



# City of Maricopa

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## Meeting Minutes - Draft City Council Regular Meeting

*Mayor Nancy Smith*  
*Vice-Mayor Amber Liermann*  
*Councilmember Eric Goettl*  
*Councilmember Vincent Manfredi*  
*Councilmember Bob Marsh*  
*Councilmember Henry Wade*

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Tuesday, April 2, 2024

6:00 PM

Council Chambers

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### 1. Call to Order

*The meeting was called to order 6:06 p.m. Pastor Doug Munday from the Calgary Chapel Maricopa gave an invocation and Councilmember Marsh led the Pledge of Allegiance.*

### 2. Roll Call

**Present:** 6 - Councilmember Bob Marsh, Councilmember Eric Goettl, Councilmember Vincent Manfredi, Mayor Nancy Smith, Councilmember Henry Wade and Vice Mayor Amber Liermann

### 3. Proclamations, Acknowledgements, Awards and Presentations

#### 3.1 [PROC 24-01](#) National Volunteer Appreciation Week Proclamation

*Mayor Smith invited Victim Advocate, Jim DeVenezia, Community Risk Reduction Specialist Daniel Wehle, and Emergency Manager George Burger to accept the proclamation. They were joined by the Volunteers in Police Service (VIPS), Fire Volunteers and the Community Emergency Response Team (CERT). She read the proclamation and proclaimed the week of April 21 through April 27 of 2024 as Volunteer Appreciation Week in the City of Maricopa.*

*Mr. DeVenezia stated he was proud of VIPS and acknowledged volunteer Mardell Sandstrom. He acknowledged VIPS, CERT and Fire volunteers.*

**Read**

#### Proclamations, Acknowledgements, Awards and Presentations

*Mayor Smith invited the rest of the Council to come down to the front to present a few recognitions.*

*Vice Mayor Liermann gave a statement in recognition of former Councilmember Rich Vitiello's service to the community. She commended Mr. Vitiello and invited him and his wife to the front. Mr. Vitiello was presented with a commemorative street sign reading "Vitiello Way," an eagle statue and flowers for Mrs. Vitiello.*

*Mr. Vitiello gave a statement of gratitude and thanked staff including City Manager Ben*

*Bitter, City Attorney Denis Fitzgibbons, City Clerk Vanessa Bueras and all staff. He thanked the following people for encouraging him along the way: former Mayor Kelly Anderson, former Mayor Edward Farrell, former Mayor Christian Price, former Vice Mayor Peg Chapados, Casa Grande Mayor Greg McFarland, Yuma Mayor Dough Nichols, Eloy Mayor Micah Powell, Pinal County Candidate for Sheriff Ross Teeple, Arizona State Representative David Cook, AZ Representative Teresa Martinez, AZ Senator TJ Shope and former Vice Mayor Marvin Brown.*

*Councilmember Manfredi gave a brief statement in recognition of former Councilmember Vitiello. Councilmember Wade gave a brief statement commending Councilmember Vitiello's responsiveness and being able to work together in a non-partisan manner. Councilmember Marsh commended Mr. Vitiello.*

*Next, Mayor Smith invited former City Manager Ricky Horst and wife for recognition. Mrs. Horst was presented with flowers. She gave a statement of recognition of Mr. Horst leadership and accomplishments. He was presented with a commemorative street sign reading "Horst Way."*

*Mr. Horst gave a brief statement of appreciation to the City of Maricopa. Councilmember Wade commended Mr. Horst and his sense of community. Councilmember Marsh commended Mr. Horst leadership. Councilmember Goettl gave a brief statement in honor of Mr. Horst. Councilmember Manfredi gave a brief statement in appreciation of Mr. Horst.*

*Next, Mayor Smith invited new City Manager, Ben Bitter for recognition and presented him with a hard hat for the tough job ahead. Councilmember Manfredi gave a brief statement. Vice Mayor Liermann gave a brief statement on her confidence in Mr. Bitter. Councilmember Marsh gave a brief statement and stated Mr. Bitter was a great team player. Councilmember Wade agreed. Councilmember Goettl thanked Mr. Bitter.*

#### **4. Report from the Mayor**

*Councilmember Marsh reported attending the following: The Pinal County Water Augmentation Authority Board, the Senior Lunch & Learn, a meeting with Joshua Eeds with the Maricopa Fire & Medical Department, the Pinal Partnership Government Relations Committee meeting, the Pinal County Board of Adjustment and Appeals meeting which he chaired, and various meetings with residents. He invited the community to the next Senior Lunch & Learn that would feature Development Services Director, Rodolfo Lopez. Lastly, he stated he came up with a plan on how to make things better for east and central Maricopa and would bring it up later.*

*Councilmember Wade reported on the Dance for Our Stars fundraiser for the Boys & Girls Club. He stated the event took place in Ak-Chin and commented the fundraiser. Next, he reported on the Maricopa Community clean up.*

*Councilmember Goettl reported on his trip to Washington DC and participating in workshops and networking session. He reported on his time spent in Capitol Hill with FEMA in efforts to move infrastructure projects in the City. Next, he reported celebrating the recent graduates from the Be Awesome Life Skills course and elaborated. Lastly, he reported attending the Pinal Partnership Breakfast on transportation.*

*Vice Mayor Liermann reported attending the Arizona Department of Transportation (ADOT) meeting and elaborated. She reported meeting with veterans to discuss the*

progress on the Heritage District Veteran's Memorial Park. She reported visiting Pearl Harbor and elaborated. She reported meeting with various community members. She reported attending the Pinal Partnership Breakfast. Lastly, she invited the community to attend the Seder Dinner hosted by the Church of Celebration and the Christian Jew Foundation Ministries at the Ak-Chin Elements Center on Friday, April 26 at 6:30 p.m.

Mayor Smith, elaborated on the Washington DC trip with Councilmember Wade and Councilmember Goettl. She elaborated on the benefits of meeting face to face. She stated they talked about State Route (SR) 347 funding, support for Proposition 479, the flood plain, and thanked them for the box culvert, Desert Sunrise High School, the Global Water Recharge Aquifer, the EPA in the Phoenix area, and House Bill (HB) 2570 based on zoning. Next, she commended Adam Leach for coordinating the 10th year rocket challenge.

## 5. Report from the City Manager

City Manager Ben Bitter gave an update on the budget process and commended former City Manager Horst for his leadership.

## 6. Call to the Public

Barry McCain gave a statement on his legislative background and gave an update. He elaborated on SR 347 and stated he would like to meet with each member of the Council. He announced, he would be a write-in candidate for the office of Pinal County Supervisor.

Kelly Anderson, with the Maricopa Chamber of Commerce, reported that the quarterly economic forums would be Meet the Candidate forums leading to election day. Next, she announced the upcoming event this Saturday, Copa Paws and Claws, at Tractor Supply from 10 a.m. to 2 p.m. She stated the event would feature local pet business, pet adoptions and added it was free for the community. Next, she announced the annual awards banquet was scheduled for June 1, 2024 and the theme would be an Elegant Luau. Lastly, she announced the relaunch of their youth programming, Yes Maricopa and elaborated.

Elizabeth Howell with the Senior Advisory Committee gave information on the upcoming Shred-A-Ton. She stated the event would be on April 20 at the overflow parking lot at Copper Sky from 9 to 11 a.m. She noted the event was free for the community. She stated it was in partnership with FOR Food Bank and noted the Pinal County Attorney's Office was sponsoring the truck.

Dr. John & May Donahue announced that Kids Day Maricopa was scheduled for Saturday, September 21st at Maricopa Wells Middle School. They elaborated on the event.

Leslie Rubin presented a map and stated he lived off El Greco Street in Tortosa. He expressed concerns with the lack of stop-signs in each direction due to it being next to Santa Cruz Elementary School. He expressed concerns with the abundance of traffic in that area, and the lack of crosswalks so near a school and park. He asked that the possibility of a four-way stop sign in that area be explored. He stated he collected signature petitions in support. He was directed to talk with City Manager Bitter.

Sandra Calderon expressed opposition for the new dispensary going up. She stated she would like to see speed bumps on Santa Rosa Parkway between Honeycutt and

*Maricopa-Casa Grande Highway due to speeders. Mayor Smith directed those interested on more information on the dispensary to contact PD Chief Goodman.*

*Former Councilmember Vitiello thanked everyone who donated to the Izzy Calderon Softball Tournament and elaborated.*

*Lizzy Lansworth supported Mr. Rubin's concerns and noted she works at Santa Cruz Elementary School and had firsthand experience. She thanked him for all the work he did and recounted her similar concerns.*

*Diversity Equity & Inclusion Practitioner, Ocean Kent gave information on the recent symposium that took place at the Maricopa Library and Cultural Center on Saturday (March 30). She acknowledged Councilmember Wade and PD Chief Goodman were in attendance. She elaborated on her goals in her practice.*

*Former Mayor Kelly Anderson recounted meeting former Councilmember Vitiello and expressed his support on his run for Pinal County Supervisor.*

## 7. Consent Agenda

### Approval of the Consent Agenda

**A motion was made by Councilmember Eric Goettl, seconded by Councilmember Bob Marsh, to Adopt the Consent Agenda .The motion carried by unanimous vote.**

- 7.1 [IGA 24-03](#) The Mayor and City Council shall discuss and take action to approve an Intergovernmental Agreement (IGA) with the City of Mesa ("Mesa"), an Arizona municipal corporation, to conduct joint fire service training and allow firefighter recruits to attend and participate in fire service training hosted by Mesa to be paid from the Fire Department, Education and Training (10022525-55570). Discussion and action.
- This Intergovernmental Agreement was Approved.**
- 7.2 [CON 24-12](#) The Mayor and City Council shall discuss and take action to ratify the Purchase and Sale Agreement with Harris Mink Farms, Inc, related to the purchase of 0.87 acres of real property generally located at the northwest corner of W Edison Rd and N Estrella Parkway, a portion of Assessor Parcel No. 510-17-021H, for \$4,000,000.00 and authorizing the City Manager to execute this agreement, any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.
- This Contract was Approved.**
- 7.3 [MISC 24-09](#) The Mayor and City Council shall discuss and take action to approve a revised Letter of Intent addressed to the U.S. Army Corps of Engineers, requesting the reallocation of approved Federal funding from the West Maricopa Transmission Waterline project to the Maricopa Aquifer Recharge Facility project, and authorize the Mayor to sign this Letter. Discussion and Action.
- This Letter of Intent was Approved.**
- 7.4 [LIQ 24-01](#) The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor License and Control regarding an application for a liquor license submitted by applicant Shanyong Li on behalf of Yummy Noodles

located at 20917 N. John Wayne Parkway #A103-104, Maricopa, Arizona 85138.  
Discussion and Action.

**This Liquor License was Approved.**

- 7.5 [CON 24-13](#) The Mayor and City Council shall discuss and take action to ratify the Purchase and Sale Agreement with ETP Investments, LLC, related to the sale of 1.714 acres of real property generally located north of W. Bowlin Road between N. Maya Angelou Drive and Park Plaza, Pinal County, and legally described and depicted as LOT 4E & LOT 4F on Exhibit A, for \$597,294.72 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.**

- 7.6 [RES 24-12](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona authorizing the filing of applications with the Federal Transit Administration, an operating Administration of the United States Department of Transportation, for Federal Transportation assistance authorized by 49 U.S.C. Chapter 53; Title 23 United States Code, or other Federal Statutes administered by the Federal Transit Administration. Discussion and Action.

**This Resolution was Approved.**

- 7.7 [POL 24-01](#) The Mayor and City Council shall discuss and take action on approving the Public Art on Display policy. Discussion and Action

**This Policy was Approved.**

- 7.8 [SPEVLIQ 24-03](#) The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor Licenses and Control for an application for a special event liquor license provided by Brenda Campbell to allow Roots Eatery to serve alcohol during a special event known as Copa Cultural on April 27th, 2024 at Copper Sky Recreation Complex 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138. Discussion and action.

**This Special Event Liquor License was Approved.**

- 7.9 [CON 24-17](#) The Mayor and City Council shall discuss and possibly take action on approving a Sponsorship Agreement with Global Water Resources, Inc. related to Lake View Park. Discussion and Action.

**This Contract was Approved.**

- 7.10 [MIN 24-20](#) Approval of Minutes from the March 5, 2024 City Council Regular meeting. Discussion and Action.

**The Minutes were Approved.**

## 8. Regular Agenda and/or Public Hearings

- 8.1 [CON 24-14](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Eagle Shadow, LLC, related to the purchase of 308.6885 acres of real property generally located between W. Cowtown Road and W. Steen Road east of N. White and Parker Road, Pinal County, and legally described in Exhibit A as Parcel 1, 2 and 3 as legally described in that certain Record of Survey (Eagle Wing) recorded

in the Official Records of Pinal County, Arizona at Instrument No. 2021-083890, for \$29,325,407.50 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.

*Chief Strategy Officer, Rick Horst gave the PowerPoint presentation, "Drive to Maturity" An Economic Development Strategy. He discussed what defined a successful city and why cities are important for economic growth. He stated infrastructure contributed to economic growth and provided a list on ways that happened. Next, he summarized the 2023 Futures Planning and the directives for the Maricopa Business Park. Next, he detailed the proposed SMARTRail Park. He stated the city owned 1,262 acres that were in a rail served industrial park with public-private partnership opportunities. He stated the City was prepared to send out an Opportunity for Bids next week for a master developer and elaborated on the details of the property and potential job creation. He explained the Class A industrial space and the possible uses. He stated that in order to do this, the City needed to expand the scope of the master plan area. He provided a visual map depicting what the City already owned, the proposed sites for acquisition presented for approval today, and areas that could be acquired in the future either by the developer or the City. He stated the total cost would be over \$29 million that would come out of the City's cash reserves so there would be no debt or interest. He stated the intent was to put out the invitation for bid in mid-April and noted there were 3 to 4 interested parties. He discussed Federal and State Grant prospects and noted chances looked good to get some funding. He stated Olsson Associates were contracted to help with the planning for moving forward. He stated a think tank would be put together that would include some of the former Maricopa Economic Development Alliance (MEDA) board members and would come back to Council to establish an Industrial Board. He stated information on the Olsson team was available for those interested and noted their railroad experience. He concluded his presentation and opened for questions.*

*Mayor Smith asked for confirmation of the potential creation of 33,000 jobs. She emphasized that being a catalyst for this was important and elaborated. Councilmember Wade commended Mr. Horst.*

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

**8.2**      **RES 24-14**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting the Development Impact Fees included within the Comprehensive Land Use Assumptions, Infrastructure Improvement Plan, and Development Impact Fee Analysis and setting an effective date of July 1st, 2024 as required by A.R.S. §9-463.05. Discussion and Action.

*City Manager Ben Bitter discussed the lengthy process, per Arizona Revised Statutes (ARS), to update the Development Impact Fees which included first conducting a study to determine the Land Use Assumptions, an Infrastructure Improvement Plan, and a Development Impact Fee Analysis. He stated those were done and approved by Council in January followed by several public hearings. He stated tonight staff recommended approval and an effective date of July 1, 2024. He introduced Tye Burgess with LRB Public Finance Advisors who was the consultant. Mr. Burgess elaborated on the fees reviewed and the requirement elements per ARS. He reviewed the findings for the north service area and south service area. City Manager Bitter elaborated that Development Impact Fees were meant for growth to pay for growth.*

*Councilmember Marsh asked where the City fit compared to other cities in the valley.*

*City Manager Bitter responded they would be near the bottom and elaborated.*

**A motion was made by Vice Mayor Liermann, seconded by Councilmember Marsh, that this Resolution be Approved. The motion carried by a unanimous vote.**

8.3 [APP 24-02](#)

The Mayor and City Council shall discuss and take action on making an appointment(s) to fill the vacancy on the Senior Advisory Committee. Discussion and Action.

*Mayor Smith gave a brief background on Toni Johnson. She asked her to stand for recognition.*

*Mayor Smith stated one vacancy was still open, and directed those interested to Councilmember Manfredi because it was his appointment.*

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

8.4 [RES 24-15](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, amending the requirements for the removal of members of the Senior Advisory Committee, Cultural Affairs and Arts Advisory Committee and the Parks and Recreation Advisory Committee due to failure to attend meetings. Discussion and Action.

*City Manager Bitter provided background stated the resolution was brought forward after discussion with the committees.*

**A motion was made by Councilmember Marsh, seconded by Councilmember Goettl, that this Resolution be Approved. The motion carried by a unanimous vote.**

8.5 [MISC 24-06](#)

The City Council shall discuss and possibly take action on selecting a method by which to fill the vacancy on the City Council. Discussion and Action.

*Mayor Smith stated the process would match the process for the previous Council appointment. She stated applications would go out tomorrow (April 3) and information would go out in the Friday Newsletter, on the Public Notices section of the website ([www.maricopa-az.gov](http://www.maricopa-az.gov)) and that a press release would go out tomorrow. She stated application would be due April 16, and interviews would be held April 23rd. She stated any candidates that have submitted petitions to be on the ballot would need to suspend their candidacy before being sworn in, if they are appointed and explained further.*

**The Presentation was heard.**

9. **Executive Session**

10. **Adjournment**

**This meeting was Adjourned at 7:58 p.m.**

**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 2nd day of April, 2024. I further certify that the meeting was duly called and held and that a quorum was present.**

Dated this 16th day of April, 2024.

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Vanessa Bueras  
City Clerk