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City of Maricopa

Meeting Minutes - Final

City Council Work Session

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, October 3, 2017	**6:00 PM**	**Council Chambers**

1.   Call to Order

The City Council work session was called to order at 6:08 p.m.

2.   Roll Call

Present: 6 -   Councilmember Peggy J. Chapados,Councilmember Vincent Manfredi,Councilmember Henry Wade,Mayor Christian Price,Councilmember Nancy Smith, and Councilwoman Julia R. Gusse

Absent: 1 -   Vice Mayor Marvin L. Brown

3.   Agenda Items

3.1   WS 17-01   The Mayor and City Council shall review items on the Regular City Council meeting agenda.

Councilwoman Gusse requested to move item 9.4 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 Chapados reported attending the Fire Station 571 Open House on September 23rd in dedication of the new fire truck. She also attended a presentation by Maricopa Fire and Medical called After the Fire and she elaborated on the presentation. She thanked members of the 574 station and recognized Batallion Chief, Ken Pantoja; Assistant Fire Chief, John Storm; Fire Marshal, Eddie Rodriguez and everyone at Maricopa Fire and Medical.

Councilmember Wade reported attending the Maricopa Unified School District Board Meeting last Wednesday and stated that an offer was extended to Dr. Steve Chestnut.

3.3   WSPRES 17-34   The Mayor and City Council shall hear a presentation of the City's Adaptive Reuse Program. Discussion only.

Senior Planner, Rodolfo Lopez gave a PowerPoint presentation on the Adaptive Reuse Program. He discussed Planning Maricopa goals, codifying the zoning code, development standards, the adoption of the Mixed Use Heritage Overlay and the process of the program. He stated that the program would change residential homes

into low impact professional office spaces and elaborated on the reinvestment back into the community. He discussed objectives to streamline the process, modification to standards and relief to on-site and off-site improvements. He discussed working with local fire and building safety departments to finalize specific details of the program and elaborated. He detailed the qualifying criteria for the program.

Mayor Price asked for clarification on whether 5,000 sq ft criteria was parcel or lot size. Mr. Lopez stated that it is determined in the building itself. Discussion ensued and Councilmember Wade offered further clarification.

Councilmember Manfredi asked if occupants would be allowed to live in the home while they conducted business in another part of the home. Mr. Lopez replied that this program should not be confused with the term Home Occupational and elaborated. Councilmember Manfredi clarified that this program would be aimed to use the entire home for business rather than a portion. Mr. Lopez stated that was correct.

Mr. Lopez discussed community and program benefits such as revitalization, sustainability, cost savings and a streamlined development process. He discussed the ability for business to have signage, additional curb appeal and usage of other programs such as the Facade Improvement Plan. He provided an informational pamphlet to Council. He provided examples of similar programs in downtown Phoenix and provided simulation for local opportunities. He invited questions from Council.

Councilmember Chapados asked if the buildings needed to be altered in order to be ADA complaint. Mr. Lopez replied that yes since those were federal standards they would need to be in ADA compliance and elaborated. Councilmember Chapados asked if the buildings were required to have more than one access door. Mr. Lopez stated that he believed that it would be a requirement. Councilmember Chapados asked for clarification on whether the Facade Improvement Program was paid through a reimbursement. Mr. Lopez stated that was correct.

Councilwoman Gusse discussed restrictions on properties in the Heritage District based on percentages of the properties value, she asked if the Adaptive Reuse Program would lift the restrictions. Mr. Lopez replied that it would not lift the restrictions and elaborated. Councilwoman Gusse asked about flood zone concerns and discussion ensued. Councilwoman asked if the program required sprinkler systems. Mr. Lopez stated that it did not.

Councilmember Smith emphasized that because sprinklers were not required it would lower the cost of remodeling and elaborated.

The Presentation was heard.

3.4   **WSPRES 17-35**   The Mayor and City Council shall hear a presentation from the Mexican Consulate regarding benefits and services made available to the community within the State of Arizona, Pinal County and City of Maricopa.

Councilmember Wade introduced Deputy Consul Enrique Gomez Montiel from the Mexican Consulate.

Mr. Gomez Montiel gave a PowerPoint presentation and discussed programs, services and benefits available and discussed the history and framework of the agency. He provided statistical data on the Mexican Consular Network and provided details on the demographic populations served and discussed functions and responsibilities of the agency and elaborated. He discussed the Department of Protection and Legal Affairs

and detailed the services provided. He provided statistical data on undocumented crossings and the identification of human remains and discussed collaborations with the Tucson Border Patrol through the Tucson Coordination Center (TCC) and with the Pima County Forensic Department. He provided information on the education program, Institute for Mexicans Abroad (IME) and elaborated on the available focus areas. He discussed business and trade promotion between Arizona and Mexico and discussed community outreach and the promotion of bilateral economic and investment opportunities and elaborated. Lastly, he detailed an upcoming event which would be held on Saturday October 7th in Tucson. He invited questions from Council.

Councilmember Wade stated that a table was set out in the lobby with further information on the programs.

Councilwoman Gusse asked if there had been collaborations with other Cities to address any issues of unreported crimes by undocumented individuals. Mr. Gomez Montiel stated that yes there have been collaborations and elaborated.

The Presentation was heard.

4. Executive Session

4.1   **ES 17-36**   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 entering into a real estate purchase agreement with Durkee and Company, LLC and the potential terms thereof, to give staff direction on how to proceed with this agreement and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

4.2   **ES 17-37**   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 entering into an agreement for the dedication of land and the potential terms thereof, to give staff direction on how to proceed with this agreement and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

5. Adjournment

A motion was made by Councilmember Peggy J. Chapados, seconded by Councilmember Vincent Manfredi, to Adjourn at 6:50 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 3rd day of October, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of October, 2017.

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Vanessa Bueras
City Clerk