



City of Maricopa

Meeting Minutes - Final City Council Special Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Thursday, January 14, 2021

8:00 AM

Council Chambers

1. Call to Order

The meeting was called to order at 8:10 a.m.

2. Roll Call

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

3. Agenda Items

3.1 [SP 21-01](#)

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 made a PowerPoint presentation.

When asked for feedback about the Civic Center project, the mayor stated that he liked the concept as presented. VM Smith concurred. CM stated that staff will put a marketing package together that will come before council in the future.

When asked for feedback on his Transportation Planning, the council was ok with it as presented.

CM Horst asked if he could start marketing the Copper Sky Commercial sites for a future second hotel, restaurants and special shops and boutiques. Council liked the concept and agreed to move forward with marketing. They all agreed with the idea of putting a train that goes around the park as well as the huge playground that offers additional play areas.

CM Horst also asked for guidance with the police station. Once a new police station is built, he has a lot of ideas for the old station like a performance arts center, museum, etc. it'll be a place to do some fun things. Council was in favor of him moving forward.

Next, he presented the idea of creating a public market where you can lease a small space for those who don't want to be tied up to a stand alone. This could work for local citizens who want to sell their goods. Council liked the concept.

Next, he presented the future 347 expressway and light rail corridor concept. Council agreed that he proceed with pursuing this.

Next, he discussed opportunities for the Santa Rosa Wash to include bike trains, biking, skating, exercise stations, disc golf, art features, educational plots, etc.

Next, he proposed the Public Services Yard expansion. He asked if it was ok to move this project along and council was ok with that.

Next, he discussed the Estrella Gin property which will include MEDA, the Chamber and the City.

Next, City Manager Horst discussed Prop 207 – Recreational Marijuana. He discussed putting a moratorium on this until at least April until we can discuss to what to restrict and allow.

Mayor Price stated that he would like a Work Session to discuss this topic so that they can provide guidance. CM agreed and stated that we would schedule it sometime in February. Councilmember Marsh asked that they be provided sample Ordinances from other cities and states. VM Smith asked that we provide the legal aspects and what is included in the law.

Next, political signs on state highways were discussed. CM Horst agreed to bring a draft in the future.

Next, Councilmember Vitiello presented the idea of creating an HOA Academy. This academy would offer training to board members and residents. Mayor Price and VM Smith asked that a more detailed plan be resented for consideration in the future.

Next, VM Smith wanted to discuss a Water Plan. She wanted to know if the City should be purchasing water credits. She asked if we are currently buying enough water credits for our needs. Next, she stated that she didn't think that our relationship with the Bureau of Indian Affairs was as strong as it should be. She felt that spending more time with the BIA would be beneficial. Next, she proposed that we provide some vehicle charging hubs in the City. CM Horst shared that he did not feel that cities should be providing free electricity for citizens. He felt that the market will eventually pick up and the local gas stations would provide them.

Councilmember Marsh asked that we have an annual capacity planning meeting with all utilities so we give them our growth plans so they can increase their capacity and be better prepared for growth.

Next, CM discussed Transient Lodging Tax. When the city incorporated, it adopted a 4% Transient Lodging Tax. After a comparison of eight cities of similar population and demographics was conducted, it supports raising the tax rate to 5.5% or 6%. Mayor agreed that if it needed to be done, it be done as soon as possible. CM Added that funds will be earmarked for Copper Sky improvements and or/streetscape improvements.

Next, the Legislative Agenda was discussed. CM stated that he would like to change the statute so that General Plan Amendments can be changed from one per year to unlimited. Next, was the annual budget. He stated that there is no opportunity to amend local budgets throughout the year. This creates a work around called "capacity" building. Next, Special Taxing Districts was discussed. CM seeks the ability for these to be dissolved when annexed by a City. The City Council was in favor of pursuing all of these changes.

Next, CM wanted to discuss local taxes. The following were discussed:

- Pinal County Library, is the current rate too high?, City of Maricopa Fire Bonds, bonds were undertaken by the district; approximately \$150k to \$200k is collected*

annually; good news is that they will be paid off in June 2021,

- Fire District Assistance Tax – we support County Fire; pay approximately \$150k - \$200k in property tax in support of fire districts. Has to be paid per state law.
- Electrical District #3 – two taxes, admin and general; General tax – average household will pay about \$60 per year; Admin tax – residents of the city pay approximately \$45k per year. Council agreed to a joint meeting with ED3 to discuss some of these taxes.
- Property taxes – recommending a decrease to 4.3%.
- Maricopa Flood Control district – the district is a special taxing district responsible for repairing damage and clearing vegetation that could prevent the flow of flood water. Their revenue from taxes is \$540k. CM stated that they would look into the possibility of enacting an impact fee to help with this maintenance. CM Horst brainstormed about possibly adding a fee to cover these maintenance costs. Currently Pinal County does the storm water plans review currently and CM proposed taking it over from the county.

Next, CM presented the proposed 2021 CDBG project which included a pedestrian crosswalk and installing a multi-use path.

These were all of the items presented by the CM. Next, Council discussed briefly some issues that they had concerns with which included roads, joint meetings with the neighboring Tribes as well as meeting with County Supervisors. There was general discussion.

4. Executive Session

The Mayor and Council went into executive session at 2:03 p.m.

They came out of executive session at 3:36 p.m. and went on a tour of the new Public Library and the Police Station.

- 4.1 ES 21-01** 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 potential annexations and the future growth of the City including any agreement related thereto, the potential terms thereof, and for legal advice regarding the same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

- 4.2 ES 21-02** 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 agreements related to certain public safety services, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

5. Adjournment

The meeting adjourned at 4:20 p.m.