



City of Maricopa

Meeting Minutes - Draft City Council Work Session

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

Tuesday, November 7, 2017

6:00 PM

Council Chambers

1. Call to Order

The City Council work session was called to order at 6:00 p.m.

2. Roll Call

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

3. Agenda Items

- 3.1 [WS 17-01](#) The Mayor and City Council shall review items on the Regular City Council meeting agenda.

Mayor Price requested to move item 9.2 from the consent agenda to the regular agenda for discussion.

- 3.2 [WS 17-02](#) The Mayor and City Council shall hear reports on meeting and/or conferences attended by Council.

Councilmember Wade reported attending the Veterans 5k run/walk and the pancake breakfast. He recognized a community member who had recently passed away and announced that he brought white roses to honor her. He reported attending the National Conference of Negro Women at Copper Sky and elaborated.

Councilmember Chapados reported attending the Desert Winds Middle School Future Cities Project on October 27th with 7th, 8th and 9th grade students. She also announced that on October 28th, she participated in the Maricopa Police Department's Getting Arizona Involved in Neighborhoods (GAIN) program and elaborated. Lastly, she reported the Police Awards Banquet on November 4th, acknowledged the Police Explorer of the Year, Dreama King, elaborated on Ms. King's efforts and congratulated all the award winners.

Councilwoman Gusse reported attending Veteran post and Unit 133 event at Copper Sky. She also announced that she was a guest speaker at Ak-Chin Veterans celebration and elaborated. She announced that Central Arizona College (CAC) would be honoring veterans November 8th at 5 p.m. at the Maricopa campus. Lastly, she

announced that there would be a Maricopa Veterans Celebration at Pacana Park this weekend at 9 a.m.

Vice Mayor Brown reported attending the Quarterly Lower Santa Cruz River Alliance meeting and provided an update on the progress.

3.3 **WSPRES 17-38**

The Mayor and City Council shall hear a presentation from The Englewood Group, Indianapolis, Indiana, regarding multi-family housing diversity and opportunities in Maricopa.

Zoning Administrator, Kazi Haque discussed the Housing Needs Assessment and elaborated on the details of the study. He introduced presenters from The Englewood Group, Brian Pozen and Julia Surak.

Ms. Surak discussed the background for their company, discussed current properties and provided photos of amenities on other projects. Mr. Pozen discussed the vision of Maricopa and the needs of the City. He discussed market rates, affordable senior housing and affordable family housing opportunities. Ms. Surak discussed market statistics and data from the Housing Needs Assessment for Maricopa. She provided additional photos and discussed rent statistics in Maricopa and surrounding areas. She offered details on Market Rate Apartments and discussed tenant needs and community amenities. Mr. Pozen discussed the Low Income Housing Tax Credit Program (LIHTC). He discussed the success and restrictions of the program. He discussed the Qualified Allocation Plan (QAP) used by the Arizona Department of Housing (ADOH) and discussed how the tax credit was allocated and the deadlines for the credit. He further elaborated on the rent and income limits through the LIHTC for Pinal County. Lastly, he discussed the goals for Maricopa and provided an example. He invited questions from Council.

Mayor Price asked for further clarification on how the tax credit was decided. Ms. Surak stated that they would look at 3 different phases for the project and discussed restrictions. She stated that they would like to do both a market rate project as well as a tax credit. Mayor Price asked how Council could rest assured with the phasing of future projects. Mr. Pozen discussed the timing of the phasing and elaborated. Mayor Price spoke in agreement with the Market Rate.

Vice Mayor Brown asked if they had any section 8 housing recipients. Ms. Surak stated that section 8 recipients may rent in the low income housing but there was not designated housing for section 8.

Councilmember Wade asked about the time between their last projects to current projects. Ms. Surak stated that it was due to taking on additional management duties, restructuring and not being awarded tax credits for Arizona and elaborated. Councilmember Wade asked when the Market Rate project could start. Ms. Surak replied after Zoning approval. Mr. Pozen offered additional clarification on the LIHTC process.

Councilmember Chapados discussed items listed on the QAP and asked what kind of other community amenities would be provided. Ms. Surak stated there would be three separate properties with separate amenities. Councilmember Chapados asked how the amenities would affect the scoring. Mr. Pozen elaborated on the scoring criteria. Councilmember Chapados asked how soon would they know if funding had been awarded after the deadline. Mr. Pozen replied that they would know by July but stated that Zoning would have to be in place first to apply. Councilmember Chapados asked what number of units were in mind for the Market Rate project. Mr. Pozen replied that

there are 20 units per acre and elaborated. Councilmember Chapados asked if amenities were for tenants only. Mr. Pozen stated that space had to be unrestricted for tenants but discussed success in community use.

Mayor Price asked if the company was self-financed or if there were investors. Ms. Surak replied that they self invest.

Councilmember Wade asked if they partner with non-profit organizations. Ms. Surak replied that yes they do and elaborated. Mr. Pozen offered further clarification.

Mayor Price asked what the main focus on the three facilities in Youngtown were. Mr. Pozen discussed the success of the projects and positive relationship and discussed the different needs over time.

3.4 [WSPRES 17-39](#)

The Mayor and City Council shall hear and discuss a presentation by Dan Marum, Wilson & Company, of proposed Phase 3 study effort, Implementation Support, Maricopa Area Transportation Plan.

Development Services Director, Martin Scribner discussed the phases of the Area Transportation Plan (ATP) and introduced Amy Moran with Wilson & Company.

Ms. Moran provided an overview and gave background information on the ATP. She discussed implementation support efforts and the overall purpose of the project. She elaborated on the areas of focus and needs. She also discussed traffic control and future recommendations. She elaborated on the process for the Phase 3 implementation. She discussed categorization types, citywide access management guidance and area specific guidance and elaborated on the details. She discussed access points, assessment of access needs and how it would correlate to traffic control and elaborated. She invited questions from Council.

Councilmember Chapados asked what kind of focus there would be for accessibility for future proposed projects, public safety access and response time. Ms. Moran replied that there would be preliminary guidance for best practices and elaborated. She discussed additional considerations, opportunities and recommendation requirements and guidance.

Mr. Scribner stated that the work plan would be amended to include the project. He stated that they would come back to Council to ask for contingency money. He discussed steady guidelines for the City.

4. Executive Session

4.1 ES 17-41

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 representatives regarding possibly entering into an amendment to the development agreement that was assigned to CAPDEVL060, LLC by Shea Maricopa, LLC, relating to the property known as The Wells and generally located on the northwest corner of Maricopa Casa Grande Highway and Porter Road, and the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

4.2 ES 17-42

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 representatives regarding possibly

entering into a lease agreement with Duke Plaza, LLC for the premises currently occupied by MDWID at Maricopa Manor, and the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

- 4.3 ES 17-43** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney to consider its position and instruct representatives regarding the pending lawsuit filed against the City by Bonita Burks regarding CUP 17-01 for Apex Private Motorsports Group, LLC to operate a motorsports facility within the City of Maricopa and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).
- 4.4 ES 17-44** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney to consider its position and instruct representatives regarding the campaign finance complaint filed with the City against Maricopa Citizens Protecting Taxpayers and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3).
- 4.5 ES 17-45** 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 Classification and Compensation report prepared by Segal Waters, to give direction on how to proceed and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(1), (A)(3) and (A)(5).

5. Adjournment

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 7th day of November, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of November, 2017.

Vanessa Bueras
City Clerk