



# City of Maricopa

## Meeting Minutes - Final City Council Regular Meeting

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

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Tuesday, September 20, 2022

6:00 PM

Council Chambers

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### 1. Call to Order

*The City Council regular meeting was called to order at 6:06 pm. Pastor Roger Thompson from Maricopa Calvary Chapel gave the invocation and Councilmember Wade led the Pledge of Allegiance.*

### 2. Roll Call

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

### 3. Swearing in Ceremony

3.1 [OATH 22-01](#) Newly appointed Councilmember, Eric Goettl, will assume office. The Honorable Judge Lyle Riggs will administer the oath of office.

**Eric Goettl was sworn into the office of the Council by Honorable Judge, Lyle Riggs.**

### 4. Proclamations, Acknowledgements and Awards

*Naya Carson from the Governor's Office read the Proclamation, proclaiming September 15, 2022 through October 15, 2022 as Hispanic Heritage Month and presented it to the Mayor and Council and they posed for pictures.*

### 5. Report from the Mayor

*Councilmember Marsh reported , MUSD Luncheon update on progress. Senior Lunch and Learn meetings. Special meeting to set process for picking new council. Board of Adjustment County. Aug. 22 Attended league of cities and Towns Conference. Sat, is the Salsa Night Market.*

*Councilmember Goettl expressed gratitude to the Mayor and Council. He stated he was grateful for the opportunity.*

*Councilmember Liermann thanked the 19 applicants for the Council seat. He thanked Councilmember Goettl.*

*Vice-Mayor Manfredi congratulated Councilmember Goettl. He announced there would be a State of the City coming up. He encouraged attendance. He thanked the 19 applicants for City Council.*

*Mayor Smith stated this finished her first month as Mayor and reported. State of the City October 16, opportunities to sign up. At City Hall, renderings to reality. There would be a reception prior to. Went to A+ Charter School and was asked questions from students, stated they had an agreement with InMaricopa to publish articles with the information. The Canada-Arizona Business Council meeting on the topic of mining. Canada is busy mining. New abstract art gallery at the library. MAG EDC took Ben Bitter, and Prop 400 extension topic. Attended the Transportation Summit, on the process for getting a project successfully through ADOT. One rep. spoke of the 5 elements that make a project be successful. She thanked Rep. Martinez, Shoape,. She talked about the importance of public engagement. She clarified the process on the consent agenda and how residents have the opportunity to submit a speaker card to pull an item from the consent agenda. She stated the City council was nonpartisan.*

## 6. Report from the City Manager

*There were no items reported.*

## 7. Call to the Public

*Richard Quinn resident of Homestead North, stated he filed a police report and expressed concerns with the process of his case. He stated it was unreasonable for citizens not to get feedback and that they had to pay to get their report. He elaborated on the case and asked for help.*

*Bill Robertson thanked the Mayor, Council and City Manager for the opportunity to interview for the City Council seat. He commended the process and the selection of Councilmember Eric Goettl.*

## 8. 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.**

#### 8.1 [CON 22-06](#)

The Mayor and City Council shall discuss and take action on approving the Communication License with Gila Local Exchange Carrier DBA Alluvion, a limited liability company registered in the state of Arizona, for Maricopa High School 2 Fiber Optic Plan and authorizing the City Manager to execute any necessary documents related thereto. Discussion and Action.

**This Contract was Approved.**

#### 8.2 [ORD 22-19](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 3.70.040 of the City Code of Maricopa regarding fingerprinting of prospective employees, volunteers and contractors. Discussion and Action.

**This Ordinance was Approved.**

- 8.3 [MIN 22-43](#) Approval of Minutes from the September 6, 2022 City Council Regular meeting. Discussion and Action.  
**The Minutes were Approved.**
- 8.4 [CON 22-27](#) The Mayor and City Council shall discuss and take action on approving a Purchase and Sale Agreement and Escrow Instructions with the South Maricopa Fire Association, an Arizona nonprofit corporation, related to the purchase of approximately 2.50 acres generally located south of W. Papago Road and east of N. John Wayne Parkway for \$137,500.00 and authorizing the City Manager to execute this agreement, any closing documents and any future amendments thereto as he deems necessary. Discussion and Action.  
**This Contract was Approved.**
- 8.5 [CON 22-26](#) The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with Desert Cedars Equities, LLC for the purchase of approximately 4.13 acres of real property generally located east of N John Wayne Pkwy along W Honeycutt Ave, for an approximate purchase price of \$3,238,250.40 which represents \$18 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.  
**This Contract was Approved.**

## 9. Regular Agenda and/or Public Hearings

- 9.1 [ORD 22-22](#) 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 28.3 acres of land generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd., within the City of Maricopa incorporated limits, from General Mixed Use (MU-G) and Transitional (TR) Zoning to Planned Area Development (PAD) as described in Zoning Case #PAD 22-03. The parcel of land is located in a portion of Section 34, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

*Development Services Director, Rodolfo Lopez presented. He stated the request was made by S3 BioTech LLC represented by Mr. Britton Lee. He detailed the development process and clarified that it was a Planned Area Development (PAD) and it was not at the stage where design factors were being decided. He provided a visual of the Site Location within the Copper Sky regional area. He provided visuals of the existing and proposed zoning and elaborated. He explained the PAD established the setbacks, restricted permitted use table, parking ratio standards, conceptual land use plan, conceptual open space and connectivity plan, conceptual circulation plan, and the architectural design guidelines. He discussed the PAD Land Use Plan and the Conceptual Site Plan. He presented a visual of the PAD Land Use Rendering of the medical campus, the innovation campus, and the open landscape. He detailed the public participation process, the General Plan conformity and the required findings. He concluded by stating the Planning & Zoning (P&Z) Commission and staff recommended approval of PAD 22-03, subject to the conditions of the approval stated in the staff report and as amended by the commission.*

*Councilmember Marsh inquired about an artifact in the northwest corner of the property left behind by previous construction of the Desert Cedars community. He asked if it could be included in the zoning change. City Manager Horst responded it had been*

*included.*

*Vice-Mayor Manfredi explained he wanted the item presented in the regular agenda because he the community to hear more about it. He clarified that the dog park would be moved, there would be new parks and fields before any of this happened. He thanked Mr. Lopez for the presentation.*

*Mayor Smith discussed the public comments and questions that staff directed would be addressed during the more detailed phase of the project. She asked Mr. Lopez to elaborate on that phase and the timeline. Mr. Lopez stated that the detailed design phase would be during step three, the Development Review Permit (DRP) that was currently underway and would be going before the P&Z Commission approximately in the next 30 days, he added the DRP would include another 600-foot notification process.*

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

**10. Executive Session**

**11. Adjournment**

**A motion was made by Councilmember Eric Goettl, seconded by Councilmember Bob Marsh, to Adjourn at 6:51 pm. 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 20th day of September, 2022. I further certify that the meeting was duly called and held and that a quorum was present.*

*Dated this 4th day of October, 2022.*

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Vanessa Bueras  
City Clerk