



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

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

Tuesday, September 7, 2021

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:00 p.m. Pastor Kevin Teeling from The Door Church of Maricopa gave the invocation and Councilmember Wade led the Pledge of Allegiance.

2. Roll Call

Councilmember Manfredi, Councilmember Marsh and Councilmember Vitiello were present telephonically.

Present: 6 - Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade, Councilmember Amber Liermann, Mayor Christian Price and Councilmember Bob Marsh

Absent: 1 - Vice Mayor Nancy Smith

3. Proclamations, Acknowledgements and Awards

3.1 [PROC 21-03](#) Hispanic Heritage Proclamation

Mayor Price announced that the Salsa Festival was moved to September as part of Hispanic Heritage Month. He read the proclamation and proclaimed September 15 through October 15, 2021 as Hispanic Heritage Month. He presented the proclamation to Lucia Rodriguez and company.

Read

4. Report from the Mayor

Councilmember Liermann, Councilmember Wade, Councilmember Marsh and Councilmember Vitiello reported on the Arizona League of Cities and Towns Conference. Councilmember Wade acknowledged the participation of the Youth Council and Councilmember Marsh in the presentation of the flag. He commended Mayor Price role as president in the league. At the request of Councilmember Vitiello, a moment of silence was observed for the members of the armed forces who lost their lives in Afghanistan recently.

Mayor Price reported attending some Arizona Department of Transportation (ADOT)

Board meetings and elaborated on transportation issues. He stated this year would be the 20th anniversary of September 11 and announced there would be a Flag Raising Ceremony on Friday, September 10th at 8 a.m. at Maricopa High School. He reported attending the league conference and elaborated on the importance of the event. Lastly, he announced that the State of the City Address would be held on Wednesday, October 20th at Copper Sky. He stated the event was free and thanked sponsors.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Joe Gruberman introduced himself the Red Cross', Community Volunteer Leader (CVL) for Pinal County. He gave information on his role and thanked Councilmember Marsh. Mayor Price directed him to the Fire/Medical Department, the Community Services Department, and the Community Emergency Response Team members.

Ken, stated he bought a home in Maricopa in 2019 and stated he was looking forward to getting to know the community more. He commended the Mayor, Council and City Manager for their service.

7. Consent 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 [SPEVLIQ 21-05](#) 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 Special Event Liquor License submitted by Pat Kieny on behalf of Native Grill & Wings for a special event known as the Salsa Night Market on Saturday, September 25, 2021 at Copper Sky Regional Park 44345 W Martin Luther King Jr Blvd. Discussion and Action.

This Special Event Liquor License was Approved.

- 7.2 [IGA 21-11](#) The Mayor and City Council shall discuss and take action to approve an Intergovernmental Agreement between Pinal County and the City of Maricopa regarding the co-located administration and operation of limited jurisdiction courts. Discussion and Action.

This Intergovernmental Agreement was Approved.

- 7.3 [SUB21-11](#) The Mayor and City Council shall discuss and take action to approve a final plat for the Sorrento Phase 3 residential subdivision, case #SUB21-11. Discussion and Action.

This Subdivision was Approved.

- 7.4 [ORD 21-17](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, deleting section 2.20.040 of the Maricopa City Code to eliminate the requirement that Ordinances are read before being introduced or passed. Discussion and Action.

This Ordinance was Approved.

- 7.5 [MIN 21-46](#) Approval of Minutes from the August 17, 2021 City Council Regular meeting. Discussion and Action.

This Minutes was Approved.

- 7.6 [CON 21-23](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with G5 Investments, LLC, an Arizona limited liability company for the purchase of approximately .51 acres of the real property generally in, Maricopa, Pinal County, Arizona, Assessor Parcel No. 510290460 at a purchase price of \$222,156.00 and authorizing the city manager to execute any necessary extensions and closing documents related thereto. Discussion and Action.

This Contract was Approved.

- 7.7 [MISC 21-16](#) The Mayor and City Council shall discuss and take action to approve certain City Road Improvements which were included in this year's CIP Program. Discussion and Action.

This Miscellaneous Item was Approved.**8. Regular Agenda and/or Public Hearings**

- 8.1 [PRES 21-15](#) The Mayor and City Council shall hear a presentation on the AZ State Legislature's 2021 Regular Session. Dale Wiebusch, Intergovernmental Affairs Director and Todd Baughman, Policy Development Group. Discussion only.

Intergovernmental Affairs Director, Dale Wiebusch acknowledge Todd Baughman from the Policy Development Group (PDG) present. Mr. Wiebusch gave a PowerPoint presentation on the 2021 Legislative Session. He provided session data, discussed some of the good bills including SB 1645, SB 1299, and HB 2400. He discussed SB 1432, HB 2906 and SB 1448 and budget bills SB 1827, SB 1828, SB 1820, HB 2893 and SB 1487. He discussed the next year's legislative process and asked Mr. Baughman to comment. Mr. Baughman summarized the legislative session and discussed the upcoming election cycle. He opened the floor for questions.

Councilmember Wade asked for clarification on land sales, Mr. Wiebusch responded and City Manager Horst elaborated. A brief discussion ensued. Mayor Price discussed the benefits of the Arizona League of Cities and Towns, PDG and Mr. Wiebusch. He elaborated on some of the bills passed.

The Presentation was heard.

- 8.2 [PRES 21-18](#) The Mayor and City Council shall hear a presentation by SWABAK consulting firm regarding the Seven Ranches Land Use Study. Discussion only.

Director of Development Services Department, Rodolfo Lopez opened the presentation and emphasized that this item was not a planned document and was simply a study. He turned the presentation over to Mark Swoden. Mr. Swoden with SWABACK pllc acknowledged the other members of the consultant team including: Wood Patel, present to answer questions, and RCLCO. He noted there were three main challenges associated with the future development in the Seven Ranches area: Potable water, roads and drainage. City Manager Horst noted that Seven Ranches had a its own small private water district. He detailed the planning process including various neighborhood meetings. He stated the project scope focused on land use, roads, water, sewer,

drainage and implementation. He presented a visual aerial of the Seven Ranches area and provided photos of the existing land use. He discussed the power line easement and presented visual maps of existing land use. He pointed out he projects under current zoning review. He stated they used the General Plan and current zoning as the foundation of their study. He presented a visual of a future land use map. He stated the recommendation was that Seven Ranches become "a community that is inter-related, connected, and walkable with high quality roads, utilities, parks, open space & trails." He stated the recommendation was to look at the land like a mixed-use corridor and elaborated. He presented a visual map of the recommended land use, and the recommended roads. He noted there was one comment from a property owner that was opposed to the recommendation of the road alignment and elaborated. He elaborated on the implementation of the roads. He presented a visual of the drainage corridors concepts and detailed the options. He provided an illustrative master plan and detailed the next steps. He detailed the public outreach and stated the final step would be to revise as per City Council comments and upload it to the City website. He thanked Councilmember Wade for participating in the meetings and opened the floor for questions.

Councilmember Wade asked if any representative from Mount Moriah Church attended the meetings. Mr. Swoden responded not that he knew and elaborated. Mayor Price stated he reached out to land owners in that area and that he got positive feedback from those who attended the meetings. He stated one of the biggest issues was water and elaborated.

The Presentation was heard.

9. Executive Session

10. Adjournment

A motion was made by Councilmember Amber Liermann, seconded by Councilmember Henry Wade, to Adjourn at 8:24 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 7th day of September, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of September, 2021.

**Vanessa Bueras
City Clerk**