



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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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, February 19, 2019

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:02 p.m. Church of Celebration Pastor, Josh Barrett gave the invocation and Vice Mayor Wade led the meeting attendees in the Pledge of Allegiance.

2. Roll Call

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

4. Report from the Mayor

Councilmember Nancy Smith announced new senior Lunch and Learns would be held every third Friday of the month at Copper Sky. She reported the inaugural session, held on Friday, February 15 would be on the topic of understanding what you can do at home for dementia and memory loss.

Councilmember Vitiello reported meeting with the Power Network Group and elaborated.

Vice Mayor Wade reported attending the Planning and Zoning Commission meeting on February 11th and the Youth Council meeting on the 12th and noted Councilmember Vitiello was also in attendance at both events. He reported attending the Maricopa Unified School District (MUSD) Board meeting on February 13th. He stated he met with the Youth Council staff liaison to discuss upcoming events, including the Youth Council Retreat. He reported on his attendance to the Central Arizona College (CAC) fundraiser on February 15th in Florence, Arizona and noted Councilmember Smith and Pinal County Supervisor Smith were in attendance. Next, he reported paying his respects to the family of the motorcyclist recently killed in an accident on the Maricopa-Casa Grande Highway. Lastly, he reported attending a community meeting set by Councilwoman Gusse at the Veteran Center with Congressman, Tom O'Halleran.

Mayor Price reported he had the opportunity to speak with the Maricopa Chamber of

Commerce. He reported also meeting with a group of realtors at Casa Grande to talk about the City of Maricopa.

5. Report from the City Manager

Community Services Director, Nathan Ullyot announced the new Safe in the Water Program and elaborated that the Community Services Department would partner with schools to take students to Copper Sky to learn about water safety. He stated they would work with Butterfield Elementary and Maricopa Elementary to pilot the program in the fall of 2019 and added the goal of the program was for every child in Maricopa to have a water safety lesson by the time they got to third grade. Next, he announced the new Fifth Quarters Program. He stated that the program would open the Copper Sky Aquatic center after every high school home football and basketball games each Friday night. He noted there might be a possible fee that would go towards other sports programs. He added that Copper Sky would also host Sports Family Fun Days for sports coaches to celebrate each end of season. He announced that Global Water committed \$15,000 the first year, \$20,000 the second year and \$20,000 on the third year for the new programs. He introduced John Corwin and Beth Huerta with Global Water. Mr. Corwin gave a brief statement and thanked Mr. Ullyot and the City.

6. Call to the Public

Susan Cameron gave information on the Maricopa Arts Council fifth Artist Studio Crawl. She stated the event was free, on Saturday (February 23) from 10 a.m. to 2 p.m. and on Sunday from 12 to 4 p.m. She stated that the following week, the next lecture series of Inside the Creative Mind would be at Copper Sky and would feature Judith Zaimont and Herman Neuberger. She encouraged participation.

Shelley Gillespie gave an update on the upcoming Copa Shorts Film Fest. She displayed some of the swag that would be given to VIP's and elaborated. She added there would be food trucks at the event and encouraged participation.

Sharai Dennis announced that the Pinal County AANCP Youth Council would be hosting a car wash fundraiser at Auto Zone in John Wayne Parkway on Saturday, February 23 from 8 a.m. to 1 p.m.

Lori Wilson, former library employee, spoke in support of the library project and gave a brief background of the bond. She discussed the benefits of having a larger library. Lastly, she asked when the awning would go up over the play area at Pacana Park. She was directed to contact Community Services Director, Nathan Ullyot to address her question.

Jeremy Waters, local business owner, Kevin McDill and former Mayor Kelly Anderson announced that the Israel "Izzy" Calderon third annual Benefit Tournament would be on March 30. They discussed details of the tournament and invited the community to participate. They noted all proceeds went to the Calderon family. They commended the Copper Sky softball fields. They stated the event would start at 8 a.m. and noted it was an all-day event.

Torri Anderson announced she was appointed to the Arizona School Board Association's (ASBA) Executive Committee. She reported that at the end of January she made a trip to Washington, DC to talk about education and elaborated on the topics of discussion. She stated she was honored to take part on those discussions. Next, she gave information on the Seeds of Change Gala that would take place on

March 2nd from 6 p.m. to 10:30 p.m. at Province. She acknowledged the event's sponsors including, Harrah's Ak-Chin, ACE Hardware and Meritage Homes. She stated the proceeds went to the local women's shelter. She added that the theme would be That 70's and stated tickets were available at seedsofchange gala.org. She invited the community to attend.

7. Minutes

- 7.1 [MIN 19-14](#) Approval of Minutes from the February 5, 2019 City Council Work Session.

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

- 7.2 [MIN 19-15](#) Approval of Minutes from the February 5, 2019 City Council Regular meeting.

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

8. Consent Agenda

Councilmember Smith asked for clarification that the Maricopa Transit Study Final Report pertaining to Agenda Items 8.3 and 8.4 would solely approve the report and not the recommended next steps/actions. Transportation Policy Manager, David Maestas clarified that approval would be on the report itself, not the recommended next steps.

Mayor Price stated he would move Agenda Item 8.5 from the Consent Agenda to the first item of on the regular items section.

Approval of the Consent Agenda

A motion was made by Councilmember Marvin L. Brown, seconded by Vice Mayor Henry Wade, to Adopt the Consent Agenda. The motion carried by a unanimous vote.

- 8.1 [RES 19-07](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, authorizing the City to enter into a Mutual Aid Compact with the signatory political jurisdictions within the State of Arizona and the Arizona Department of Emergency and Military Affairs. Discussion and Action.

This Resolution was Approved.

- 8.2 [RES 19-08](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting the 2018 Pinal County Community Wildfire Protection Plan. Discussion and Action

This Resolution was Approved.

- 8.3 [MISC 19-09](#) The Mayor and City Council shall discuss and possibly take action to approve the Maricopa Transit Study Final Report. Discussion and Action.

This Miscellaneous Item was Approved.

- 8.4 [MISC 19-10](#) The Mayor and City Council shall discuss and possibly take action to approve the Final Report-Phase III - Area Transportation Plan - Access Management. Discussion and Action.

This Miscellaneous Item was Approved.

- 8.6 [SPEVLIQ 19-02](#) The Mayor and City Council shall discuss and possibly take action on recommending approval to the Arizona Department of Liquor Licenses and Control for an Application submitted by Pat Kieny on behalf of Native Grill & Wings to host a beer garden for the Salsa Festival on Saturday, March 23, 2019, at Copper Sky Regional Park located at 44345 W Martin Luther King Blvd. Discussion and Action.

This Special Event Liquor License was Approved.**9. Regular Agenda/Public Hearings**

- 8.5 [CON 19-02](#) The Mayor and City Council shall discuss and possibly take action to create a project in the Capital Improvement Program (CIP) by drawing on existing capacity in the CIP, and to approve the Design Consultant Contract with Hidell Associates Architects, Inc. for design and construction administration services for the new Library Facility. Funding for the project includes an amount not to exceed \$722,220.00 plus a City Manager's allowance of \$108,300.00 (15%), for a total amount not to exceed \$830,530.00. Funding for the project will be drawn from Library DIF1 ORG-32133135 in the amount of \$760,399, Library DIF2 ORG-34233135 in the amount of \$22,235 and General Government CIP ORG-35033135 in the amount of \$47,896. Discussion and Action.

City Manager Horst explained the 15% represented a contingency of the contract amount, and that the contract itself was 9% of the design costs and elaborated. He stated that in 2014 State Legislature adopted new rules regarding Development Impact Fees (DIF) and as a result some of the library DIF funds needed to be expended prior to the end of the year. He recommended moving forward with the architectural design to avoid the risk of losing the funds. He stated the library was being proposed as a first phase and that it could be done without a tax increase to constituents or additional debt to the City. He elaborated that additional data would be brought forward as part of next year's Capital Improvement Plan (CIP), and that it would be voted on approximately in May 2019 as part of the budget process. He elaborated that space-wise they were planned for possible growth. He stated that as part of the conceptual design phase there would be a minimum of two opportunities for citizens to provide input around March and April. He stated the location was set in the city center. He noted that currently the proposal to construct the library and repurpose the current library was just a proposal and further action was pending formal presentation and adoption by the City Council. He discussed potentially repurposing the current library for space for seniors, veterans and for the general community on a reservation basis. He further recommended that the general space area be retrofitted to accommodate small scale art and a performing arts platform. He added the current veteran center/original library would be used as a historic museum for the Heritage Park. He stated the current DIF study was underway for the next five years and a new library facility base DIF would be included. He elaborated on potentially refunding or funding phase two with those DIF funds. He emphasized that the DIF funds could only be used for library purposes. He stated this item, if approved, would create a CIP program and authorize Hidell to move forward with construction plans and architectural work. He reiterated on resident input opportunities and opened the floor for questions.

Mayor Price asked City Manager Horst to elaborate on the cost for the design and construction. City Manager Horst stated the seven qualifications were received for consideration and Hidell was picked. He responded that the library was estimated to cost eight to ten million dollars. He broke it down to approximately \$200 to \$300 per

square foot. He stated the architectural and designs costs generally ran about 15% and the percentage for this project would be 9%. Councilmember Smith praised the progress.

A motion was made by Councilmember Smith, seconded by Councilmember Manfredi, that this Contract be Approved. The motion carried by a unanimous vote.

9.1 **PH 19-01**

The Mayor and City Council shall hear public comment for the purpose of considering a Section 5311 Transit Program grant application (Mid-Cycle FY18-19-20 Adjustment) from the Federal Transit Administration, through the Arizona Department of Transportation, that will be used to continue operations of the City Of Maricopa Express Transit system. Interested persons or agencies shall be heard with respect to social, economic, and environmental aspects of the project. Interested persons may submit oral or written evidence and recommendations with respect to the project.

The Public Hearing opened at 7:51 p.m. There were no public comments. The hearing closed at 7:51 p.m.

The Public Hearing was held.

9.2 **RES 19-10**

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 Maricopa Auberge, LLC, an Arizona limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

Economic Development Director, Denyse Airheart gave a brief summary on the Purchase and Sale Agreement and opened the floor for questions.

Mayor Price asked what the incentive was for the company to develop the parcel to ensure it was accomplished. Mrs. Airheart elaborated that the developer was extremely interested in the project and would put other projects on hold to finish this one. City Manager Horst, further explained that the investor used to be a resident and was familiar with Maricopa and that he knew he could profit. City Attorney, Denis Fitzgibbons specified that Section 15.03 of the agreement included provisions that if the hotel was not opened within a certain time, they would have to pay back to the city any potential fee waivers and a lien could be placed on the property if not open within 3 years.

A motion was made by Vice Mayor Wade, seconded by Councilmember Brown, that this Resolution be Approved. 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 **PRES 19-03**

The Mayor and City Council shall hear a presentation displaying the design concept for the new City of Maricopa website. Discussion only.

Administrative Services Director, Jennifer Brown stated that the City contracted with Vision, who was bought by Granicus, to redesign the website to make it more user friendly and compatible with mobile devices. She turned it over to Public Information Officer, Adam Wolfe. Mr. Wolfe provided a PowerPoint demonstration of the redesign. He opened the floor for questions.

Vice Mayor Wade inquired about the licensing button. Mrs. Brown responded that it

would be changed to permitting. A brief discussion ensued.

Councilmember Smith asked what the timeline was for rolling the webpage out. Mr. Wolfe responded that they hoped to have a fully functional soft launch by spring, and going fully live by April, 2019.

Councilwoman Gusse noted that in the past, there was only one person managing the website and it was hard to make changes. She asked if working with Granicus was user friendly. Mr. Wolfe responded that instead of having one designated individual, each department would have user permissions and training would be provided.

The Presentation was heard.

9.4 **ORD 19-01**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 2-71 of the City Code of Maricopa regarding regular meetings to amend the time for regular Council meetings and to authorize the City Manager to cancel regular Council meetings and to schedule Work Sessions. Discussion and Action.

Mayor Price read the ordinance. City Attorney Denis Fitzgibbons stated the language was adjusted to reflect that everything would be done in consultation with the Mayor and that Council would be informed when a meeting was cancelled. He noted that the remaining issue for Council to decide on was the start time for the regular council meetings.

Councilmember Manfredi, spoke in favor of starting the regular meetings at 7 p.m. Vice Mayor Wade agreed 7 p.m. would give the public a chance to attend.

Mayor Price suggested 6:30 p.m. but added he would be okay with any of the proposed times. He stated he liked that the Ordinance gave Council the freedom to start the meetings earlier when necessary. Councilmember Smith asked for clarification on the ability to change the start time. City Manager Horst clarified that there would be a set start-time, but the Mayor would have the flexibility to call special meetings when warranted. Mr. Fitzgibbons further clarified that, "The Mayor or City Manager, upon the advice and consent of the Mayor and after notifying all members of Council, may adjust the regular meeting start time due to the items on the Council's agenda." A brief discussion ensued. Councilmember Smith and Councilmember Brown agreed with keeping the start time at 7 p.m. Mayor Price asked if the 24 hour notice still applied when a meeting was moved up. City Manager Horst, responded it would be the minimum but most of the time, Council would be notified in advance.

A motion was made by Vice Mayor Wade, seconded by Councilmember Manfredi, that this Ordinance be Approved as Amended, and strike the start time of the regular meeting from 6:00 to 7:00 o'clock p.m. 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

9.5 **ORD 19-02**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 2-82(l)(a)(i) of the City Code of Maricopa regarding Council established Standing Committees to eliminate the Non-Profit Funding Evaluation Committee and the Veteran Affairs Committee and eliminating the Youth Internship Program Advisory Committee which was separately established by Council. Discussion and Action.

Mayor Price explained the termination of the committees was discussed at the Planning Strategic Meeting, and recommended based on the low usage and staffing issues. Councilwoman Gusse further elaborated that she recommended the elimination of the Veteran Affairs Committee because, as liaison of the committee, it appeared to have drawn its course. She stated there were too many veteran organizations to accommodate in the committee.

A motion was made by Councilwoman Gusse, seconded by Councilmember Manfredi, that this Ordinance be Approved. 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

A motion was made by Councilmember Marvin L. Brown, seconded by Councilmember Rich Vitiello, to move into Executive Session at 8:21 p.m. The motion carried unanimously.

- 10.1 ES 19-02** 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 purchase agreement for real property, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

11. Adjournment

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 19th day of February, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of March, 2019.

Vanessa Bueras
City Clerk