



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

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

Tuesday, December 5, 2023

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:06 p.m. Church of Celebration Pastor, Matt Balgaard gave the invocation and Councilmember Wade led the Pledge of Allegiance.

2. Roll Call

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

3. Proclamations, Acknowledgements, Awards and Presentations

There were no items presented.

4. Report from the Mayor

Councilmember Liermann thanked staff for Merry Copa and commended the event.

Councilmember Marsh reported attending the Greater Phoenix Economic Council, (GPEC) meeting on renewable energy and encouraged the community to urge legislators to develop a small standardized modular nuclear power plant.

Councilmember Wade commended the Kwanza celebration coordinated by Joanna Vanderpool in partnership with Maricopa High School (MHS) and the Be Awesome Coalition. He thanked Councilmember Goettl for participating.

Councilmember Goettl commended the Kwanza celebration and reminded the community that the second annual Menorah Lighting Ceremony would be hosted next Thursday at the Library and Cultural Center at 6 p.m.

Councilmember Wade reported attending the inauguration gala of the Black Maricopa Chamber of Commerce founded by Mr. and Mrs. O'Jon.

Mayor Smith commended the Veteran's Day Parade and the luncheon that followed. She reported attending Merry Copa and the Church of Celebration's Leadership Day and elaborated. She gave information on the Budget and Finance Council Subcommittee meeting and stated Vice-Mayor Vitiello's term was ending in December.

She appointed Councilmember Goettl to fill the seat and commended Vice-Mayor Vitiello for his role.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Brandon Castro gave a brief personal background and shared some thoughts with the Council on senior services, mental health, and local businesses.

Brian Ott congratulated the Maricopa Police Department (MPD) for the recent grant award. He suggested a salary increase for the Mayor and Council in order to have qualified people.

Barry McCain stated he was an activist and lobbyist for disabled veterans and elaborated. He discussed the rate of suicide in the disabled veteran community. He expressed concerns with a recent committee appointment.

Ashley Whiplock expressed concerns with hiring practices. She stated she applied for a position and was not followed up with and received no response. She asked for the process to be reviewed.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Vice Mayor Rich Vitiello, seconded by Councilmember Bob Marsh, to Adopt the Consent Agenda. The motion carried by unanimous vote.

7.1 SUB 23-10

The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB23-10, Final Plat of Christ's Church of the Valley, a request for final plat approval for +/- 10.25 acres of land to combine four (4) parcels of land and dedicate public right-of-way for a church development. Discussion and Action.

This Subdivision was Approved.

7.2 SUB23-01

The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB23-01, Replat Rancho Mirage Estates Phase 2 Parcel 21, a request for final plat approval to subdivide +/- 15.5 acres of land into fifty-eight (58) Lots, and six (6) Tracts for a residential subdivision. Discussion and Action.

This Subdivision was Approved.

7.3 SUB 23-18

The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB23-18, Final Plat Southbridge Marketplace, a request for final plat approval to subdivide +/- 19.08 acres of land into ten (10) Lots and one (1) right-of-way Tract for a commercial subdivision. Discussion and Action.

This Subdivision was Approved.

7.4 SUB 23-19

The Mayor and City Council shall discuss and take action to approve Subdivision Case

SUB23-19, Final Plat Southbridge Marketplace South, a request for final plat approval to subdivide +/- 27.12 acres of land into seven (7) Lots and one (1) right-of-way Tract for a commercial subdivision. Discussion and Action.

This Subdivision was Approved.

7.5 [MISC 23-33](#)

The Mayor and City Council shall discuss and take action on approving the addition of the FY24 Street Pavement Preservation Project to the FY24-33 Capital Improvement Plan. Discussion and Action.

This Miscellaneous Item was Approved.

7.6 [RES 23-74](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, exchanging a portion of right-of-way in Section 28 of Township 4 South, Range 3 East of the Gila and Salt River base and meridian, generally located west of the current alignment of N. Maricopa Rd. alignment south of W. Honeycutt Ave. for a portion of real property generally located at the southwest corner of the intersection of W. Honeycutt Ave. and N. Maricopa Rd. within the City of Maricopa incorporated limits. Discussion and Action.

This Resolution was Approved.

7.7 [ORD 23-42](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "Chapter 10.30: Truck Routes" by reference and approving the addition of Chapter 10.30: Truck Routes to the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

This Ordinance was Approved.

7.8 [MIN 23-67](#)

Approval of Minutes from the November 21, 2023 City Council Regular meeting. Discussion and Action.

The Minutes were Approved.

7.9 [SPEVLIQ 23-07](#)

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 Jodi Cox on behalf of the Province Community Association for special events on January 18, February 15, March 21, and April 18, 2024 to be held at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.

This Special Event Liquor License was Approved.

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

8.1 [RES 23-69](#)

Public Hearing. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding certain facts and adopting the proposed Major General Plan Amendment to the General Plan of the City of Maricopa, Arizona to change the land use from Low Density Residential (LDR), Medium Density Residential (MDR), Master Planned Community (MPC), and Open Space (OS) to Master Planned Community (MPC) on approximately 481 acres of land generally located at the southeast and southwest corners of W. Steen Rd. and N. Murphy Rd., within the City of Maricopa incorporated limits, as requested by CVL Consultants on behalf of Maricopa 480 Partners in Case # GPA23-04. Discussion and Action.

This item was presented by Derek Scheerer, Planner II. He stated Agenda Item 8.1

and 8.2 were a joint presentation as they were accompanied applications. He stated 8.1 was a Major General Plan Amendment request (GPA23-04) and 8.2 was a Planned Area Development Request (PAD23-01). He stated the applicant was CVL Consultants and detailed the site information. He stated GPA23-04 and PAD 23-01 would change the existing Low Density Residential (LDR), Medium Density Residential (MDR), Master Planned Community (MPC), and Open Space (OS) to the Master Planned Community (MPC) designation and the zoning of Eagle Shadows PAD CR-2 and CR-3 Single-Family Residential to Murphy Park PAD for the development of an employment/business park and various residential developments. He provided maps of the current site and as proposed. He provided details of the request including the PAD design elements and stated the staff analysis concluded the proposed changes were in conformance with the General Plan and the Zoning Ordinance. He detailed the public outreach and stated that on November 13, 2023, the Planning and Zoning (PZ) Commission recommended approval of GPA23-04 and PAD23-01 subject to the conditions stated in the staff report.

The public hearing was opened at 6:37 p.m.

Maricopa Economic Development Alliance (MEDA) president and CEO, Christian Price spoke in support of the proposed GPA and PAD and emphasized it was important for economic development.

Brandon Castro suggested there should be more feedback from the indigenous community.

The public hearing was closed 6:39 p.m.

Councilmember Goettl asked about the proposed exemption and asked if it would set a precedent. Mr. Scheerer elaborated on staff discussion with the applicant. Julie Vermillion with CVL Consultants further elaborated that the exemption was based on the market demand to provide more affordable housing. City Manager Horst elaborated that it would be a similar concept as seen on the trip to Utah.

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

8.2 ORD 23-39

Public Hearing. 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 481 acres of land generally located at the southeast and southwest corners of W. Steen Rd. and N. Murphy Rd., within the City of Maricopa incorporated limits, on Pinal County APNs #502-08-0010 and 502-06-010B, from Eagle Shadow Planned Area Development (PAD), CR-2 Single-Family Residential and CR-3 Single-Family Residential to Murphy Park Planned Area Development (PAD), as described in Zoning Case #PAD23-01. The parcels of land are located in a portion of Sections 9 and 10, Township 5 South, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

The presentation was given together with Agenda Item 8.1. The public hearing was opened at 6:45 pm. There were no public comments. The public hearing closed at 6:46 p.m.

Councilmember Goettl asked if the exemption would set a precedent. Mr. Scheerer explained that similar exemptions had been done before and elaborated.

Councilmember Liermann discussed the high demand to diversify housing and

emphasized the importance of affordable housing. City Manager Horst elaborated on how it would fit with the employment section.

Councilmember Manfredi reiterated on the notification and public comment process. He asked if any responses were received. Mr. Scheerer verified no responses were received. City Manager Horst further emphasized the process.

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

8.3 RES 23-70

Public Hearing. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding certain facts and adopting the proposed Major General Plan Amendment to the General Plan of the City of Maricopa, Arizona to change the land use from Low Density Residential (LDR) to Medium Density Residential (MDR) and Commercial (C) on approximately 80 acres of land generally located at the northwest corner of W. Steen Rd. and N. Murphy Rd., within the City of Maricopa incorporated limits, as requested by CVL Consultants on behalf of Maricopa 80, LLC in case # GPA23-02. Discussion and Action.

This item was presented by Derek Scheerer, Planner II. He stated Agenda Item 8.3 and 8.4 were a joint presentation as they were accompanied applications. He stated the applicant was also CVL Consultants and gave information on the request for a Major General Plan Amendment (GPA23-02) and a Planned Area Development rezone (PAD23-17). He provided details and visuals of the current General Plan Future Land Use Map (GPFLUM) and the proposed GPFLUM. He provided details and visuals of the current and the proposed Zoning Map. He discussed the conceptual land use plan and detailed the public outreach. He stated there were no public comments received. He stated that on November 13, 2023 the PZ Commission recommended approval of GPA23-02 and PAD22-17, subject to the conditions of approval stated in the staff report.

The public hearing opened at 6:56 p.m. There were no public comments. The public hearing closed at 6:56 p.m.

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

8.4 ORD 23-40

Public Hearing. 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 80 acres of land generally located at the northwest corner of W. Steen Rd. and N. Murphy Rd., within the City of Maricopa incorporated limits, on Pinal County APNs #502-06-0400 and 502-06-0410, from General Industrial (CI-2) to Pecan Groves Planned Area Development (PAD), as described in Zoning Case #PAD22-17. The parcels of land are located in a portion of Section 4, Township 5 South, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

The presentation was given together under Agenda Item 8.3. The public hearing opened at 6:56 p.m.

Brian Ott inquired about impact fees. City Manager Horst stated they would be appropriate impact fees,

The public hearing closed at 6:57 p.m.

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

8.5 RES 23-71

Public Hearing. 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 Mixed Use (MU) to Low Density Residential (LDR) for approximately 20 acres of land generally located at the northwest corner of W. Santi Rd. and N. Gunsmoke Rd., within the City of Maricopa incorporated limits, as described in case # GPA22-14. The parcel of land is located in a portion of Section 25, Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

This item was presented by Derek Scheerer, Planner II. He stated Agenda Item 8.5 and 8.6 were a joint presentation as they were accompanied applications. He stated the applicant Pounders Engineering, was requesting a Minor General Plan Amendment (GPA22-14) and a Planned Area Development (PAD22-20). He provided site information. He provided details and visuals of the current and proposed General Plan Future Land Use Map and the current and proposed Zoning Map. He discussed the details of the request and the conceptual land use plan. He detailed the public outreach process and noted that on November 13, 2023 the PZ Commission recommended approval of GPA22-14 and PAD22-20, subject to the conditions and approval stated in the staff report.

The public hearing opened at 7:02 p.m.

Davy Morgan introduced himself as the property owner. He spoke in favor of diverse housing and stated this project would address the demand for houses with large plots and elaborated. He stated he has received a lot of interest in the type of housing.

The public hearing closed at 7:05 p.m.

Councilmember Smith talked about the project list the Council puts together for future projects and added that she supported enticing this type of housing development and expressed excited for the project. Vice Mayor Vitiello stated he was excited for the project as well, and asked if Gunsmoke would be fully paved. Mr. Scheerer explained Gunsmoke would be paved all the way to the school.

Councilmember Wade asked who was engaged in the notification process and noted that there was a church in the area and attendees do not necessarily live in the area. Mr. Scheerer elaborated on mail notifications sent to property owners within the 600 feet, the posted newspaper notice, the Planning and Zoning Commission meeting posted on the city website and this Regular City Council Agenda. City Manager Horst further elaborated that signs were posted at the property. Mr. Morgan further explained. A brief discussion ensued.

Councilmember Liermann expressed excitement for the program and diverse housing.

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

8.6 ORD 23-41

Public Hearing. 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 20 acres of land generally located at the northwest corner of W. Santi Rd. and N. Gunsmoke Rd., within the City of Maricopa incorporated limits, on Pinal

County Parcels 51071027B, 51071027A, 51071028A, 51071028B, 51071026P, 51071026N, 51071026M, 51071026G, 51071026J, 51071026H, 51071026K, 51071026S, 51071026T, 51071026V, and 51071026W, from General Rural (GR) to Seven Ranches Estates Planned Area Development (PAD), as described in Zoning Case # PAD22-20. The parcels of land are located in a portion of Sections 28, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

This item was presented jointly on Agenda Item 8.5. The public hearing opened 7:12 pm. There were no public comments. The public hearing closed at 7:12 p.m.

Vice Mayor Vitiello expressed concerns with potential accidents happening on Gunsmoke Road if sections remained unpaved. Mr. Mr. Scheerer elaborated on the emergency access on Whisker Road and the full paved access on Gunsmoke Road and stated they could investigate alternative traffic access. City Manager Horst further explained that some would be paved and the rest would be paid once development come in.

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

8.7 RES 23-72

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting a fee schedule for the rental of facilities owned by the City of Maricopa, including increased fees for non-residents. Discussion and action.

Assistant City Manager, Jennifer Brown presented. She gave a brief background on previous discussion on the item. She stated part of the discussion was to determine what to do with the non-resident fee and consensus was to make it double the base-rate. She stated the fee increase was posted for 60 days as required by State Statutes and was brought forward for Council adoption.

Councilmember Manfredi asked for confirmation that rates were being lowered as well. Mrs. Brown confirmed that a 34% decrease in fees, for residents and non-profits, went into effect on November 2.

Vice Mayor Vitiello inquired what the rate would be for businesses. Mrs. Brown responded businesses were at the base rate, which was the same rate as last year.

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

8.8 PRES 23-19

The Mayor and City Council shall hear a presentation on a proposed program for pre-approved house plans for the city's Heritage District Redevelopment Area.

Development Services Director, Rodolfo Lopez presented the proposal for a program where the city can offer free pre-approved house plans. He stated the idea was brought up during a City Council strategic meeting and the city was now ready to initiate the program. He stated under the program, if the plans were used for constructions, a property owner/applicant would bypass city building review. He stated there would be no building review fees and would result in a saving of \$2,000 to \$3,000 in building review. He stated impact fees and standards site plan review fees would still be required. He stated the program would initially only be available within the city's Heritage District and elaborated on the size of the lots and noted there were currently 30 vacant lots.

Chief Building Official, Dale Garcia presented the three proposed standard plan designs. He presented visuals of the proposed plan set floor plan, elevation A, elevation B and elevation C. He presented visual examples. He detailed the benefits of the program including that it provides another option other than manufactured/mobile homes and promotes enhanced community design within the neighborhood with clear design objectives. He stated the housing styles could contribute to affordable housing, it reduced the permitting process and removed the overwhelming development process for non-professionals. Mr. Lopez recapped the benefits and stated the next steps would be to finalize all program requirements, develop a program flyer, develop a legal waiver and then begin accepting applications in January. He stated they hoped to expand the program to include a mixed-use commercial concept. He opened the floor for questions.

Councilmember Manfredi asked for confirmation that the program was available but not required. City Manager Horst confirmed the pre-approved plans would be an available option, but residents did not have to use them. City Manager reiterated that it would save money in the permitting fee process, and also saved money by not having to hire an architect. He elaborated on the savings and commended the innovative thinking behind the program. He stated if Council wished to pursue the program, it would be brought back for adoption.

Councilmember Goettl commended the out-of-the-box thinking and anything that lowered the cost of housing for residents.

Councilmember Wade inquired if garages were not being included. Mr. Lopez responded that initial designs did not include a garage, but they could include a garage or detached garage option.

Councilmember Marsh asked if the standards for aging in place could be considered and elaborated.

Mayor Smith commended the vision and the future plans to have options to help with walk ability. She asked if the single story could be made into mixed-use commercial. Mr. Lopez responded they could look into it in the future.

The Presentation was heard.

8.9 [APP 23-09](#)

The Mayor and City Council shall discuss and take action on appointing a Vice-Mayor from among the members of the City Council. Discussion and Action.

Mayor Smith commended Vice Mayor Vitiello for his term as Vice Mayor and summarized his dedication. Vice Mayor Vitiello gave a brief statement and then nominated Councilmember Liermann for Vice-Mayor.

A motion was made by Vice Mayor Vitiello, seconded by Councilmember Wade, that Amber Lierman be Appointed as Vice Mayor. The motion carried by a unanimous vote.

9. Executive Session

The meeting moved to Executive Session at 7:35 p.m.

10. Adjournment

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 5th day of December, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of January, 2024.

Vanessa Bueras
City Clerk