



City of Maricopa

Meeting Agenda City Council Regular Meeting

City Hall
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Plaza
Maricopa, AZ 85138
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Mayor Nancy Smith
Vice-Mayor Amber Liermann
Councilmember Eric Goettl
Councilmember Vincent Manfredi
Councilmember Bob Marsh
Councilmember Rich Vitiello
Councilmember Henry Wade

Tuesday, January 16, 2024

6:00 PM

Council Chambers

Procedure for Addressing the City Council

The Maricopa City Council values citizen comments and input. If you wish to speak on a matter concerning Maricopa city government that is on the agenda, please fill out a speaker card and give it to the City Clerk before the meeting starts. The Mayor will call your name when that portion of the agenda is reached.

The Call to the Public portion on the agenda provides citizens an opportunity to identify for the City Council matters of interest or concern related to city government that are not on the printed agenda. Under the provisions of the Arizona Open Meeting Law, the City Council is prohibited from responding to issues that have not been properly noticed. Therefore, the City Council may only listen to citizens who wish to address them on non-agenda items. We regret that the City Council cannot respond beyond thanking you for your comments. City staff will follow-up on your questions via telephone or email, whichever is preferred. A speaker card is not required for this portion of the meeting but it is appreciated.

Whenever any group of persons wishes to address the City Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen.

The City asks that, when your name is called, you come forward to the podium, state your name and then begin speaking. All speakers are expected to observe common standards of decorum and courtesy. Personal attacks, political speeches, or threats of political action are inappropriate in this forum and will be grounds, at the discretion of the Mayor, for ending a speaker's time at the podium.

In the event that the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting. Reasons for removing an individual include but are not limited to making offensive remarks or statements, disrespectful statements or actions, and any other action deemed appropriate.

All remarks shall be addressed to the City Council as a body and not to staff or the public. No person other than a member of the City Council, the City Manager or the City Attorney and the person having the floor, shall be permitted to enter into any discussion without the permission of the Mayor. Depending on the number of items on the Council agenda and the number of speaker cards submitted, the Mayor may establish shorter time limits for speakers.

1. Call to Order

*Invocation
Pledge of Allegiance*

2. Roll Call**3. Proclamations, Acknowledgements, Awards and Presentations****4. Report from the Mayor**

The Mayor, members of Council or other designee, may present information related to the operation of the city.

5. Report from the City Manager**6. Call to the Public**

The procedures to follow if you address the Council are: Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Mayor will limit discussion whenever they deem such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action.

7. Consent Agenda

All items on the Consent Agenda are considered to be routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Councilmember or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7.1 [RES 24-01](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, authorizing the City to enter into a Mutual Aid Compact with the signatory political jurisdictions within the State of Arizona and the Arizona Department of Emergency and Military Affairs. Discussion and Action.

7.2 [RES 23-76](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona approving and authorizing the Mayor to execute an Intergovernmental Agreement (IGA) between the City of Maricopa and the State of Arizona Department of Revenue for the administration, collection, audit, and licensing of transaction privilege taxes, use taxes, severance taxes, jet fuel excise and use taxes and rental occupancy taxes imposed by the state, cities or towns. Discussion and Action.

- 7.3 [IGA 23-18](#) The Mayor and City Council shall discuss and take action on approving an Intergovernmental Agreement between the City of Maricopa and Electrical District No. 3 regarding the extension and/or expansion of the electrical facilities necessary to develop the southern portion of the City. Discussion and Action.
- 7.4 [SUB 22-37](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-37, Final Plat for El Rancho Santa Rosa Parcel 5, a request for final plat approval subdividing approximately 11.92 acres of land into 56 single-family residential lots. Discussion and Action.
- 7.5 [SUB 23-08](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB23-08, Final Plat for El Rancho Santa Rosa Parcel 7A, a request for final plat approval subdividing approximately 11.92 acres of land into 88 single-family residential lots. Discussion and Action.
- 7.6 [SUB 22-38](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-38, Final Plat for El Rancho Santa Rosa Parcel 7B, a request for final plat approval subdividing approximately 11.3 acres of land into 48 single-family residential lots. Discussion and Action.
- 7.7 [SUB 22-21](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-21, Final Plat for El Rancho Santa Rosa Parcel 8, a request for final plat approval subdividing approximately 20.4 acres of land into 74 single-family residential lots. Discussion and Action.
- 7.8 [SUB 22-17](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-17, Final Plat for Maricopa 40, a request for final plat approval subdividing approximately 40.43 acres of land into 184 single-family residential lots. Discussion and Action.
- 7.9 [ORD 24-01](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "2024 Amendments to Title: 17 Subdivisions and Title: 18 Zoning" by reference to amend Chapters 17.20, 17.30, 18.35, 18.40, 18.80, 18.90, 18.115, 18.120, 18.130, 18.135, 18.140, 18.150 and 18.180 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.
- 7.10 [ORD 24-02](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "2024 Amendments to Chapter 12: Public places" by reference to amend Chapters 12.05, 12.10, 12.15, 12.30 and 12.40 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.
- 7.11 [SUB 23-25](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB23-25, City Center Block Plat Amendment, a request for an amendment to Block Plat for City of Maricopa, Fee No. 2022-115633. Discussion and Action.

- 7.12 [RES 24-04](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona approving and adopting a Fiscal Agent/Grant Agreement in support fo the funding awarded by the Ak Chin Indian Community to the Maricopa Unified School District. Discussion and Action.
- 7.13 [RES 24-02](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, declaring that the City Council deems the sale of City owned land beneficial for the City of Maricopa; ordering an election to be held on the 6th day of August, 2024, at which election there shall be submitted to the voters of the City of Maricopa the question as to whether or not said property should be sold. Discussion and Action.
- 7.14 [MIN 24-04](#) Approval of Minutes from the December 5, 2023 City Council Regular meeting and the December 12, 2023 Special meeting. Discussion and Action.
- 7.15 [CON 24-01](#) The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with S3 Biotech, LLC for the sale of approximately 4 acres of real property generally located on the southeast corner of N. John Wayne Parkway and W. Bowlin Road, for an approximate purchase price of \$1,375,000 which represents \$7.90 per sq. ft, and authorizing the City Manager to execute the agreement once the S3 Biotech LLC members are updated, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.16 [CON 24-02](#) The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with Copper Sky Hotel and Residential Group, LLC for the sale of approximately 4.7 acres of real property generally located on the southeast corner of N. John Wayne Parkway and W. Bowlin Road, for an approximate purchase price of \$1,467,928.77 which represents \$7.17 per sq. ft, and authorizing the City Manager to execute the agreement once the Copper Sky Hotel and Residential Group LLC members are updated, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.17 [CON 24-03](#) The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with Copper Sky Extended Care, LLC for the sale of approximately .89 acres of real property generally located on the southeast corner of N. John Wayne Parkway and W. Bowlin Road, for an approximate purchase price of \$290,763.00 which represents \$7.50 per sq. ft, and authorizing the City Manager to execute the agreement once the Copper Sky Extended Care LLC members are updated, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.18 [RES 24-05](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving the Comprehensive Land Use Assumptions, Infrastructure Improvement Plan, and Development Impact Fee Analysis and declaring those certain documents filed with the City Clerk of the City of Maricopa to be a public record. Discussion and Action.

8. Regular Agenda and/or Public Hearings

Items on the agenda are open for citizen input. Please fill out a card and present it to the City Clerk before the meeting begins. The Mayor will call upon you for your comments.

- 8.1 [RES 24-03](#) Public Hearing. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, vacating and abandoning, without compensation, a portion of North Roosevelt Avenue and the public utility easement generally located south of W. Edison Road and north of W. Garvey Ave. within the City of Maricopa. Discussion and Action.
- 8.2 [IGA 24-01](#) The Mayor and City Council shall discuss and take action on a request to approve an Intergovernmental Agreement (IGA) with Pinal County for the purpose of providing election services for the fall 2024 election, in a form substantially similar to the attached draft, and authorizing the City Manager to execute the final IGA as approved by the City Attorney. Discussion and Action.
- 8.3 [MISC 23-35](#) The Mayor and City Council shall discuss and take action on approving the 2024 Legislative Platform. Discussion and Action.

9. Executive Session

The Maricopa City Council may go into executive session, which is not open to the public, for purpose of obtaining legal advice from the City's attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

10. Adjournment

Note: This meeting is open to the public. All interested persons are welcome to attend. Council members of the City of Maricopa City Council will attend either in person or by telephonic conference or video communication. Supporting documents and staff reports, which were furnished to the City Council with this agenda, are available for review on our website, www.maricopa-az.gov.

Physical access to the meeting room will be available 15 minutes prior to the meeting start time.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Maricopa makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Maricopa City Council meetings are recorded and may be viewed on Channel 20 and the Maricopa website. If you permit your child to participate in the Council meeting, a recording will be made. If your child is seated in the audience, your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the City Clerk at (520) 316-6970.