



City of Maricopa

Meeting Agenda City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
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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, January 17, 2023

6:00 PM

Council Chambers

Procedure for Addressing the City Council

The Maricopa City Council values citizen comments and input. If you wish to speak on a matter concerning Maricopa city government that is on the agenda, please fill out a speaker card and give it to the City Clerk before the meeting starts. The Mayor will call your name when that portion of the agenda is reached.

The Call to the Public portion on the agenda provides citizens an opportunity to identify for the City Council matters of interest or concern related to city government that are not on the printed agenda. Under the provisions of the Arizona Open Meeting Law, the City Council is prohibited from responding to issues that have not been properly noticed. Therefore, the City Council may only listen to citizens who wish to address them on non-agenda items. We regret that the City Council cannot respond beyond thanking you for your comments. City staff will follow-up on your questions via telephone or email, whichever is preferred. A speaker card is not required for this portion of the meeting but it is appreciated.

Whenever any group of persons wishes to address the City Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen.

The City asks that, when your name is called, you come forward to the podium, state your name and then begin speaking. All speakers are expected to observe common standards of decorum and courtesy. Personal attacks, political speeches, or threats of political action are inappropriate in this forum and will be grounds, at the discretion of the Mayor, for ending a speaker's time at the podium.

In the event that the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting. Reasons for removing an individual include but are not limited to making offensive remarks or statements, disrespectful statements or actions, and any other action deemed appropriate.

All remarks shall be addressed to the City Council as a body and not to staff or the public. No person other than a member of the City Council, the City Manager or the City Attorney and the person having the floor, shall be permitted to enter into any discussion without the permission of the Mayor. Depending on the number of items on the Council agenda and the number of speaker cards submitted, the Mayor may establish shorter time limits for speakers.

1. Call to Order

*Invocation
Pledge of Allegiance*

2. Roll Call**3. Proclamations, Acknowledgements and Awards****4. Report from the Mayor**

The Mayor, members of Council or other designee, may present information related to the operation of the city.

5. Report from the City Manager**6. Call to the Public**

The procedures to follow if you address the Council are: Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Mayor will limit discussion whenever they deem such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action.

7. Consent Agenda

All items on the Consent Agenda are considered to be routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Councilmember or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 7.1** [RES 23-01](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving an Intergovernmental Agreement between Pinal County Flood Control District and the City of Maricopa for the maintenance of flood control improvements in Palomino Ridge. Discussion and Action.
- 7.2** [RES 23-02](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for all local internal streets within The Lakes at Rancho El Dorado Subdivision, Parcel 55, into the City Street/Road Maintenance System. Discussion and Action.
- 7.3** [SUB 23-01](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case #SUB22-29, Sorrento Phase 4 Master Plat, a request for an Infrastructure Master Plat for Sorrento Phase 4. Discussion and Action

- 7.4 [CON 23-02](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Maricopa Land Acquisition I, LLC for the sale of approximately 5.498 acres of real property generally located on the southeast corner of N. White and Parker Rd and W Lococo St, for an approximate purchase price of \$1,436,957.28 which represents \$6 per sq. ft, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.5 [CON 23-03](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Maricopa Land Acquisition II, LLC for the sale of approximately 5.498 acres of real property generally located on the southeast corner of N. White and Parker Rd and W Lococo St, for an approximate purchase price of \$1,436,957.28 which represents \$6 per sq. ft, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.6 [CON 23-04](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Maricopa Land Acquisition III, LLC for the sale of approximately 1.74 acres of real property generally located on the southeast corner of N. White and Parker Rd and W Lococo St, for an approximate purchase price of \$455,143.44 which represents \$6 per sq. ft, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.7 [IGA 23-01](#) The Mayor and City Council shall discuss and possibly take action on approval of an Intergovernmental Agreement (IGA) with Electric District No. 3 (ED3) of Pinal County, Arizona and City of Maricopa for the relocation of electric facilities for the Sonoran Desert Parkway project. Discussion and Action.
- 7.8 [SPEVLQ 23-01](#) 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 Christine Longley on behalf of the Province Community Association for special events on January 19, February 16, March 16, and April 20, 2023 to be held at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.
- 7.9 [MIN 23-03](#) Approval of Minutes from the December 6, 2022 City Council Work Session, December 6, 2022 City Council Regular meeting and December 13, 2022 City Council Work Session. Discussion and Action.

8. Regular Agenda and/or Public Hearings

Items on the agenda are open for citizen input. Please fill out a card and present it to the City Clerk before the meeting begins. The Mayor will call upon you for your comments.

- 8.1 [APP 23-01](#) The Mayor and City Council shall discuss and take action on making appointments to the various committees. Discussion and Action.

- 8.2 [PH 23-01](#) The Mayor and City Council shall hear public comment regarding the request by S3 BioTech, LLC, and Riggins Investment Properties, Inc., to amend the General Plan Future Land Use Map on approximately 40.57 acres of land generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits, as described in Case # GPA22-12.
- 8.3 [PH 23-05](#) The Mayor and City Council shall hear public comment regarding the request by Alan Beaudoin and Rachel Smith, of Norris Design, on behalf of Shaun Ridge, LLC, to amend the future General Plan Land Use Map approximately 20.17 acres of land generally located southeast of the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway, within the City of Maricopa incorporated limits, as described in Case # GPA22-09.
- 8.4 [RES 23-03](#) 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 High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR) for approximately 40.57 acres of land generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits, as described in Case # GPA22-12. The parcel of land is located in a portion of Section 31, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.
- 8.5 [ORD 23-02](#) An Ordinance of the Mayor and City Council of the City of Maricopa, approving and adopting an amendment to the City's Zoning Map to rezone approximately 19.35 acres of land generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits, from General Rural (GR) to General Commercial (GC) as described in Zoning Case # ZON22-08. The parcel of land is located in a portion of Section 31, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.
- 8.6 [ORD 23-03](#) An Ordinance of the Mayor and City Council of the City of Maricopa, approving and adopting an amendment to the City's Zoning Map to rezone approximately 24.26 acres of land generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits, from General Rural (GR) to Multiple Unit Residential (RM) as described in Zoning Case # ZON22-09. The parcel of land is located in a portion of Section 31, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.
- 8.7 [ORD 23-04](#) An Ordinance of the Mayor and City Council of the City of Maricopa, approving and adopting an amendment to the City's Zoning Map to rezone approximately 16.31 acres of land generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits, from General Rural (GR) to High Density Residential (RH) as described in Zoning Case # ZON22-10. The parcel of land is located in a portion of Section 31, Township 4 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

- 8.8 [RES 23-04](#) 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 (E) to High Density Residential (HDR) for approximately 20.17 acres of land generally located southeast of the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway, within the City of Maricopa incorporated limits, as described in Case # GPA22-09. The land is located in a portion of Section 27, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.
- 8.9 [ORD 23-05](#) An Ordinance of the Mayor and City Council of the City of Maricopa, approving and adopting an amendment to the City's Zoning Map to rezone approximately 20.17 acres of land generally located southeast of the southeast corner of John Wayne Parkway and Maricopa-Casa Grande Highway , within the City of Maricopa incorporated limits, from Light Industry and Warehouse (CI-1) to Planned Area Development (PAD) as described in Zoning Case # PAD22-13. The parcel of land is located in a portion of Section 27, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

9. **Executive Session**

The Maricopa City Council may go into executive session, which is not open to the public, for purpose of obtaining legal advice from the City's attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

10. **Adjournment**

Note: This meeting is open to the public. All interested persons are welcome to attend. Council members of the City of Maricopa City Council will attend either in person or by telephonic conference or video communication. Supporting documents and staff reports, which were furnished to the City Council with this agenda, are available for review on our website, www.maricopa-az.gov.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Maricopa makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Maricopa City Council meetings are recorded and may be viewed on Channel 20 and the Maricopa website. If you permit your child to participate in the Council meeting, a recording will be made. If your child is seated in the audience, your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the City Clerk at (520) 316-6970.