



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

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 Nancy Smith
Councilmember Marvin L. Brown
Councilwoman Julia R. Gusse
Councilmember Vincent Manfredi
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, February 4, 2020

7:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 7:02 p.m. World Life Ministries Pastor, David Anderson gave the invocation. Councilmember Wade led the Pledge of Allegiance and Edgar Porter performed the National Anthem and the Black National Anthem.

2. Roll Call

Mayor Price was present telephonically.

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

3. Proclamations, Acknowledgements and Awards

Maricopa Fire/Medical Department, Deputy Chief Brad Pitassi gave information on the Community Emergency Response Team (CERT) training program. He turned the presentation over to Fire Marshall, Eddie Rodriguez who presented the CERT 2020 Winter Class graduates with Certificates of Completion: Carla Amador, Dan Thomas, John Floyd Croy, Shannon Doman, Kayne Stoll, Stephen Hill, and Melvin Subers. Next, he introduced CERT Leads and presented the following awards, the Distinguished leadership award to John Mulquin, the Training Leadership Award to Bill Robertson and the Rehab Leadership Award to Sherrie Hagemo.

3.1 [PROC 20-01](#)

Black History Month Proclamation

Vice Mayor Smith invited Councilmember Brown to accept the proclamation. She read the proclamation and proclaimed the month of February, 2020 as Black History Month in the City of Maricopa. Councilmember Brown gave a speech on black history.

On behalf of the Sepia Book Club, member Joanne Vanderpool donated the following books to the Maricopa Public Library: Little Leaders and Shelley Goes to the Zoo. She added that they would also host a program at the library on February 13th about quilting and its significance in black history. She encouraged participation.

Vice-Mayor Smith invited the attendees to a small 20 minute celebration in the lobby hosted by Councilmember Wade in honor of Black History Month. The meeting went into recess at 7:29 p.m.

Read**4. Report from the Mayor**

The meeting was reconvened. Councilmember Wade reported that Mount Moriah Community Church did the dedication of their new building two weeks ago and elaborated.

Councilmember Manfredi reported attending a Central Arizona Governments (CAG), Regional Council meeting. He stated Bobby Davis from the Town of Star Valley was selected as the new Chair, Jon Thompson from City of Coolidge as Vice Chair and Micah Powell as Secretary Treasurer. He noted that the Chair of the CAG Management Committee was former City of Maricopa Intergovernmental Affairs Director, Paul Jepson.

Councilmember Brown reported speaking to Sequoia Pathway Academy High School and Middle School students on January 31st on black history. Next, he reported attending the Maricopa Unified School District (MUSD) Community Leadership Diner hosted by MUSD Superintendent Dr. Tracey Lopeman on January 30th.

Councilmember Vititello thanked city staff including Community Services Director Nathan Ullyot, Brandelyn Hughes, CERT and everyone who was involved with the Senior Info/Expo.

Vice Mayor Smith reported on the Senior Info/Expo in partnership with the Age-Friendly Committee. She acknowledged Nathan Ullyot and Community Services staff. Next, she reported attending an Ak-Chin/Maricopa STEAM meeting with Councilwoman Gusse and noted that Councilwoman Gusse was on the board. Next, she reported attending the Maricopa Art Fest, Senior Game Night, and the MUSD Community Leadership Diner. She announced that the next Senior Lunch & Learn in February 21st would be on social media and internet safety. She invited the community to attend at 11 a.m. at Copper Sky.

Mayor Price reported attending the Maricopa Chamber Award banquet. He stated he was in Washington D.C representing the City of Maricopa and elaborated.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Elizabeth Howell stated the second annual food drive for Shredding Event would be on Saturday, February 8th, from 10 a.m. to 2 p.m. in the north parking lot of Copper Sky.

7. Minutes**7.1 [MIN 20-05](#)**

Approval of Minutes from the January 21, 2020 City Council Regular meeting.

A motion was made by Councilmember Wade, seconded by Councilmember Brown, that the Minutes be Approved. The motion carried by unanimous vote.

8. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilwoman Julia R. Gusse, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda. The motion carried by unanimous vote.

8.1 [BDGT 20-01](#)

The Mayor and City Council shall discuss and possibly take action to create a project in the Capital Improvement Program (CIP) for fiscal year 19-20 by drawing on existing capacity in the CIP for the design and construction of a City Fuel Facility. Discussion and Action.

This Budgetary Transfer was Approved.

8.2 [IGA 20-01](#)

The Mayor and City Council shall discuss and possibly take action on a request to approve an Intergovernmental Agreement (IGA) with Pinal County for the purpose of providing election services for the fall 2020 elections. Discussion and Action.

This Intergovernmental Agreement was Approved.

8.3 [RES 20-03](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving a Dedication Agreement to accept real property on the Seven Ranches Road alignment to be used for right of way purposes and authorizing the City Manager to execute any necessary documents related thereto. Discussion and Action.

This Resolution was Approved.

9. Regular Agenda and/or Public Hearings

9.1 [PRES 20-04](#)

The Mayor and City Council shall hear a presentation by Community Services Director, Nathan Ulyot, on the Global Water Partnership. Discussion only.

Community Services Director, Nathan Ulyot presented on the Community Services Partnership with Global Water Resources (GWR) for community programming and events. He stated GWR sponsored the Maricopa Safe in the Water (SWIM) program and elaborated on the program in partnership with Maricopa Unified School District (MUSD) to provide water safety lessons. He detailed the pilot program outcomes. He stated that, going forward the program would expand to three other MUSD schools in the spring of 2020 and to charter schools by 2021-2022. A short video about SWIM was played. Mr. Ulyot thanked Community Services staff, Josh Bowman, James Schultz, GWR's Jon Corwin, Ron Fleming, and Beth Huerta. He invited Beth Huerta to say a few words. B. Huerta gave a brief statement on the program and stated they look forward to continuing the partnership to support the program. Mr. Ulyot announced that GWR agreed to increase the funding for the program and noted they have also supported other programs and events.

The Presentation was heard.

9.2 [PH 20-01](#)

The Mayor and the City Council shall hear public comment(s) on a proposal for street name changes within a portion of the Heritage District Redevelopment area, Maricopa Townsite subdivision.

The public hearing was opened at 8:33 p.m. There was no comments from the public.

The hearing was closed at 8:33 p.m.

The Public Hearing was held.

9.3 [RES 20-04](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving the renaming of the following streets located within the subdivision of the Maricopa Townsite: West Maricopa Avenue to Heritage Lane, West Burkett Avenue to West Stagecoach Lane, West Arizona Avenue to West Arizona Lane, a portion of West Maricopa Casa Grande Hwy. to West Mercado Street, and North Pershing Street to North Main Street. Discussion and Action.

Deputy Director of Economic and Community Development, Rodolfo Lopez stated the city initiated a petition from City Council on November 5, 2019 to pursue six street changes within the Maricopa Townsite subdivision to assist the revitalization of the area and to address public safety concerns about confusion with Maricopa Avenue and Maricopa Road. He stated the initial proposal was to change N. Pershing Street to N. Main Street, a segment of W. Maricopa-Casa Grande Highway to W. Market Street, W. Burkett Avenue to Wells Lane, and let the public give input on the renaming of W. Maricopa Avenue. He provided a timeline of the public outreach process and detailed the formats of public notice. He detailed the open meetings and the public input received on the renaming of W. Maricopa Avenue. He stated that staff took their recommendations to the Heritage District Committee and they accepted all recommendations with the exception of renaming N. Pershing Street to Main Street. He stated the committee suggested renaming N. Pershing Street to Stagecoach Lane. He stated that the initially proposed Market Street was reconsidered to the Spanish version of Mercado Street. He stated final staff recommendation was to approve the following street name changes: W. Maricopa Avenue to W. Heritage Lane, W. Arizona Avenue to W. Arizona Lane, W. Maricopa-Casa Grande Highway to W. Mercado Street, N. Pershing Street to N. Main Street and W. Burkett Avenue to W. Stagecoach Lane. He elaborated that staff recommended going forward with changing N. Pershing Street to Main Street, and instead of renaming W. Burkett Avenue to Wells Lane, they suggested Stagecoach Lane.

Councilwoman Gusse stated she had asked why the area didn't honor families in the area and elaborated that the committee felt they couldn't honor some families and not all. She stated that in the past, the area was predominantly Latino and suggested honoring that background by renaming one of the streets to Cesar E. Chavez and elaborated. City Manager Horst recommended the tentative W. Arizona Lane be swapped to Cesar E. Chavez Lane. A motion was made.

Councilmember Wade expressed support for honoring Cesar E. Chavez and the Hispanic community. Councilwoman Gusse stated she Cesar Chavez birthday would be at the end of March, and she would like to invite the Pinal County Cesar Chavez Foundation to an unveiling. City Manager Horst elaborated on the process but noted that a dedication ceremony could be accommodated.

A motion was made by Councilwoman Gusse, seconded by Councilmember Manfredi, that this Resolution be Approved as Amended to strike out the recommended renaming of W. Arizona Avenue to W. Arizona Lane and replace with renaming W. Arizona Avenue from N. Plainview Street to Burkett Ave. to Cesar E. Chavez Lane. The motion carried by unanimous vote.

9.4 [PH 20-02](#)

The Mayor and City Council shall hear public comment for the purpose of considering a Section 5311 Transit Program Section 5311 grant application from the Federal Transit Administration, through the Arizona Department of Transportation, that will be used to continue operations of the 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.

Deputy City Manager Kazi Haque introduced new Revitalization and Transit Coordinator, Judy Ramos and gave a brief professional background of Mrs. Ramos. Judy Ramos gave a brief statement and stated she was available for questions after public comments. The public hearing was opened at 8:49 p.m. No public comments were received. The hearing closed at 8:49 p.m.

The Public Hearing was held.

9.5 [RES 20-05](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Development Agreement between the City of Maricopa and Copper Sky Commercial Senior Housing, LLC, an Arizona limited liability company ("Copper Sky Senior Housing"), Copper Sky Commercial Mixed Use North, LLC, an Arizona limited liability company ("Copper Sky Mixed Use North"), Copper Sky Commercial Mixed Use South, LLC, an Arizona limited liability company ("Copper Sky Mixed Use South"), and Shea Connelly Development, LLC, an Arizona limited liability company ("Shea Connelly") in compliance with A.R.S. §9-500.05 and authorizing the City Manager to execute the exhibits and related documents including the Purchase and Sale Agreements in a form substantially similar to the documents presently before the Mayor and City Council. Discussion and Action.

City Manager Horst acknowledged the City Council and their leadership, staff, Denis Fitzgibbons, Tina Vannucci, Development Services, economic development, and Jennifer Bostian for making this project come to fruition. He provided background on the project stating it would consist of four phases: Phase one would include a senior housing facility that was a \$40 million investment and elaborated on job creation. Phase two (North Phase) would be apartments with 16,000 square feet of retail on the first floor followed by the reconstruction of Martin Luther King Road to include a green belt in the middle. He stated the South Phase would be a mirror of the north phase. He stated the last phase would be senior casitas to support the senior housing. He stated the proposed development could have a total economic impact of \$24.1 million to Maricopa's economic each year. He stated the project could create an estimated 271 new jobs and elaborated. He stated the multi-family housing could have a combined annual income of \$42.1 million and elaborated. He discussed the hard construction costs and off-site improvements and the amount of jobs that will generate. He stated the project would also generate additional tax revenues to the community and elaborated. He discussed the incentive and stated the investment comes from the project itself and explained. He recommended moving forward and opened the floor for questions. Councilmember Manfredi and Vice Mayor Smith gave brief statements in support.

A motion was made by Councilmember Brown, seconded by Councilmember Manfredi, that this Resolution be Approved. The motion carried by the following vote:

Aye: 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

10. Executive Session

11. Adjournment

A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Henry Wade, to Adjourn at 9:01 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 regular meeting of the City Council of Maricopa, Arizona, held on the 4th day of February, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of February, 2020.

Vanessa Bueras
City Clerk