



City of Maricopa

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Meeting Minutes - Draft City Council Regular Meeting

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, June 6, 2023

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:03 p.m. Pastor Kevin Teeling from The Door Church of Maricopa gave an invocation and Councilmember Liermann led the Pledge of Allegiance.

2. Roll Call

Mayor Smith was present telephonically.

Present: 6 - Councilmember Amber Liermann, Councilmember Eric Goettl, Councilmember Vincent Manfredi, Mayor Nancy Smith, Vice Mayor Rich Vitiello and Councilmember Henry Wade

Excused: 1 - Councilmember Bob Marsh

3. Proclamations, Acknowledgements, Awards and Presentations

3.1 [PRES 23-12](#) The City Council shall hear a legislative update from Representative Teresa Martinez.

Representative Teresa Martinez gave a legislative update. She gave budget highlights and elaborated the status of bills and how they would impact Maricopa. She expressed concerns with the Arizona Department of Transportation (ADOT) and stated the Auditor General was doing an audit. She stated she would be looking at the funding and how agencies were spending money. She proposed putting together smaller groups to put together legislation that did not come from lobbyist but local governments and organizations. She stated she wanted to do something about teen suicide and stated she would the Council's help and insight.

Mayor Smith and all Councilmembers commended Representative Martinez for representing all residents. Representative Martinez provided her contact mobile phone number (520) 709-2311.

The Presentation was heard.

4. Report from the Mayor

Councilmember Liermann invited the community to attend the Maricopa Teen Hall at Copper Sky on Saturday, June 10th from 10 a.m. to 2 p.m. and the ADOT State Route 347 Safety Presentation at the Library and Cultural Center on Thursday, June

15th at 6:30 p.m.

Vice Mayor Vitiello reported attending the Memorial Day raising of the flag ceremony and commended the event. He stated he would attend the Pinal County Supervisors Board meeting to talk about the SR 347 with four other citizens to ask for funds to help fix SR. He encouraged the community to contact county supervisors and be involved.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Madilyn Homan and Sawyer Coatney, with Be Awesome gave information on the planned activities including the Teen Hall on Saturday at Copper Sky from 10 to 2 p.m., and the 3on3 Basketball Tournament on June 21st at Copper Sky from 2 to 6 p.m. He stated those interested could register at www.beawesomeyouth.life and gave information on the prizes. He encouraged participation, passing the word and/or donations.

Jennifer and Brittney McCothey with Little Whiskers spoke regarding the need for an animal shelter and elaborated on the lack of resources. They stated they collected over 500 signatures in support of a city shelter, assistance, or a program to address the high demand need. City Manager Horst provided a business card.

Barry McCain, W. Monserrat Street commended Representative Martinez.

Peg Chapados announced the third Annual Maricopa Main Street Marketplace was open and accepting application for artisans. She stated it would be held on Small Business Saturday, November 25th at Leading Edge Academy and gave details on the event. She directed those interested in more information to see her after the meeting or follow on Facebook or Instagram.

Linda shared information from a booklet and provided copies to the Council.

Kip requested more plant-based restaurants in Maricopa.

7. Consent Agenda

Agenda Item 7.2. was pulled from Consent and discussed as the first item on the Regular Agenda.

Approval of the Consent Agenda

A motion was made by Councilmember Amber Liermann, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda .The motion carried by unanimous vote.

7.1 [LIQ 23-02](#)

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 submitted on behalf of W&Z Asian Bistro & Sushi Bar which is located at 21576 N. John Wayne Parkway, Suite 101. Discussion and Action.

This Liquor License was Approved.

- 7.3 [MISC 23-16](#) The Mayor and City Council shall discuss and take action on approving a Map of Dedication for "Honeycutt Run," a re-plat of Tracts M-1 and M-2, Tortosa-NW, according to Fee Number 2004-049082, records of Pinal County, Arizona located in the southwest quarter of Section 21 and the northwest quarter of Section 28, Township 4 South, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action

This Miscellaneous Item was Approved.

- 7.4 [MISC 23-17](#) The Mayor and City Council shall discuss and take action on terminating the Marketing Agreement with Utility Services Partners Private Label, Inc. d/b/a Service Line Warranties of America (SWLA) related to the right to offer and market service line warranties and other similar products. Discussion and Action.

This Miscellaneous Item was Approved.

- 7.5 [SPEVLIQ 23-03](#) 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 submitted by Brenda Campbell to allow The Roost Sports Bar & Cafe to serve alcohol during a special event known as the Great American 4th Fireworks Show on Tuesday, July 4, 2023 at Copper Sky Regional Park 44345 W Martin Luther King Jr Blvd. Discussion and Action.

This Special Event Liquor License was Approved.

- 7.6 [MIN 23-22](#) Approval of Minutes from the May 16, 2023 City Council Regular meeting. Discussion and Action.

The Minutes were Approved.

8. Regular Agenda and/or Public Hearings

- 7.2 [LIQ 23-03](#) 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 submitted on behalf of Nando's Mexican Cafe which is located at 44460 W. Edison Road. Discussion and Action.

Marijka Anderson spoke in favor of the item and gave information on Nando's Mexican Cafe.

A motion was made by Councilmember Wade, seconded by Councilmember Liermann, that this Liquor License be Approved. The motion carried by a unanimous vote.

- 8.1 [RES 23-33](#) 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 Employment (E) for approximately 2 acres of land generally located on the northeast corner of N. Green Road alignment and W. McDavid Road, within the City of Maricopa incorporated limits, as described in case #GPA 23- 03. The parcel of land is located in a portion of Section 21, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

Planner, Alexander Bosworth presented on GPA 23-03 & ZON 23-02 for items 8.1 and 8.2. He stated the request was made to the city for a General Plan Amendment (GPA) for two acres of city-owned property from Mixed Use (MU) to Employment (E), and a concurrent request to rezone from General Rural (GR) to Light Industrial (LI).

He provided visuals of location, and the general plan and zone change maps. He reviewed the public comment process as required by city code and stated staff findings found the proposed changes were consistent with the general plan. He stated the recommendation was to approve GPA 23-03 and ZON 23-02 and noted each item required separate action.

The Public Hearing for GPA 23-03 & ZON 23-02 for items 8.1 and 8.2 was opened at 6:49 p.m. There were no public comments. The Public Hearing Closed at 6:50 p.m.

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

8.2 [ORD 23-28](#)

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 2 acres of land generally located at the northeast corner of the N. Green Road Alignment and W. McDavid Road, within the City of Maricopa incorporated limits, on Pinal County Parcel 501-17-015, from General Rural (GR) to Light Industrial (LI) as described in Zoning Case #ZON 23-02. The parcel of land is located in a portion of Section 21, 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 Manfredi, seconded by Councilmember Liermann, that this Ordinance be Approved. The motion carried by a unanimous vote.

8.3 [PRES 23-11](#)

The Mayor and City Council shall hear a presentation regarding potential updates to the Facility Rental Policy. Discussion only.

Shane Stone, Police Executive Administrator/ former Assistant to the City Manager presented on the potential updates to the Facility Rental Policy. He stated the proposed policy would include a Base Rate, a Non-Resident Rate of 125 percent of the base rate, a Resident Rate with 25% off the base rate and a Non-Profit Discounted Rate with 35% off the base rate. He gave definitions for "Resident," "Commercial Purposes," and "Non-Profit." He discussed associated costs such as discounts limited to once per week (unless used for athletic teams and leagues), hard costs to be charged on top of rates without discount, and deposits up to 120% of rental fee or amount appropriate to cover damage risks. He detailed current field rentals and the proposed field rentals. He detailed current room rentals and noted it did not include a non-profit discount. He discussed the following rental guidelines:

-To receive a non-profit discount an event must be open to the public and not charge an entrance fee.

-Renting parties shall respect all capacities, restrictions, and/or guidelines presented to them by City Staff.

-Renters will not deliberately cause damage to public property and accept full responsibility for any damages which occur during their use of the facility.

-The City will not be liable for loss, damage, injury, illness, or expenses incurred in connection with the rent and subsequent use of City Facilities.

-Facilities rented from the City shall not be used in a manner that promotes illegal activities.

-While being rented City Facilities shall be used in a manner consistent with the original intent of the facility.

-Departments renting facilities may require a proof of insurance.

-Violating guidelines can result in being disallowed from renting facilities, as recommended by the City Manager or their designee.

-Facilities available for rent are generally booked on a first-come first-served basis.

He concluded the draft policy and stated they welcomed feedback. He noted it was an administrative policy and elaborated.

Councilmember Goettl inquired about the first guideline that required non-profits to be open to the public and not charge an entrance fee for multiple facilities. Mr. Stone responded that if multiple facilities were rented, the discounted rate could be applied to the area open to the public and elaborated. Councilmember Goettl asked if there was discussion on discounts for multiple rooms being rented for one event. Mr. Stone responded that it was included with rental of Redwood A and Redwood B.

Vice Mayor Vitiello asked if organizations committed for a year for rental, if a discount could be applied. Mr. Stone clarified that the proposed policy only addressed general rentals, and if someone wanted to book for a year, it would have to be contracted with the city through a separate process.

Mayor Smith supported being able to book two months in a row so the renter can announce meetings and events and supported being able to plan one big event up to a year in advance. Councilmember Manfredi agreed. Mayor Smith stated proof of 501 C3 might be the only way to go, and that non-profits should be given one opportunity per calendar year for fundraisers where they could charge to attend. Councilmember Manfredi expressed concerns with the limited space for events in the city and elaborated. He supported raising the fees for non-residents. Mr. Stone stated there was a stipulation to make space free and elaborated that spaces like the study rooms at the library were available to book for free. He elaborated that normally bookings made one-year in advance were part of larger agreements. Mayor Smith stated she supported the free study rooms and small conference room in the library being free. She stated the six months in advance should be applied for non-recurring events and one month for reoccurring events. Councilmember Manfredi explained that other events such as weddings, anniversaries, sweet sixteens usually require a year in advanced.

Peg Chapados stated she has been involved with eleven non-profits and a professional event planner and understood the dilemma. She stated she was currently the treasurer for the Maricopa Friend of the Library and stated they often struggled with availability to meet in the library. She elaborated on the events and booking for book sales. She stated she was told the six months limit for reservations was due to the system and agreed that some events required up to a year in advance. She asked the Council to consider the bed tax and reaching out to the business community to establish a sponsorship fund to help small non-profits offset rental costs. She stated the conversion of the Police Station was brought up at the Futures Planning upon completion of the new headquarters. She stated it was a great opportunity and elaborated. As Chair of the Cultural Affairs and Arts Committee she offered committee to do additional research, discussion and reaching out to non-profits to get their perspective.

City Manager Horst stated there was no one singular answer that addressed all needs and situations. He stated the City needed to look at equity, liability and fairness and elaborated. He stated the goal tonight was to establish a start point and commend Mr. Stone. He stated a Memorandum of Understanding (MOU) could set things a year in advance or a contract. He suggested having a work session for further dialogue and encouraged submission on thoughts and comments and elaborated. Mayor Smith and Councilmember Manfredi supported a work session.

Pastor Kevin Teeling from The Door Church of Maricopa asked if the ramadas were included in the policy. He noted there was a flat fee for the cleaning and asked that the difference size and distinctions of the spaces could be considered in a that fee.

He asked for clarification for local businesses or businesses outside of Maricopa. He suggested that non-profit collect donations instead of charging for fees for entry. He thanked the Council for considering non-profits, and the opportunity for public comment.

City Manager Horst explained there were already fees for the ramadas and elaborated. He stated non-profits didn't have to be based in the city but did have to benefit the community and elaborated.

The Presentation was heard.

9. Executive Session

10. Adjournment

This meeting was Adjourned at 7:22 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 6th day of June, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 20th day of June, 2023.

Vanessa Bueras
City Clerk