



City of Maricopa

Meeting Minutes - Final City Council Regular Meeting

City Hall
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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, October 27, 2020

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular meeting was called to order 7:14 p.m. Maricopa Police Chaplain, Paul Ellis gave the invocation and Councilmember Wade led the Pledge of Allegiance.

2. Roll Call

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. Proclamations, Acknowledgements and Awards

3.1 [PROC 20-07](#) Italian American Heritage and Culture Month Proclamation

Mayor Price read the proclamation and proclaimed the Month of October, 2020 as Italian American Heritage and Culture Month in the City of Maricopa. He presented it to business owner, Sam Amato, Councilmember Vitiello and Councilmember Manfredi.

Read

4. Report from the Mayor

Mayor Price reported on the Grand Opening of the Estrella Gin property. He added that grand openings for the Sonoran Creek shopping center would be this week followed by the hospital ground breaking in a few weeks. Lastly, he reported on the State of the City Address that took place last Wednesday and thanked the Council and staff.

Councilmember Brown reported attending the Pinal County Water Augmentation Authority (PCWAA) board meeting and elaborated on the issues discussed.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

There were no public comments.

7. Minutes

- 7.1 [MIN 20-50](#) Approval of Minutes from the October 6, 2020 City Council regular meeting.

A motion was made by Councilmember Brown, seconded by Vice Mayor Smith, that the Minutes be Approved. The motion carried by unanimous vote.

8. Consent Agenda**Approval of the Consent Agenda**

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

- 8.1 [GRAAC 20-02](#) The Mayor and City Council shall hear and possibly take action on acceptance of grants and entering in a contract with the Arizona Department of Public Safety for three years in the amount of \$644,305 for victim advocates. There is a matching requirement of \$161,076 over a period of three years - making the 3 year total commitment of this program \$805,381. The match amounts will be met through the general fund payroll (10022123), the Community Programs Budget (10022123-55612-32024), the Family Advocacy Center Fund (22022123 project 20222) volunteer time and donations. Acceptance of the grant will also authorizes the City Manager to sign the grant contract and any related documents. Discussion and Action.

- 8.2 [GRAAC 20-03](#) The Mayor and City Council shall hear and possibly take action on acceptance of grants and entering in a contract with the Arizona Department of Public Safety for three years in the amount of \$124,986 for the Maricopa Family Advocacy Center. There is a matching requirement of \$31,246 over a period of three years. The match amounts will be met through the general fund payroll (10022123), the Community Programs Budget (10022123-55612-32024), the Family Advocacy Center Fund (22022123 project 20222) volunteer time and donations. Acceptance of the grant will also authorizes the City Manager to sign the grant contract and any related documents. Discussion and Action.

This Grant Acceptance was Approved.

- 8.3 [CON 20-14](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Thomas J Fitzmyers and Marilyn A Fitzmyers for the purchase of the real property generally located at 45009 West Garvey Avenue for a purchase price of \$190,000.00. Discussion and Action.

This Contract was Approved.

- 8.4 [SUB 19-09](#) 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 # SUB19-09, Apex Condominium Plat. Discussion and Action.

This Subdivision was Approved.

- 8.5 [CON 20-15](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Santa Cruz Land Development, LLC for the purchase approximately 79 acres of real property generally located south of State Route 238 between W. Edison Road and N. Green Road for an approximate purchase price of \$5,161,880.70. Discussion and Action.

This Contract was Approved.

9. Regular Agenda and/or Public Hearings

Mayor Price stated that Agenda Item 9.6 would be moved to follow Item 9.3

- 9.1 [PRES 20-08](#) The Mayor and City Council shall hear an update on the 2020 Census. Discussion only.

Intergovernmental Affairs Director, Dale Wiebusch gave a PowerPoint Presentation on the 2020 Census. He gave a brief background on the census process including all the outreach and advertising. He discussed the obstacles and a discussion ensued.

The Presentation was heard.

- 9.2 [PH 20-22](#) The Mayor and City Council shall hear public comment regarding a Major General Plan Amendment requested by CVL Consultants on behalf of Maricopa 64 Partners, LLC to amend the General Plan Future Land Use Map (GPA20-03) for approximately 63.06 from existing Employment (E) to Medium Density Residential (M) and 3.04 acres from Public Institutional (P) to Mixed Use (MU), generally located at the northeast corner of Loma Road and McDavid Road.

Rodolfo Lopez, Deputy Director for Economic and Community Development gave a PowerPoint presentation on GPA 20-03 McDavid Estates. He summarized the request and detailed the site information. He provided a visual map of the location and a map of the existing land use and the proposed. He stated the proposed amendment was found to be consistent with the goals and objectives of the General Plan and elaborated on the public outreach. He stated the Planning and Zoning Commission (P&Z) recommended approval of GPA 20-03, subject to the conditions of approval stated in this staff report and as amended by the Commission. The Public Hearing was opened at 7:55 p.m.

Jordan Rose with Rose Law Group thanked the Commission, Rudy Lopez and City Manager. She gave a brief statement and invited questions from the Council. There were no additional comments. The Public Hearing was closed at 8:00 p.m.

The Public Hearing was held.

- 9.3 [RES 20-44](#) 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 Employment (E) to Medium Density Residential (M) on approximately 63.06 acres and Public Institutional (P) to Mixed Use (MU) on approximately 3.04 acres generally located at the northeast corner of Loma Road and McDavid Road as requested by CVL Consultants on behalf of Maricopa 64 Partners, LLC in Case #GPA 20-03. Discussion and Action.

Councilwoman Gusse asked if the information would be sent out in English and Spanish going forward. Mr. Lopez stated that they did not get the request to send out

public notices in Spanish, but going forward they would ensure it does.

Councilmember Manfredi asked if there were any houses in the property being demolished. Mr. Lopez stated there were no habitable dwellings being demolished. Councilmember Vitiello inquired about traffic. Mr. Lopez stated that discussion would be addressed in the P&Z discussion. Councilmember Wade asked Mr. Lopez to elaborate on the increased radius of the notification process. Mr. Lopez responded.

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

9.6 **[ORD 20-18](#)**

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 66.1 acres of land generally located on the northeast corner of Hogenes Boulevard and McDavid Road, within the City of Maricopa incorporated limits, from General Rural (GR) and Industrial (CI-2) to Planned Area Development (PAD) as described in Case #PAD 20-01. The parcel of land is located in a portion of Section 21 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

Mayor Price read the Ordinance. Rodolfo Lopez, Deputy Director for Economic and Community Development gave a PowerPoint presentation on the proposed Zoning Map amendment. He summarized the development process and detailed the Site Information. He provided visual maps of the Existing Zoning, the Proposed Zoning and a Conceptual PAD Land Development Plan. He commended the applicant for their connectivity plan, the design guidelines and other enhancements. He discussed the Public Comments Period outreach and the required findings. He stated the Planning & Zoning Commission recommended approval PAD Case # PAD 20-01, subject to the conditions of approval stated in the staff report, and as amended by the Commission. He opened the floor for questions.

Councilmember Wade asked for clarification on the radius of the public notifications. Mr. Lopez clarified.

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

9.4 **[PH 20-23](#)**

The Mayor and City Council shall hear public comment regarding a Major General Plan Amendment requested by RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC to amend the General Plan Future Land Use Map for approximately 493 + acres from existing Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU) to a Master Planned Community (MPC) generally located at the northwest corner of State Route 238 and Green Road.

Rodolfo Lopez, Deputy Director for Economic and Community Development gave a PowerPoint presentation on the Anglin Dairy Major General Plan Amendment, GPA 20-05. He summarized the request and detailed the location. He discussed the proposed amendment and the Public Review Process. He detailed the staff analysis and stated the findings were consistent with the General Plan. The Public Hearing was opened at 8:11 p.m. There were no public comments, and the Public Hearing was closed at 8:11 p.m.

The Public Hearing was held.

9.5 **[RES 20-45](#)**

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 (L), Medium Density Residential (M), and Mixed Use (MU) to Master Planned Community (MPC) on approximately 493 acres generally located at the northwest corner of State Route 238 and Green Road as requested by RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC in Case #GPA 20-05. Discussion and Action.

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

10. Executive Session

10.1 ES 20-23 The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to consider its position and instruct its representatives regarding possibly entering into agreements for the purchase and potential sale of real property within the City of Maricopa, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A)(7).

10.2 ES 20-24 The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to receive legal advice concerning the City’s legal options for addressing concerns regarding the services provided by Maricopa Consolidated Water Improvement District and the Seven Ranches Water Improvement District and provide direction on how to proceed to address these concerns, pursuant to A.R.S. §38-431.03(A)(3).

11. Adjournment

Mayor Price reminded the community that the November 3rd Regular Council Meeting would be cancelled for Election Day and would resume on November 17, 2020.

A motion was made by Vice Mayor Nancy Smith, seconded by Councilmember Henry Wade, to Adjourn at 8:13 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 27th day of October, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of November, 2020.

Vanessa Bueras
City Clerk