



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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Mayor Christian Price
Vice-Mayor Vincent Manfredi
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Nancy Smith
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, June 21, 2022

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:09 pm. Pastor Drew Anderson gave an invocation and Mayor Price led the Pledge of Allegiance.

2. Roll Call

Councilmember Nancy Smith was present telephonically.

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

4. Report from the Mayor

Councilmember Marsh reported attending the ground-breaking ceremony for Sonora Desert Parkway, a meeting with the Maricopa Community Advocates, the monthly board meeting of the Pinal County Water Augmentation Authority.

Vice Mayor Manfredi reported attending the Pinal Alliance's annual luncheon and elaborated. He reported attending a Maricopa Economic Development Alliance (MEDA) meeting and the flag retirement ceremony coordinated by the Maricopa Veterans of Foreign Wars (VFW).

Councilmember Wade reported attending the Juneteeth celebrations at the Maricopa Library and Cultural Center and at Copper Sky. Next, he reported participating in the Senior Lunch & Learn that gave the opportunity for the community to meet the candidates running for council.

Councilmember Vitiello reported also participating on the meet the candidates Senior Lunch & Learn. He stated there would be another opportunity to meet the candidates on Thursday (July 21) at the Maricopa Unified School District (MUSD) office at 6 p.m.

Mayor Price reported attending the Maricopa Association of Governments (MAG) meeting and stated the State Route 347 Scoping Study was completed and elaborated. He reported attending an Arizona Department of Transportation (ADOT) meeting in San Carlos and meeting with ADOT Director, John Halikowski and elaborated.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Barry McCain from Arizona City talked about democracy and the qualities of good leaders.

City of Eloy Mayor, Micah Powell gave a brief statement in honor of Mayor Price. He wished him luck in his next endeavor.

Ak-Chin Indian Community Chairman, Robert Miguel from gave a statement in honor of Mayor Price.

Linda Goode played a video from her cell phone.

Jason Plod from APEX gave a brief statement in honor of Mayor Price.

7. Consent Agenda**Approval of the Consent Agenda**

A motion was made to Approve the Consent Agenda.

7.1 [CON 22-14](#)

The Mayor and City Council shall discuss and take action to enter into an Option and Land Lease Agreement with New Cingular PCS, LLC for a wireless antenna on City owned property at Pacana Park located at 18800 N. Porter Road. Discussion and Action.

This Contract was Approved.

7.2 [IGA 22-05](#)

The Mayor and City Council shall discuss and take action to approve an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT) for pavement improvements along Anderson Road and Peters and Nall Road. Discussion and Action.

This Intergovernmental Agreement was Approved.

7.3 [SPEVLIQ 22-03](#)

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 Christine Longley on behalf of the Province Community Association for special events on September 15, October 20, November 17, and December 15, 2022 to be held at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.

This Special Event Liquor License was Approved.

7.4 [MIN 22-27](#)

Approval of Minutes from the June 7, 2022 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

- 7.5 [RES 22-32](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona supporting the submission of a grant application to the Ak Chin Indian Community to Be Awesome Youth Coalition for funding Free & Accessible Physical Exams for Youth Athletics and agreeing to act as the designated fiscal agent of such funding. Discussion and Action.

This Resolution was Approved.

- 7.6 [RES 22-34](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, supporting the submission of a grant application to the Ak Chin Indian Community for funding Boys & Girls Clubs of the Sun Corridor and agreeing to act as the designated fiscal agent of such funding. Discussion and Action.

This Resolution was Approved.

8. **Regular Agenda and/or Public Hearings**

- 8.1 [PH 22-13](#) The Mayor and City Council shall hear public comment regarding a Zoning Map Amendment to rezone approximately 22.87 acres of land generally located north and south of W. Bowlin Road between N. White and Parker Road and W. Civic Center Plaza, within the City of Maricopa incorporated limits, from existing Transitional (TR) to Neighborhood Commercial (NC) as described in case # ZON22-03. The land is located in a portion of Sections 30 and 31, of Township 4 South, Range 4 East of the Gila and Salt River base and meridian, Pinal County, Arizona.

Derek Scheerer, Planner II, Development Services Department presented the request by the City of Maricopa to rezone approximately 22.87 acres of land from existing Pinal County Zoning District, Transitional (TR) to Neighborhood Commercial (NC). He stated the site had a General Plan Future Land Use designation of Employment (E), which was consistent with the proposed zone change. He provided site location details and information, and displayed a General Plan Future Land Use Map. He presented visual maps of the existing zoning and the proposed zoning. He detailed the public comment process. He stated staff findings and analysis concluded that the amendment was consistent with the General Plan and elaborated. He stated the Planning and Zoning Commission, P&Z recommended approval of ZON 22-03, subject to the conditions of approval stated in the staff report. He opened the floor for comment.

Councilmember Wade inquired about the mailing list for the neighborhood meeting. Mr. Scheerer elaborated on the 600 foot radius. Councilmember Vitiello inquired about access points. Mr. Scheerer stated there was no site plan yet, so it would be up to the developer and elaborated. Vice-Mayor Manfredi commented on the need for small business locations and the village concept.

The Public Hearing opened at 6:47 p.m., with no public comment, it was closed at 6:47 p.m.

The Public Hearing was held.

- 8.2 [ORD 22-15](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an amendment to the City's Zoning Map to rezone approximately 22.87 acres of land generally located north and south of W. Bowlin Road between N. White and Parker Road and W. Civic Center Plaza, within the City of Maricopa incorporated limits, from existing Transitional (TR) to Neighborhood Commercial (NC) as described in Zoning Case #ZON 22-03. The land is located in a portion of Sections 30 and 31, of Township 4 South, Range 4 East of the Gila and Salt River base and meridian, Pinal

County, Arizona. Discussion and Action.

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

8.3 **PH 22-14**

The Mayor and City Council shall hear public comment regarding the request by Greg Davis of Iplan Consulting, on behalf of Roers Companies to amend the general Plan Future Land Use Map (GPA21-08) and rezone (ZON21-08) approximately 10 acres generally located at the southwest corner of Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy.

Byron Easton, Senior Planner gave a presentation on GPA 21-08 and ZON 21-08. He detailed the Site location and information. He sated the request by Greg Davis of Iplan Consulting on behalf of Roers Companies was for a General Plan Amendment (GPA) to the Future Land Use Map from the existing Public/Institutional (P) to the proposed High Density Residential (HDR), and a Zoning Map Amendment from the existing General Business (CB-2), to the proposed HDR. He provided a visual maps for the existing and the Proposed General Plan. He detailed the public comment process and addressed traffic concerns. He explained that the existing land use would generate significantly more traffic, and the proposed amendments would reduce amount of traffic by 8,000 trips/day provided in a graph table. He discussed the Adopted Housing Plan and the need for more affordable housing. He provided a visual graph for home affordability by professional occupation. He detailed the areas of commercial/ employment land use designations to address concerns that commercial land was taken away. He addressed concerns with multifamily development dispersion and provided a map. He gave brief information on the conceptual site plan and emphasized that it was not up for approval on tonight's item and it was preliminary. He stated there was concerns brought up on the conceptual site plan and it was addressed by the developers. He presented the preliminary colors and elevations. He stated staff analysis concluded that the minor General Plan Amendment minimized conflicts between land uses, assured development of a diverse housing stock, created safe and functional pedestrian ways and bicycle routes and provided diversity of housing stock for work force. He stated staff analysis concluded that the Zoning Map Amendment was consistent with the General Plan, and the change in District boundaries was necessary to achieve the balance of land uses desired by the City, and it would promote growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare. He stated the Planning and Zoning Commission (P&Z) recommended approval of GPA21-08 and ZON21-08, subject to the conditions of approval stated in the staff report, and as amended by the commission. He opened the floor for questions. He stated Greg Davis with Iplan Consulting was also available in the audience to answer any questions. The Public Hearing opened at 7:05 p.m.

Sue Van Gosen spoke in opposition due to the concentration of high density residential on Porter Road.

Councilmember Wade inquired about elevator availability. City Manager Host stated that was not part of the conceptual design plan and would be included at a later time. The Public Hearing was closed at 7:07 p.m.

The Public Hearing was held.

8.4 **RES 22-35**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Minor General Plan Land Use Amendment to change the land use from Public/Institutional (P) to High Density Residential (HDR) for approximately 10 acres generally located at the southwest corner of N. Porter Road and Iron Point Road, just

south of Maricopa-Casa Grande Highway, within the City of Maricopa incorporated limits, as described in case #GPA21-08. The land is located in a portion of the east half of Section 35, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

Mayor Price gave a brief comment on home values and asked if there was any information on how high density developments had affected home values in that area. City Manager responded that there was no local data, however evidence from other neighboring cities showed that it increased property values and elaborated. Mayor Price elaborated on the lack of diverse housing for professionals like teachers. Vice-Mayor Manfredi spoke on the need of diverse housing. He discussed the traffic impact of high density as opposed to commercial properties. He stated he was in support. Councilmember Wade discussed the process of the community expressing their concerns. City Manager Horst responded. Councilmember Vitiello asked for clarification on the calculation of traffic. Clarification ensued that the trips per day were based on peak hours.

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

8.5 [ORD 22-16](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an amendment to the City's Zoning Map to rezone approximately 10 acres of land generally located at southwest corner of N. Porter Road and Iron Point Road just south of Maricopa-Casa Grande Hwy, within the City of Maricopa incorporated limits, from existing General Business (CB-2) to High Density Residential (RH) as described in Zoning Case #ZON21-08. The parcel of land is located in a portion of the east half of Section 35, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

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

3. Proclamations, Acknowledgements and Awards

Vice-Mayor Manfredi announced that today was Mayor Price last council meeting before his resignation. A video was played in honor of Mayor Price. The public was invited to a farewell reception in the lobby. Mayor Price gave a brief statement.

9. Executive Session

10. Adjournment

This meeting was adjourned

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 21st day of June, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of August, 2022.

Vanessa Bueras
City Clerk