councilmember Wade discussed the opportunities in growth and development for the City and elaborated.*

**The Presentation was heard.**

4. **Executive Session**
5. **Adjournment**

**A motion was made by Councilmember Henry Wade, seconded by Councilmember Nancy Smith, to Adjourn at 7:22 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 meeting of the City Council of Maricopa, Arizona, held on the 17th day of July, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of August, 2018.

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Vanessa Bueras  
City Clerk