



# City of Maricopa

## Meeting Minutes - Final City Council Regular Meeting

City Hall  
39700 W. Civic Center  
Plaza  
Maricopa, AZ 85138  
Ph: (520) 568-9098  
Fx: (520) 568-9120  
www.maricopa-az.gov

*Mayor Christian Price*  
*Vice-Mayor Nancy Smith*  
*Councilmember Marvin L. Brown*  
*Councilwoman Julia R. Gusse*  
*Councilmember Vincent Manfredi*  
*Councilmember Rich Vitiello*  
*Councilmember Henry M. Wade Jr.*

---

Tuesday, August 18, 2020

7:00 PM

Council Chambers

---

### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:06 p.m. Desert Rivers Chaplain, JC Kelleher gave an invocation and Councilmember Manfredi led the Pledge of Allegiance.*

### 2. Roll Call

*Vice Mayor Smith was present telephonically.*

**Present:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

### 3. Report from the Mayor

*Mayor Price reported attending various meetings.*

### 4. Report from the City Manager

*There were no items reported.*

### 5. Minutes

5.1 [MIN 20-33](#) Approval of Minutes from the July 15, 2020 City Council Special meeting.

**A motion was made by Councilmember Brown, seconded by Councilmember Manfredi, that the Minutes be Approved. The motion carried by unanimous vote.**

5.2 [MIN 20-35](#) Approval of Minutes from the July 21, 2020 City Council Work Session.

**A motion was made by Councilmember Brown, seconded by Councilmember Manfredi, that the Minutes be Approved. The motion carried by a unanimous vote.**

- 5.3 [MIN 20-34](#) Approval of Minutes from the July 21, 2020 City Council Regular meeting.

**A motion was made by Councilmember Brown, seconded by Councilmember Manfredi, that the Minutes be Approved. The motion carried by a unanimous vote.**

## 6. Consent Agenda

*Councilwoman Gusse requested Agenda Items 6.2 and 6.4 be moved to the regular agenda.*

### Approval of the Consent Agenda

**A motion was made by Councilwoman Julia R. Gusse, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda except Agenda Items 6.2 and 6.4. The motion carried by unanimous vote.**

- 6.1 [MISC 20-16](#) The Mayor and City Council shall discuss and possibly take action on approving changes to the City Investment Policy to update the members of the Investment Committee. Discussion and Action.

**This Miscellaneous Item was Approved.**

- 6.3 [SUB 17-04](#) The Mayor and City Council shall discuss and possibly take action on approving a one (1) time six (6) month extension of final plat approval case # SUB17-04, The Trails at Tortosa Phase 1A and 1B. Discussion and Action.

**This Subdivision was Approved.**

- 6.5 [SPEVLIQ 20-04](#) The Mayor and City Council shall discuss and possibly take action on recommending approval to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License application submitted by Laura Sand on behalf of the Province Community Association for special events to be held on October 15, 2020, November 19, 2020 and December 17, 2020 at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.

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

- 6.6 [RES 20-33](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a modified Redevelopment District Area Plan Boundary Map and authorizing City staff to amend the Redevelopment District Area Plan as necessary to reflect the new boundaries. Discussion and Action.

**This Resolution was Approved.**

- 6.7 [IGA 20-03](#) The Mayor and Council shall discuss and possibly take action on approving an Intergovernmental Agreement with Pinal County and through Pinal County Sheriff's Office Adult Detention Facility and the City of Maricopa for the detention of adult misdemeanor inmates arrested, held, booked and/or convicted under the authority of the City of Maricopa. Discussion and Action.

**This Intergovernmental Agreement was Approved.**

- 6.8     [RES 20-36](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, ratifying the allocation of funds in the amounts and for the purposes as approved by the City's Review Committee, to businesses through the Maricopa Business Reemergence Program funded through the AZCares allocation of federal funding passed through the State of Arizona to the City of Maricopa. Discussion and Action.

**This Resolution was Approved.**

- 6.9     [SUB 20-03](#)     The Mayor and City Council shall discuss and possibly take action to approve and amend the existing final plat for Santa Rosa Springs Parcel 4, case # SUB20-03. Discussion and Action.

**This Miscellaneous Item was Approved.****7.     Regular Agenda and/or Public Hearings**

- 6.2     [RES 20-34](#)     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 map from Public/Institutional to High Density Residential and Commercial for approximately 25 acres of land generally located on the southeast corner of Bowlin and Porter Road, within the City of Maricopa incorporated limits, as described in case # GPA 20-04. The land is situated in a portion of Section 36 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Councilwoman Gusse recused herself.*

**A motion was made by Councilmember Brown, seconded by Councilmember Wade, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Recused:** 1 - Councilwoman Julia R. Gusse

- 6.4     [RES 20-38](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, declaring and adopting the results of the Primary Election held on August 4, 2020. Discussion and Action.

*Councilwoman Gusse stated it should be considered that Pinal County has not responded to her attorney, on how many of the 400 ballots in questions belonged to the City of Maricopa and how many belonged to Queen Creek.*

**A motion was made by Councilmember Vitiello, seconded by Councilmember Wade, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Nay:** 1 - Councilwoman Julia R. Gusse

- 7.1 [PH 20-17](#) The Mayor and City Council shall hear public comment regarding the request by Lesley Partch of Fun Form Architecture to amend the General Plan Future Land Use Map (GPA20-02) and Zone Map Change (ZON20-01) for approximately 1.69 acres generally located east of Porter Road south of Honeycutt Road.

*Economic and Community Development Deputy Director, Rodolfo Lopez gave a PowerPoint presentation. He stated the request was made by Lesley Partch of Fun Form Architecture PLLC on behalf of Kent and Chrystal O'Jon for a General Plan Amendment (GPA) to the Future Land Use Map from the existing, Employment (E) to High Density Residential (HDR) and a Zoning Map Change (ZON) from General Business (CB-2) to High Density Residential (RH). He detailed the entitlement process and construction. He gave site information and detailed the location. He summarized the amendment and stated it was minor in scope, as defined by the Plan Administration section of the General Plan. He detailed the Zoning Map Amendment. He stated the applicant followed requirements as set forth in the City's Zoning Code for public hearings including advertisement of the Public Hearing in the Maricopa Monitor and Casa Grande Dispatch, notification letters to all property owners within 300 feet, posted a meeting sign advertising a Public Hearing on the property, and a virtual neighborhood meeting was held without attendance. He stated that staff did not receive any formal comments regarding the request. He presented a rendering of the development. He stated staff's findings were favorable with the General Plan Amendment, he stated the amendment was consistent with the General Plan. He stated the Planning and Zoning Commission recommended approval of the Minor General Plan Amendment request case GPA 20-02 and Zone Map Amendment request ZON 20-01, subject to the conditions of approval stated in the staff report. The Public Hearing was opened, there were no comments from the public. The Public Hearing was closed.*

**The Public Hearing was held.**

- 7.2 [RES 20-35](#) 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 existing Employment to High Density Residential for approximately 1.69 acres of land generally located east of Porter Road and south of Honeycutt Road within the City of Maricopa incorporated limits, as described in case # GPA 20-02. The parcel of land is located in a portion of Section 25 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Councilwoman Gusse recused herself from Agenda Items 7.2 and 7.3.*

**A motion was made by Councilmember Brown, seconded by Councilmember Vitiello, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Recused:** 1 - Councilwoman Julia R. Gusse

- 7.3 [ORD 20-17](#) 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 zone certain property described in Zoning Case #ZON 20-01, for approximately 1.69 acres of land generally located east of Porter Road and south of Honeycutt Road within the City of Maricopa incorporated limits. The parcel of land is located in a portion of Section 25 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County,

Arizona. Discussion and Action.

**A motion was made by Councilmember Wade, seconded by Councilmember Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Recused:** 1 - Councilwoman Julia R. Gusse

**7.4**      [ORD 20-14](#)

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 include a Maricopa Station Overlay District as described in zoning case ZON20-04 for the Maricopa Townsite Subdivision, within the City of Maricopa incorporated limits. Discussion and Action.

*Economic and Community Development Deputy Director, Rodolfo Lopez gave a PowerPoint presentation on Text Amendment, TXT 20-01 and Zoning Overlay ZON 20-04. He stated the Text Amendment and Zoning Overlay would establish the new Zoning Code Chapter Maricopa Station (MS) Overlay, and amend the city's zoning map to include MS located within the Heritage District Redevelopment Area. He detailed the location, and discussed the overlay goals. He discussed the public outreach. He gave examples of the Development Standards and Design Guidelines and elaborated on the previous overlay. He detailed the Planning and Zoning Commission's findings and stated they recommended approval of TXT 20-01 and ZON 20-04, subject to the conditions of approval stated in the staff report, and as amended by the P&Z Commission. He opened the floor for questions.*

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

**7.5**      [ORD 20-16](#)

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 zone certain property described in Zoning Case #ZON20-02 for approximately 25 acres of land generally located on the Southeast corner of Porter Rd and Bowlin Rd, within the City of Maricopa incorporated limits. The parcel of land is located in a portion of Section 36 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Economic and Community Development Deputy Director, Rodolfo Lopez gave a PowerPoint presentation on the Zoning Map, ZON 20-02 request by Iplan Consulting on behalf of El Dorado Porter 27 LLC to amend the existing Light Industrial (CI-1) to 21.21 acres of Multiple Unit Residential (RM) and 4.6 acres of Neighborhood Commercial (NC). He reviewed the site information and detailed the location. He discussed the public comment process and noted the applicant followed all requirements set forth in the City's Zoning Code for Public Hearings. He noted one comment was received about concerns with the transit capacity and it was clarified by a City Engineer via email. He stated staff's findings concluded the amendment was consistent with the General Plan and elaborated. He stated the Planning and Zoning Commission recommended approval of ZON 20-02, subject to the conditions of approval stated in the staff report, and as amended by the P&Z Commission.*

*Councilmember Manfredi asked how many units it would include. Mr. Lopez stated this item was for the zone change and general plan amendment only, and that the actual development review permit was reviewed by P&Z Commission. He stated they were*

looking at just under 200 units. City Manager Horst added it was for the bungalow style units.

Mayor Price inquired about the traffic study. Mr. Lopez stated that as part of the development review permit a traffic impact analysis was prepared by a traffic engineer and was being reviewed and would go to the P&Z Commission within the next 30 to 60 days. Discussion ensued regarding the traffic analysis.

Councilwoman Gusse asked the approximate amount of residents the units would bring in. Mr. Lopez elaborated. Mr. Hinton with El Dorado responded there would be a mix of 1, 2 and 3 bedroom units.

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

- 7.6 [RES 20-37](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, declaring as a public record that certain document filed with the City Clerk entitled "Chapter 18.76 and Section 18.205.020 - Zoning Code" of the Maricopa City Code, relating to the rules and regulations relating to the definitions in the Zoning Code and the rules and regulations relating to the creating of the Maricopa Station Overlay District within the City of Maricopa and amending the Maricopa City Code by adding Chapter 18.76 and revising Section 18.205.020 of the Maricopa City Code. Discussion and Action.

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

- 7.7 [ORD 20-15](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "Chapter 18.76 and Section 18.205.020 - Zoning Code" by reference and providing for the severability and the effective date thereof. Discussion and Action.

**A motion was made by Councilmember Vitiello, seconded by Councilmember Brown, that this Ordinance be Approved. The motion carried by a unanimous vote.**

- 7.8 [PRES 20-07](#) The Mayor and City Council shall hear a presentation regarding various Economic and Community Development achievements.

*Director of Economic & Community Development, Nathan Steele gave a PowerPoint update on Economic and Community Developments. He discussed the new Development Impact Fee Calculator available on the City's website. Next, he discussed the A Peek Over the Fence newsletter and the What's New Maricopa map. He discussed the Residential Lot Counts map, the State Route 347 and John Wayne Parkway Beautification, and the Heritage District Solar Lights, Main Street and fencing. He stated the City of Maricopa would be featured in Business View magazine.*

*Councilmember Brown asked how high would the fences be in the Heritage District. Mr. Steele elaborated. Councilmember Vitiello inquired about public art. Mr. Steele stated news would be coming soon. City Manager Horst elaborated that Nathan Ulyot was tasked with creating an Art Master Plan.*

**The Presentation was heard.**

- 7.9 [APP 20-04](#) The Mayor and City Council shall discuss and possibly take action on appointing one citizen to fill the vacancy on the Public Safety Personnel Retirement System Board. Discussion and Action.

*Mayor Price recommended appointing Rusty Akers to the Public Safety Personnel Retirement System Board.*

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

**7.10**     [APP 20-05](#)

The Mayor and City Council shall discuss and possibly take action on appointing citizens to fill the vacancies on the Merit Board. Discussion and Action.

*Mayor Price gave a brief summary on the Merit Board and stated the board needed 4 appointments with 3 standing positions and one alternate. He stated the applicants included David Anderson, Jennifer Hopper, Nadia Vasquez and Trammel Sanhadja.*

*Councilmember Wade recommended appointing David Anderson. Councilmember Brown supported that appointment. Vice Mayor Smith expressed concerns with Mrs. Hopper background and a sense of balance between employee and employer. Councilwoman Gusse commented on Nadia Vasquez and recommended her for appointment. Mayor Price elaborated on the balance between employees and employers. He stated they were all excellent candidates and recommended Sanhadja as an alternate. Councilmember Brown gave a brief statement on the Merit Board. Councilmember Wade supported appointing Nadia Vasquez and making Mr. Sanhadja an alternate. Consensus was to appoint Mr. Anderson and Ms. Vasquez. Discussion ensued. Consensus was to appoint Mr. Sanhadja to the board and Mrs. Hopper as the alternate.*

**A motion was made by Councilwoman Gusse, seconded by Councilmember Manfredi, that the recommended Appointees be Appointed. The motion carried by a unanimous vote.**

**8.        Executive Session**

**9.        Adjournment**

**A motion was made by Councilmember Henry Wade, seconded by Councilwoman Julia R. Gusse, to Adjourn at 8:16 p.m. The motion carried unanimously.**

**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 18th day of August, 2020. I further certify that the meeting was duly called and held and that a quorum was present.*

*Dated this 15th day of September, 2020.*

---

Vanessa Bueras  
City Clerk