



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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Mayor Christian Price
Vice-Mayor Nancy Smith
Councilmember Amber Liermann
Councilmember Vincent Manfredi
Councilmember Bob Marsh
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, August 17, 2021

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:07 p.m. Jeff Barnum from the Church of Jesus Christ of Latter Day Saints gave the invocation, and Councilmember Manfredi led the Pledge of Allegiance.

2. Roll Call

Present: 7 - Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade, Councilmember Amber Liermann, Vice Mayor Nancy Smith, Mayor Christian Price and Councilmember Bob Marsh

3. Proclamations, Acknowledgements and Awards

4. Report from the Mayor

Councilmember Marsh reported attending a Planning and Zoning (P&Z) Commission meeting, a Pinal County Water Augmentation Authority meeting, an Arizona Department of Water Resources meeting, a Copa Seniors meeting, an Age-Friendly Committee meeting, and a meeting on the tier 1 water short fall declaration.

Mayor Price reported on the Task-Force meeting with the Maricopa Domestic Water District Board.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Former Vice-Mayor, Peg Chapados gave information on the Maricopa Marketplace Arts and Crafts Show during Thanksgiving weekend Saturday, November 27, 2021 from 10 a.m. to 3 p.m. at Leading Edge Academy. She stated there was a current open call for artisans for home-made crafts and elaborated.

Christine Bellinger expressed concerns with book displays at the library.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Vice Mayor Nancy Smith, seconded by Councilmember Vincent Manfredi, to Adopt the Consent Agenda. The motion carried by unanimous vote.

- 7.1 [RES 21-37](#) A Resolution of the Mayor and City Council of the City of Maricopa, Pinal County, Arizona, approving an increase to the credit card surcharge in an amount between 3.25% and 5.0% of the total transaction amount dependent upon the City Manager's annual evaluation of actual costs incurred by the City related to accepting credit card payments. Discussion and Action.
- This Resolution was Approved.**
- 7.2 [CON 21-20](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Mel's Auto, LLC, an Arizona limited liability company dba NAPA Auto for the purchase of approximately 2 acres generally located at the Northeast corner of Edison Road and Estrella Gin Business Parkway, commonly known as the Estrella Gin Business Park, for \$1.75 per square foot and authorizing the city manager to execute any necessary extensions and closing documents related thereto. Discussion and Action.
- This Contract was Approved.**
- 7.3 [CON 21-21](#) The Mayor and City Council shall consider and take action on approving a Lease and Facility Usage Agreement with the Maricopa Historical Society for the City facility located at 44240 W Maricopa-Casa Grande Highway and authorizing the city manager to execute any necessary extensions and closing documents related thereto. Discussion and Action.
- This Contract was Approved.**
- 7.4 [RES 21-38](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting a revised fee schedule for the Development Services Department and the Fire/Medical Department effective October 1, 2021. Discussion and Action.
- This Resolution was Approved.**
- 7.5 [MIN 21-43](#) Approval of Minutes from the August 3, 2021 City Council Regular meeting. Discussion and Action.
- These Minutes were Approved.**
- 7.6 [CON 21-22](#) The Mayor and City Council shall discuss and take action to approve and authorize the City Manager to execute a "Water Facilities Extension Agreement" with Global Water - Santa Cruz Water Company, Inc., an Arizona corporation related to the extension of water utility services to be extended to and for residential and/or commercial real estate development within the City. Discussion and Action.
- This Contract was Approved.**

8. Regular Agenda and/or Public Hearings

8.1 **PRES 21-16**

The Mayor and City Council shall hear a presentation by Adam Saks, Executive Director of the Maricopa Economic Development Alliance. Discussion only.

Adam Saks, Executive Director of the Maricopa Economic Development Alliance (MEDA) provided a PowerPoint update. He discussed the Site Selectors Guild that took place in Orlando, Florida in June 2021. He detailed marketing outreach.

Mayor Price thanked Mr. Saks and emphasized the importance of building relationships. Mr. Saks stated he would be coming back with compiled data. Councilmember Vitiello asked Mr. Saks to reach out if he needed their support or attendance at any event.

The Presentation was heard.

8.2 **PRES 21-14**

The Mayor and City Council shall hear a presentation related to Community Facilities Districts. Discussion Only.

Chief Financial Officer (CFO), Matt Kozlowski and Chief Economic Development Officer (CEDO), Nathan Steele gave a PowerPoint presentation on Community Facilities Districts (CFDs). Mr. Kozlowski explained that CFDs were special purpose districts, tax levied public improvement districts and municipal corporations and political subdivisions of this state, separate and apart from the municipality or county. He stated that currently 24 other Arizona cities were using CFDs and elaborated. He stated that developers desired the use of CFDs for accelerated reimbursement or for construction financing purposes, tax considerations, and to provide consistent financing through economic cycles. He stated cities used CFDs for economic development, enhanced infrastructure within master-planned communities, and the ability to deal with infrastructure on a more comprehensive basis, particularly for those over 600 acres in size or 2,500 homes/lots. He stated CFDs could be used for highways, streets, roadways, public parking facilities, landscaping, flood control, water systems, sewer and drainage, street lights, signals, public safety facilities and recreation facilities. He noted that in the formation of a CFD, the City Council would act as the District Board to act in the best interest of the citizens within the district. He detailed the seven-step formation process for CFDs and noted they were on the first steps during the research. He discussed the CFD financing options including General Obligation Bonds, and Special Assessment Revenue Bonds. He stated districts were established to separate business from the City and the City was not obligated to support the CFD in any operational or fiscal manner.

Mr. Steele stated that with the assistance of permitting CFDs, developers would have the funding and incentive to include utility infrastructure improvements, public amenities and mixed use components. He explained that as Maricopa continued to grow infrastructure would be limited and CFDs would help bridge the gap to allow developers to move quickly and produce quality product. He emphasized that CFDs would be a disciplined tool to be used in specific and strategic instances and not for every development opportunity.

City Manager Horst discussed the current policy of impact fees and compared it to CFDs and elaborated on the benefits. He explained that CFD's would be a beneficial tool to consider for the flood mitigation project that would remove 11 square miles out of the flood plain. He elaborated on the options and emphasized that the tax would not be levied on the general public, and would only apply to residents of the specified district after they voted and elected to do so.

Vice-Mayor Smith stated there was much to be learned about CFDs. She expressed

concerns on how developers might use CFDs to lower their costs and increase the cost to home-owners. She cautioned their use in general, but stated they made perfect sense for the flood control development. She stated she liked that the property owners would get to vote and that there was an end to the fees. City Manager Horst reiterated that not every project would qualify and that the policy and guidelines would be adopted by the City Council.

Mayor Price stated he followed CFDs and was adamantly against them for a while and elaborated on how he changed his mind and could see them as beneficial. He stated that the key was in policy and encouraged due diligence in talks with other cities and with research. He stated he looked forward to participating in the process. City Manager Horst stated that if the CFD tool was used for nothing but the flood control project, it would still be a significant economic development tool. He detailed the next steps and process.

Councilmember Marsh supported using CFDs for the flood control project, as long as there was good policy, and then reviewing for other projects. Clarification ensued.

The Presentation was heard.

9. Executive Session

10. Adjournment

A motion was made by Councilmember Rich Vitiello, seconded by Councilmember Bob Marsh, to Adjourn at 7:54 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 17th day of August, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of September, 2021.

Vanessa Bueras
City Clerk