



City of Maricopa

Meeting Minutes - Final City Council Special Meeting

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

Thursday, February 9, 2023

8:00 AM

Library - Redwood Room

1. Call to Order

The meeting was called to order at 8:06 a.m.

2. Roll Call

Present, 7 - Mayor Smith, Vice Mayor Vitiello, Councilmember Goettl, Councilmember Liermann, Councilmember Manfredi, Councilmember Marsh, and Councilmember Wade

3. Agenda Items

3.1 [SP 23-02](#)

The purpose of this meeting is for the City Council and City Staff to review and discuss the Future Planning of the City as well as City processes and practices.

City Manager Horst introduced some of the topics he would be discussing today. He had an exercise in which the council discussed what they thought our SWOT's were (Strengths, Weaknesses, Opportunities, Threats). The determined the following were SWOT's:

Strengths: Diversity, Community that loves our community, public safety, Water supply, leadership team, city staff, agility, representation at state legislature, conservative budget, communication, partnerships (Pinal Partners, MEDA)

Weaknesses: Diversity, Transportation, infrastructure, landlocked

Opportunities: Transportation, ability to grow, regional success, blank slate

Threats: Transportation

Next, he discussed strategic thrusts which are high level initiatives arising from the strategic vision and serve to guide the action plans towards some over-arching goals. Those proposed included transportation, job creation & business development, housing, quality of life – building places worthy of our affection, and becoming a destination city.

First, transportation was discussed. Deputy City Manager Ben Bitter stated that we are currently working with Pinal County on conducting a transportation study within our

entire planning area. Deputy Manager Matt Kozlowski presented a phased bonding approach to pay for transportation improvements. He proposed several scenarios that were all within the city's current budget. City Manager Horst added that this would not add new taxes or financial increases to the residents. He asked council if they were ok with moving forward with looking into the possibility of a \$25 million Series 2023 and series 2025 bond. He reiterated that will work diligently on communicating the message with the public to ensure they understand that this bond will not increase taxes.

Next, City Manager Horst proposed a half penny sales tax proposition that would generate approximately \$9 million plus per year. This half-cent sales surtax would be levied for ten years in Maricopa to provide for the repair of local roads, reduce traffic congestion, increase neighborhood safety with pedestrian paths, and other similar uses authorized under Arizona law and to seek matching state and federal funds for these purposes, subject to an oversight committee and, to ensure that all are spent in Maricopa. He suggested establishing a study committee to review feasibility, process and potential time table. The city council was in favor of establishing such committee but Councilmember Goettl did express some concerns because this tax would not benefit State Highway 347. There was general discussion.

Next, Deputy City Manager Bitter presented a few projects that are proposed, or under design, to alleviate traffic on Highway 347.

Next, City Manager Horst discussed some barriers to Economic Development. Those included the following: lack of an attractive investment destination, poor transportation network and the lack of innovative solutions. There was general discussion.

City Manager Horst then discussed some potential projects for the city. First he discussed the Maricopa Business Park. He proposed funding a Master Development Plan study, In addition he would like to activate the Industrial Development Authority Board. He stated that they would like to explore industrial development funding sources to include bonding/grants/PPP (Public, Private Partnership). In a year or two, they would develop a Marketing Plan and fund and install necessary infrastructure to become "shovel ready."

The next project discussed was the U of A Innovation Hub. It includes 2,100 with 1,600 acres potential for development. Mixed-use development potential include a university expansion, office development, town center development, light manufacturing and housing. Annexation is pending for this property.

The next project the City Manager presented was the Maricopa Station. It's approximately 30 acres with a potential for 250k square feet of retail set within a mixed-use development consisting of 60 acres. This project will include regional and national brand stores.

Next the east side retail/commercial project was discussed. It's on White & Parker and Farrell Road. It consists of approximately 20 acres of general commercial which includes retail, office park complex and mixed retail. This opportunity is actively moving forward.

Next, the Wells & Stonegate development is a mixed-use project that will include restaurants, retail, large box retail, multi-family owner occupied condos, multi-family for rent and single family.

Next, he discussed the Avalea Conceptual Master Plan which includes 179 acres of single family residential, multi-family residential and retail/commercial.

He also discussed some other projects moving along that include the Copper Sky project that includes the medical campus and innovations center, Seven Ranches area projects and the Edison point retail development.

Next, City Manager Horst discussed housing and the importance of why both single family and multi-family housing is needed in Maricopa.

After the lunch break the City Council heard a presentation about the current state of the Greater Phoenix Housing market from Elliott Pollock.

Next, Development Services Director Rodolfo Lopez presented potential sites throughout the city that have the potential to be multi-family locations that were close to commercial, buffer from lower density residential, access to high capacity roadways and enhance pedestrian walkability. He emphasized that these potential sites will only total about 13% of the housing inventory.

The proposed multi-family criteria was discussed which included:

- Cluster around commercial or within city center
- Located along high capacity roads that can accommodate traffic generated
- Sited at sites that have significant transition or topographical breaks from lower density housing (i.e. roads, washes, landscape areas)
- Development will enhance and provide pedestrian activity and connectivity to open spaces, neighborhoods, and other communities

Next, Assistant City Manager Jennifer Brown presented some possible reimagined projects including some changes to Copper Sky to make it a destination place with amenities for everyone to enjoy.

Next, City Manager Horst discussed bringing back Stagecoach Days for the city's 20th anniversary. He then discussed repurposing the old police station, once the new one is built, which could include an art gallery and a performing arts/theater area.

Next, Deputy City Manager Micah Gaudet presented. He provided some stats on ambulance response time as well as cost of contracting out ambulance services. He presented estimated costs of what it would cost us if we were to decide to provide our own ambulance services.

Next, council discussed some of their requested items. One was brought up by Mayor Smith. She asked to see if we could have some facilities rental non-profit rates. City Manager Horst suggested creating a study committee to discuss this topic.

Next, Councilmember Liermann brought up the Dark Sky Initiatives. City Manager stated that staff would do some research and provide some pros and cons.

Next, Councilmember Wade wanted to discuss a Youth Center. He stated that he would like to see a stand-alone youth center for teens to call their own. He added that he didn't want it to be a shared facility with other groups. City Manager Horst suggested sitting down to discuss the logistics, would this be a city building, a private public partnership, a church group, etc. There was general discussion.

4. Adjournment

The meeting adjourned at 4:23 p.m.