



# City of Maricopa

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## Meeting Minutes - Draft City Council Work Session

**Mayor Christian Price**  
**Vice-Mayor Edward Farrell**  
**Councilmember Marvin L. Brown**  
**Councilmember Peggy J. Chapados**  
**Councilmember Dan Frank**  
**Councilwoman Julia R. Gusse**  
**Councilmember Bridger Kimball**

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Tuesday, October 21, 2014

5:00 PM

Council Chambers

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**1. Call to Order**

*The City Council Work Session was called to order at 5:00 p.m.*

**2. Roll Call**

**Present** 7 - Mayor Christian Price, Vice Mayor Edward Farrell, Councilmember Marvin L. Brown, Councilmember Peggy J. Chapados, Councilmember Julia R. Gusse, Councilmember Bridger Kimball, and Councilmember Dan Frank

**3. Agenda Items**

**3.1 [WS 14-01](#)**

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

*Councilmember Chapados commented on Agenda Item 9.3. She asked that a process be put in place to notify Maricopa Unified School District (MUSD) of funding opportunities to help the City offset the expense for the school resource officers (SRO's). City Manager Rose agreed.*

**3.2 [WS 14-02](#)**

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

*Councilmember Brown reported attending the 28th Annual Taste of Casa Grande event hosted by Against Abuse on October 19th, 2014. He stated the Mayor of Casa Grande Bob Jackson was very instrumental in helping to establish the Against Abuse shelter in Maricopa and went on to commend the event.*

**3.3 [WSPRES 14-24](#)**

The Mayor and City Council shall hear a presentation of the Maricopa Transportation Advisory Committee recommendations on the proposed alignment of the East West Parkway Corridor. Discussion Only.

*Transportation/Transit Planner David R. Maestas presented the Transportation Advisory Committee's (TAC) recommendations on the proposed alignment of the East West Parkway Corridor. He acknowledged Jacobs Engineering Consultant Berwin Wilbirnk, Pinal County Senior Transportation Planner Travis Ashbaugh, and members of the TAC. Mr. Maesta's PowerPoint presentation included background on the Regionally Significant Routes for Safety and Mobility Study (RSRSM) and its recommendation for an East West Parkway Corridor, and the White and Parker Major Investment Study (MIS) and its objective. He discussed the findings of the White and Parker MIS and the 2 refined concepts. He identified the strengths and weaknesses*

of Concept A and provided a visual. Mayor Price asked if development would be impeded permanently. Mr. Maestas clarified that it allows for less development, and that more careful planning would be needed.

He continued his presentation by listing the strengths of Concept B. He stated it would offer more direct access to downtown Maricopa, better access to surrounding parcels, and that it would allow more developable land within the interchange area. He presented a visual for Concept B. Councilmember Chapados inquired about a gray line in the visual map. Mr. Maestas explained. Discussion ensued.

Mr. Maestas continued, stating that the potential weakness of Concept B is a higher construction cost of approximately 5%. He reported that at the July 22, 2014 TAC special meeting it was recommended that MIS Concept B go forward for consideration by the Maricopa City Council. Next, he stated there are 2 East West Parkway alignment alternatives between the Avalea planned area development and SR347. He stated Option A routes the corridor alignment to a termination point away from Farrell Road and does not interfere with any existing commercial buildings but it requires removal of two existing, occupied homes. He provided a visual of Option A to point out the route, and then provided a visual of Option B which preserves the 2 residences by routing the alignment south of the properties. He pointed out Option B would require purchase of some residential lots at the northwestern corner of Avalea and added that Property Reserve of Arizona (representing Avalea) has agreed to work with the City. He reported the TAC's recommendation was to go forward with Option B for council consideration, he noted that TAC Chairman Joel Saurey, Mr. Wilbirnk, and Mr. Ashbaugh were available for questions.

Councilmember Frank inquired how feasible it would be to run the alignment through the Ak-Chin entertainment center. Mr. Maestas clarified the difference between a parkway and interstate and added that this alignment is favored by the Ak-Chin community because it avoids the culturally sensitive area.

Vice Mayor Farrell asked if the committee considered the possibility that I-11 might not go through that route. Mr. Maestas elaborated. Mayor Price invited Ak-Chin representative, Jerry Owens to speak. Mr. Owens explained that in order to avoid increased traffic through Farrell Road, the community established the corridor between the casino and the multi-tainment center. Discussion ensued.

Vice Mayor Farrell asked if communication with the two landowners was part of the process. Mr. Maestas responded that there was no public push back. Vice Mayor Farrell pointed out that Concept B cuts through planned development, he stated that Brad Hinton with Rancho El Dorado Holdings was present, and asked him he was aware of the alignment going through the land. Mr. Hinton explained that Rancho el Dorado holdings was not aware of tonight's presentation, however they were aware of the two concepts and they were the preferred alignments from the original study. Discussion ensued upon Vice Mayor Farrell's recommendation to improve communication with the developer.

Consensus was to move forward with TAC's recommendations.

#### **The Presentation was heard.**

- 3.4 [WSPRES 14-29](#) The Mayor and City Council shall hear an update on the State Route 347 Grade Separation project. Discussion and Direction.

Public Works Director Bill Fay presented an update on the SR347 Project. His PowerPoint presentation listed a project schedule, key dates that included that a letter of approval is required in order to have a public meeting on December 3rd,

2014. He stated that after that public meeting and before May 1st, 2015 the FONSI would be signed. He detailed the role of ADOT, and added discussed funding sources. He opened the floor for questions from Council.

Councilmember Brown inquired about possible funding for the relocation of the train station. Mr. Fay stated that \$4 million are currently budgeted for adjustment of signalization and siding rail.

Councilmember Frank asked for confirmation that a possible design might be ready by May 1st, 2015. Mr. Fay concurred that it is the intended date. Discussion ensued regarding the timeline. Mr. Fay explained that ADOT would be acquiring the remaining properties and their process is a lot more extensive and time consuming.

Councilwoman Gusse asked if there is a projected timeline on the relocation of the train station. Mr. Fay responded that at the moment there is only a timeline for the design because it would probably be an ADOT project.

Mayor Price inquired if there was a reason why the approval letter has not been issued. Discussion ensued.

Councilwoman Gusse asked if the City had done everything possible to expedite the railroad station relocation process. Mr. Fay and City Manager Rose explained that the City has done everything possible and is constantly working with Amtrak and UPRR to mitigate the problem. Discussion ensued. Intergovernmental Affairs Director Paul Jepson detailed discussions with Amtrak and UPRR.

City Manager Rose reiterated that although the City has had minimal federal funding exposure, it has received exposure and that lobbyist are working to gain more exposure.

**The Presentation was heard.**

**3.5**      [WSPRES 14-30](#)

The Mayor and City Council shall hear a presentation regarding the Zoning Code Update as recommended by the Zoning Code Task Force and the Planning and Zoning Commission.

*Dana Burkhart presented an update on the Zoning Code Rewrite. His PowerPoint presentation included an overview of the rewrite process and public outreach, conformance to the General Plan, existing plans and policies, and the Zoning Code Rewrite diagnosis and evaluation working paper, an overview of proposed articles and discussion, and the recommendations from the Heritage District Advisory Committee, the Zoning Code Rewrite Task Force, and the Planning and Zoning Commission.*

*Councilwoman Gusse asked if there was any input from the Heritage District. Mr. Burkhart stated that there was a big turnout in the meeting at the firehouse and that there were some comments that were taken into consideration and changes were done.*

*Councilmember Chapados acknowledged Mr. Burkhart and all members of the task force for their input and the amount of work. She recommended that council move forward with the recommendations.*

*Mayor Price reported there will be a public hearing during the regular council meeting and then it will go up for approval on the November 5th regular council meeting.*

*Councilmember Chapados recommended that Crime Prevention Through*

*Environmental Design (CPTED) be incorporated into the review process for any new design that comes through the City.*

*Councilmember Brown commended Mr. Burkhart and the committee for their work.*

*Consensus was to move forward with the recommendations.*

**The Presentation was heard.**

**4. Executive Session**

*The City Council Work Session moved to executive session at 6:33 p.m.*

**A motion was made by Councilmember Dan Frank, seconded by Councilmember Bridger Kimball, to enter in to Executive Session. The motion carried unanimously.**

**4.1 ES 14-36** 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 in order to consider its position and instruct its attorney and representatives regarding entering into a Development Agreement, and the potential terms thereof, related to the channelization of the North Santa Cruz Wash and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

**4.2 ES 14-37** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney regarding the proposed CC&R amendments for the Maricopa Grand Professional Village, the status of negotiations related to the Maricopa Grand Professional Village and to give staff direction on how to proceed pursuant to ARS 38-431.03 (A)(3) and (A)(4).

**5. Adjournment**

**The City Council Work Session was Adjourned.**

**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 21st day of October, 2014. I further certify that the meeting was duly called and held and that a quorum was present.**

**Dated this 5th day of November, 2014.**

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**Vanessa Bueras**  
**City Clerk**