

**SPECIAL SESSION
April 18, 2002**

The Board of Supervisors of Maricopa County, Arizona convened at 8:00 a.m., April 18, 2002, at the Wells Fargo Conference Center, 100 W. Washington, Phoenix, Arizona, with the following members present: Don Stapley, Chairman; Fulton Brock, Vice Chairman; Max W. Wilson, and Fran McCarroll, Clerk of the Board. Absent: Andy Kunasek and Mary Rose Wilcox. Also present: David Smith, County Administrative Officer; and Paul Golab, Deputy County Attorney.

DISCUSSION: THE PHOENIX ASSOCIATION OF REALTORS CONFERENCE – CITY/COUNTY DAY, 2002 “UNITED WE STAND”

Item: Panel discussion with Phoenix Association of Realtors members regarding issues that affect the real estate industry.

Sue Klima, Phoenix Association of Realtors' 2002 Urban Affairs Chair, welcomed attendees to the City/County Day 2002 and introduced Chairman Stapley, Supervisor Fulton Brock and Supervisor Max W. Wilson, who participated in the County Supervisor Panel Discussion. The members of the Board of Supervisors in attendance each made brief statements then participated in a Question and Answer segment.

Supervisor Wilson opened the discussion by stating that he represents the west and northwest valley, including the Sun Cities, and that he has a keen interest in housing, having been a builder himself. He told the attendees about the first home he sold as a builder, which cost \$10,000, and recalled that the prospective buyers did not want to pay a monthly mortgage payment of more than \$100. He cited this story as evidence that there has been major changes in the industry since then. Supervisor Wilson explained that in addition to his interest in real estate, he also names the protection of Luke Air Force Base as one of his priorities.

Supervisor Brock, who represents District 1, mentioned that the growth in the southeast valley has been incredible, and introduced himself by stating that he was elected to the Board of Supervisors 6 years ago. Originally from Kentucky, Supervisor Brock was involved in commercial real estate in Houston, Texas. For the past 20 years, he has been involved in the telecommunications business. He also mentioned that his wife is a real estate agent. Supervisor Brock remarked that ownership of real estate has helped to make America great. He stated that Maricopa County has had a tremendous amount of growth, along with challenges that come with it. He observed that of the 44 Maricopa County departments, the Planning and Zoning Department received the highest number of inquiries. Supervisor Brock reported that Maricopa County takes pride in the fact that the each Planning & Zoning application is reviewed closely and that each site is visited by staff or the board members themselves. He reiterated that Maricopa County is very supportive of the real estate community.

Chairman Stapley, who represents District 2, explained that his district encompasses the east valley and north Scottsdale areas. He stated it was important to note that Supervisor Wilson was recently appointed to the Board of Supervisors by a unanimous vote in February, 2002, and that he must run in a special election in the fall later this year. Chairman Stapley indicated that the real estate industry is his vocation and that he has a clear understanding of private property rights and ownership issues.

Chairman Stapley illustrated the difference between services provided by county and city government and cited health care and law enforcement as being huge responsibilities undertaken by county

government. He also stated that the transportation issue is a large concern for Maricopa County as well, and believes the county should be more forceful in leading the regional transportation effort.

Question and Answers

Question: Are there plans to pave or add gravel to dirt roads in the Queen Creek area?

Answer: Supervisor Brock stated that there are currently no plans for paving or placing gravel on roads in that area because not all the residents are in favor of that. Although Maricopa County is sensitive to dust control issues, road upgrades are handled on a case-by-case basis.

Chairman Stapley interjected that when Queen Creek incorporated in the late 1980's, the plans did not include roads, consequently leaving them under the authority of Maricopa County. Queen Creek does not even have a transportation department. A way of resolving the problem related to various road decisions would be if the town annexed the roads.

In response to Supervisor Brock's question whether this was a problem in other areas, Chairman Stapley responded that no other incorporated areas with the same scenario.

Supervisor Wilson added that, as part of a dust mitigation program, 66 miles of dirt roads would be paved this year in various areas throughout the county.

Question: Where are the dust mitigation program roads located?

Answer: Chairman Stapley offered that McDOT could fax information to the Realtors Association regarding roads to be paved. Additionally, Supervisor Brock suggested that information could be obtained through the Transportation Department link on Maricopa County's web site.

Question: It has been reported that there will be a power shortage because California is using Arizona's power. Is that true?

Answer: Supervisor Brock responded that Arizona should not be an "energy farm" for California. The cost for electricity is 8.9 to 9 cents per kilowatt-hour. California's cost is much less because of government subsidies. There are no new energy plants being planned for California, as opposed to Arizona where 3 new plants are being developed, perhaps one or two more in the west valley. The east end of the valley receives power from Pinal County.

Question: Why isn't solar power used?

Answer: Supervisor Brock explained that solar power is effective in the summer months, however, not as efficient in the winter. Scientists continue to work on methods of storing solar power.

Question: Why does the east valley want to break off into a separate county?

Answer: Chairman Stapley explained that Maricopa County is criticized as not being efficient because county governance remains the same as it was in the territorial days and needs to be updated. His

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district has 600,000 inhabitants, is larger than some congressional districts, yet his office is staffed by only two assistants. However, *Governing Magazine* rated Maricopa County as a top-rated county in the nation. He added that Maricopa County is doing a great job and that, although, breaking into two separate counties would not be efficient, discussion about updating governance is important.

Question: Why are there so many new lake developments, especially in the east valley?

Answer: Chairman Stapley stated that Val Vista Lakes was one of the first lake developments financed by Western Savings, but had financial difficulties during the savings/loan downfall. Since then, lake areas have become very popular, are designed to be very efficient, and often use water for irrigation in the development.

Supervisor Brock interjected that some development areas are more densely populated with less open space. However, Maricopa County has the largest park system in America. Within District 1, there are no county parks except the San Tan Mountain area, which actually is in Pinal County, but maintained through the Maricopa County park system.

Supervisor Max Wilson added that 400,000 lots have been platted for subdivision in the coming year in his district, and reported that there will be a great need for realtors in the west valley.

MEETING ADJOURNED

There being no further business to come before the Board, the meeting was adjourned.

Don Stapley, Chairman of the
Board

ATTEST:

Fran McCarroll, Clerk of the Board