



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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Mayor Nancy Smith
Vice-Mayor Henry Wade
Councilmember Eric Goettl
Councilmember AnnaMarie Knorr
Councilmember Amber Liermann
Councilmember Vincent Manfredi
Councilmember Bob Marsh

Tuesday, November 4, 2025

6:00 PM

Council Chambers

1. Call to Order

Mayor Smith called the meeting to order at 6:02 p.m., which was followed by the invocation led by Pastor Kevin Teeling from The Door Church of Maricopa, and then the Pledge of Allegiance led by Councilmember Knorr.

2. Roll Call

Present: 7 - Mayor Nancy Smith, Vice Mayor Henry Wade, Councilmember Eric Goettl, Councilmember AnnaMarie Knorr, Councilmember Amber Liermann, Councilmember Vincent Manfredi and Councilmember Bob Marsh

3. Proclamations, Acknowledgements, Awards and Presentations

3.1 [PROC 25-10](#) Veteran's Day Proclamation

Mayor Smith and Vice Mayor Wade presented the Veterans Day proclamation to Janice Vitali and the Veterans Parade Group. Mayor shared that the proclamation recognized November 11, 2025, as Veterans Day in the City of Maricopa and urged all citizens to recognize the valor and sacrifice of veterans and to remember that freedom is not free. Mayor Smith asked for any veterans in attendance to gather for a group photo.

Read

3.2 [PROC 25-11](#) Alzheimer's Awareness Month Proclamation

Councilmember Goettl and Merry Grace accepted the proclamation declaring November 2025 as Alzheimer's and Caregiver Month in Maricopa. Merry Grace spoke about resources now available in Maricopa for Alzheimer's patients and caregivers, including an Alzheimer's caregiver support group and a memory café. Ms. Grace announced that the next memory café would be on November 14th and invited everyone to join the Phoenix Walk to End Alzheimer's happening that Saturday in front of the State Capitol.

Read

3.3 [PROC 25-12](#) Food Drive Participation Proclamation

Councilmember Liermann and Andrew Kuntz accepted the proclamation designating November 4th through January 2nd as Food Drive Participation Months. Mayor Smith shared that the proclamation recognized the collective effort powered by the generosity of citizens and businesses to help stock the shelves of the local food bank. She added that several drop-off locations were identified, including Apex Motorsports, Electric District Number 3, Global Water, Exceptional Health, Ace Hardware, Maricopa Police Department, Maricopa Library, Maricopa Community Center, Copper Sky Multigenerational Center, and Maricopa City Hall.

Read

- 3.4 **PRES 25-21** The City Council shall hear a legislative update from Senator TJ Shope.

Mayor Smith announced that Senator Shope was under the weather and would not be providing the legislative update as scheduled.

4. Report from the Mayor

Councilmember Marsh reported attending a Pinal County Water Augmentation Authority board meeting on October 14th, where he noted there had been no progress in Colorado River rights negotiations. He shared that the City of Maricopa hosted Stagecoach Days from October 15-26. On October 16th, he reported attending a double-feature lunch and learn about scams targeting seniors and how to get the most out of doctor visits. He also shared about a nationwide protest called No Kings on October 18th that included Maricopa. Councilmember Marsh also reported attending the Senior Advisory Committee meeting on October 20th. On October 22nd, Councilmember Marsh reported attending the Parks and Recreation Committee meeting, where plans for a new park were presented. On October 27th, he reported attending a Province Town Hall hosted by Bill Robertson on October 23rd. On October 27th, Councilmember Marsh reported attending a Founders Memorial meeting. Lastly, on October 28th, he reported attending a Pinal Partners Government Relations Committee meeting and Maricopa Association for Governance transit survey briefing.

Councilmember Manfredi reported on the ongoing concerns surrounding State Route 347. He shared new progress in the project, specifically aiming to merge multiple smaller projects into a unified, comprehensive initiative. Councilmember Manfredi said that this approach is expected to accelerate the construction timeline and potentially lower overall costs. He added that despite these advancements, the importance of maintaining the existing half-cent sales tax to secure the necessary funding for the project. Lastly, Councilmember Manfredi invited residents to connect with the City Council via their email at citycouncil@maricopa-az.gov should they have any queries or require additional information.

Councilmember Knorr reported on her experience attending the Coffee on the Porch event during Stagecoach Days. She expressed her appreciation for the nostalgic atmosphere of the museum area and highlighted the fascinating collection of John Wayne memorabilia on display. Councilmember Knorr extended her gratitude to the Historical Society and city staff for their efforts in organizing such a meaningful event. Additionally, she shared her experience attending the Province Town Hall, where she commended Bill Robertson for his exceptional hosting and the event's success in engaging the community.

Councilmember Liermann recognized individuals from the Maricopa Fire Department, Police Department, and Public Works department who responded to a flash flood

incident on October 12th. She listed the names of all personnel involved in the emergency response, noting that Battalion Chief Will Sherwood said he had not seen this type of weather in Maricopa in 30 years. She also expressed condolences to the family of Antonio Jackson, owner of Movin' Maricopa, who had passed away in a tragic accident, and asked for continued prayers for his wife, Deb. She noted the upcoming Marine Corps birthday on November 10th, thanked Ride 347 for providing Halloween entertainment for families, and acknowledged Christy Furman for creating a Facebook page called Potluck Community to help families experiencing food insecurity. Finally, she reported that the food drive had already received generous donations on its first day.

Vice Mayor Wade invited residents to the upcoming Lunch and Learn session on November 20th at 11 a.m., set to take place at the senior center. He detailed that the session would revolve around crucial topics like fraud, specifically real estate fraud, and understanding credit reports. Vice Mayor Wade shared his personal experience at the Stagecoach Days festival. He commended the Province town hall for its success in community engagement and reminded everyone to mark their calendars for the Veterans Parade on November 8th, scheduled to begin at 9 a.m.

Mayor Smith discussed the success of Stagecoach Days, thanking Vanessa and Quinn for bringing the idea forward in January/February and implementing it. She shared personal experiences from the events, including taking her grandchildren to the fishing derby where her grandson caught a large catfish, and the Color Run which had 400-600 participants. She noted that the three-day celebration at Pacana Park with a carnival and food trucks was very successful, with food trucks and the beer garden selling out. She specifically thanked Chief Goodman and the police department for their strong presence, which delighted the children who were excited to see police motorcycles and vehicles.

5. Report from the City Manager

The City Manager had no report to share.

6. Call to the Public

There were no speaker cards, and no one approached the podium to speak.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Vice Mayor Wade, seconded by Councilmember Liermann to Approve the Consent Agenda. The motion carried unanimously.

7.1 [RES 25-45](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for all local internal streets within the Rancho Mirage Parcel 8, into the City Street/Road Maintenance System.
Discussion and Action.

This Resolution was Approved.

7.2 [SUB24-21](#)

The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB24-21, Anderson Farms 3A, a Final Plat. Discussion and Action.

This Subdivision was Approved.

- 7.3 [MISC 25-26](#) The Mayor and City Council shall discuss and take action to approve a Map of Dedication, Case #MOD25-05, dedicating to the City of Maricopa, approximately 0.61 acres of right-of-way for the construction and continuation of North Green Road. Discussion and Action.

This Miscellaneous Item was Approved.

- 7.4 [RES 25-47](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, designating the election date and purpose of election; designating the deadline for voter registration; and designating the place and the last date for candidates to file nomination papers. Discussion and Action.

This Resolution was Approved.

- 7.5 [SPEVLIQ 25-10](#) The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License application submitted by Daniel Lannon for approval of an event known as Lax4Life on December 20, 2025 to be held at Copper Sky, 44345 W. Bowlin Road, Maricopa, Arizona 85138. Discussion and Action.

This Special Event Liquor License was Approved.

- 7.6 [BIN 25-02](#) The Mayor and City Council shall discuss and take action on authorizing the City Clerk to forward an Endorsement by Local Governing Body to the Arizona Department of Revenue, Bingo Section, for issuance of a Bingo License, as requested by Michael Wheeler on behalf of Native Grill and Wings located at 21164 N. John Wayne Parkway, Maricopa, AZ 85139. Discussion and Action.

This Bingo License was Approved.

- 7.7 [MIN 25-65](#) Approval of Minutes from the October 7, 2025 City Council Special meeting, October 7, 2025 City Council Regular meeting and October 22, 2025 City Council Special meeting.

These Minutes were Approved.

- 7.8 [CON 25-18](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Outside the Box Marketing, Inc., an Arizona corporation, related to the sale of approximately 7.2 acres of the real property generally located South of Martin Luther King Jr. Blvd and East of N. John Wayne Pkwy, Maricopa, Pinal County, Arizona, Assessor Parcel Nos. 510-12-0600 and 510-12-0610 for \$2,240,000.00 and authorizing the City Manager to execute any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.

This Contract was Approved.

- 7.9 [RES 25-46](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, authorizing and directing the acquisition of all property necessary for purposes of control, maintenance and potential enhancement of the drainage channel generally located along the N Roosevelt Avenue alignment between W Edison Road and W Lexington Avenue within the City limit of Maricopa by dedication, donation, purchase, exchange or under the power of eminent domain as a matter of public necessity and

authorizing the City Manager to execute all agreements related to such acquisitions.
Discussion and Action.

This Resolution was Approved.

8. Regular Agenda and/or Public Hearings

8.1 APP 25-07

The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Parks and Recreation Advisory Committee. Discussion and Action.

Councilmember Liermann nominated Tholin Johnson to fill the vacancy on the Parks and Recreation Advisory Committee, effective January 1, 2026. She noted there were seven impressive applicants and thanked Jeanine Edaakie for her service on the committee. Councilmember Liermann stated that Mr. Johnson is a veteran with global experience and years of volunteer service who expressed his love for Maricopa. She added that his priorities for Parks and Recreation included inclusivity, fun, belonging, flourishing, being a voice for the community, and including all ability levels. Mr. Johnson, who was present with his wife and mother, was asked to stand and was recognized for his participation in the Leadership Academy.

A motion was made by Councilmember Manfredi, seconded by Councilmember Knorr, that this Appointment be Appointed. The motion carried by a unanimous vote.

8.2 APP 25-08

The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Planning and Zoning Commission. Discussion and Action.

Councilmember Knorr expressed gratitude to Alfonso Juarez Jr. for his invaluable service on the Planning and Zoning Commission. She followed by nominating Chad Whittle as his replacement. Councilmember Knorr shared his 20-year residency and his 14 years dedicated to the Maricopa Unified School District. In addition, she emphasized his leadership as the chair of the Maricopa Unified School District Bond Committee, and his dedication to service, accountability, and collaboration. Mr. Whittle, who attended the meeting with his family, was invited to stand and be acknowledged by those present.

A motion was made by Councilmember Manfredi, seconded by Councilmember Marsh, that this Appointment be Appointed. The motion carried by a unanimous vote.

8.3 CON 25-20

The Mayor and City Council shall discuss and take action to approve the Lease Agreement with Central Arizona Valley Institute of Technology (CAVIT), related to the lease of approximately 5.341 acres of the real property generally located at the Southwest corner of W. Madison Avenue and N. Wilson Avenue, Maricopa, Pinal County, Arizona, Assessor Parcel No. 510-18-0020. Discussion and Action.

Josh Bowman, Chief Strategy Officer, presented the lease proposal for city-owned land where the old city hall was located, across from the county courthouse. The winning bid came from the Central Arizona Valley Institute of Technology, which provides training for high school juniors and seniors and offers clinics open to the community. Currently, Maricopa students are bused an hour to the nearest campus in Coolidge. He added that the proposed timeline includes a two-phase construction plan, with phase one consisting of 6,000 square feet of office and classroom space to be completed by July 2028, and phase two adding more classroom space 2-3 years later. Mr. Bowman noted that this project aligns with the city's strategic focus on job creation and business development. General discussion ensued regarding the excitement and

positive impact this proposed project would have on the city, especially high school students prepping to enter the work force.

A motion was made by Councilmember Goettl, seconded by Councilmember Manfredi, that this Contract be Approved. The motion carried by a unanimous vote.

8.4 PRES 25-20

The Mayor and City Council shall hear a presentation from Rounds Consulting Group on the development of the Office of Economic Opportunity's strategic plan. Discussion only.

Jim Rounds, president of Rounds Consulting Group, reported on the collaborative efforts between his firm and the Office of Economic Opportunity in developing a comprehensive five-year strategic plan. He shared that his firm had successfully gathered economic data and conducted community outreach, revealing that local perceptions and economic data are in strong alignment. Mr. Rounds identified transportation, particularly the expansion of State Route 347, as a vital concern for Maricopa's growth and development. He pointed out that Maricopa has managed its financial resources more prudently than many other communities which struggled after mishandling one-time federal stimulus funds. Rounds emphasized that such strategic foresight positions Maricopa favorably for future economic opportunities. General discussion ensued, in which Mayor Smith expressed her expectation that the strategic plan would identify specific changes to enhance economic development results, particularly related to transportation.

The Presentation was heard.

8.5 ORD 25-13

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a city-initiated amendment to the City's Zoning Map to rezone approximately 2.21 acres of land from existing Pinal County Zoning CB-2 (General Business) to City of Maricopa GC (General Commercial) as described in case # ZON25-04. As part of a continuous effort to transition like for like zoning districts from Pinal County to City of Maricopa this request continues that effort as set forth in the adopted General Plan, Goal B1.4, Objective 6. The parcel of land is located at the southwest corner of N. Porter Rd. and W. Honeycutt Rd, Section 26, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more specifically, Pinal County APN # 510-24-001G. Discussion and Action.

Derek Scheerer, Planner II, presented a city-initiated rezoning application for property located at the southwest corner of West Honeycutt Road and North Porter Road. The proposal involved changing approximately 2.21 acres from Pinal County zoning general business to City of Maricopa general commercial for a proposed Terrible's gas station.

Mr. Scheerer highlighted that this is a like-for-like rezoning, intended to transition from legacy county zoning to current city zoning, in alignment with the General Plan. He assured that the gas station is a permitted use under both zoning designations.

During public comments, Ron Angerame expressed his concerns about locating a gas station within a residential area. However, he did acknowledge Terrible's initiatives to mitigate impacts, specifically by committing to adding a wall at the south end of the property and collaborating with the Weil Homeowners Association on additional landscaping.

Councilmember Knorr inquired about the wall commitment and questioned whether there are ordinances limiting the number of gas stations in a specified area. Mr. Scheerer confirmed Terrible's commitment to building the wall along the southern edge

of the site and explained that gas stations are regulated by zoning rather than distance requirements.

Councilmember Manfredi emphasized that voting against the rezoning would not stop the gas station from being developed, as it is an approved use under both zoning classifications. He also pointed out that the size of the site is larger compared to the nearby Circle K, which currently faces considerable traffic congestion issues.

Mayor Smith brought up concerns related to potential flooding, and Mr. Scheerer assured that these issues would be addressed in forthcoming plans.

A motion was made by Councilmember Manfredi, seconded by Vice Mayor Wade, that this Ordinance be Approved. The motion carried by a unanimous vote.

9. Executive Session

No executive session was held.

10. Adjournment

This meeting was adjourned at 7:18 p.m.