



City of Maricopa

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Meeting Minutes - Draft City Council Regular Meeting

Mayor Nancy Smith
Vice-Mayor Vincent Manfredi
Councilmember Eric Goettl
Councilmember AnnaMarie Knorr
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Henry Wade

Tuesday, April 21, 2026

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:01 p.m. An invocation was given by Pastor William Gabriel from Maricopa Springs Family Church, which was followed by the Pledge of Allegiance led by Vice Mayor Manfredi.

2. Roll Call

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

3. Proclamations, Acknowledgements, Awards and Presentations

3.1 [PROC 26-04](#) Volunteer Appreciation Week Proclamation

Mayor Smith, joined by the Council and attending volunteers, proclaimed April 19–25, 2026, as Volunteer Appreciation Week in Maricopa. She shared that in 2025, 132 volunteers in five departments—Volunteers in Public Service, Fire Corps, CERT, Maricopa Library and Cultural Center, and Maricopa Community Center contributed many hours, while saving the city money doing so. Jim DeVenezia, representing the volunteer program, praised the volunteers, highlighting the first-time inclusion of the Police Cadet program and noting their contributions equal seven full-time and one part-time position.

Read

4. Report from the Mayor

Councilmember Liermann honored the memory of Denise Palmer, a longtime third-grade teacher at Pima Butte Elementary School. She also reported attending Dark Sky Week at West Pinal Park. Next, she shared her attendance at the Power of 100 Women's Club, where a generous tip was given to a single mother. Councilmember Liermann announced several upcoming events, including a budget work session on Thursday at 4:00 PM, an arts town hall at the Maricopa Library and Cultural Arts Center on April 23, a Be Awesome Youth Coalition Annual Tea Party Fundraiser on April 23 at 1:00 PM at Global Water with a derby theme, a bike rodeo on April 24 at the Maricopa Library and Cultural Arts Center from 5:00 to 7:00 PM, an arts gallery on April 24 at the Community Center from 7:00 to 9:00 PM, a movie in the park at 7:00 PM on April 24, the reopening of city arts grants on April 27, a Lowe's

Night Market on May 2, a social powwow at Maricopa Elementary School on May 2 starting at 10:00 AM, a Hispanic Cultural Night at the Performing Arts Center at 6:00 PM on May 8, and an Open Arms Vocational Living Center Fundraiser from 6:00 to 9:30 PM at Duke's Roadhouse on June 27.

Councilmember Knorr also honored the memory of Denise Palmer, noting that Ms. Palmer had a particular emphasis on growth mindset. She announced that Maricopa High School was presenting a production of Mean Girls, from Thursday through Saturday. She also reported attending the Small Business Expo at the Ak-Chin Multi-Generational Center.

Councilmember Marsh shared that on April 8th, he got to meet with the Maricopa Leadership Academy. On April 9th, he reported attending a Greater Maricopa Business Alliance Government Affairs Committee meeting, which focused on state legislation. On April 14th, Councilmember Marsh attended the Pinal County Water Augmentation Authority Board meeting, where it was shared that the Colorado River snowpack was at its worst ever in recorded history which could affect water in Arizona. Next, Councilmember Marsh shared that County Supervisors hosted a volunteer appreciation luncheon. On April 20th, he reported attending a Senior Advisory Committee meeting, where results of a poll regarding senior needs and wants were shared. Lastly, he shared that FOR Maricopa would be holding a shredding event on Saturday, April 25th, from 8:00 AM to 11:00 AM near Duke's Roadhouse.

Councilmember Wade also shared about the budget work session scheduled for Thursday and reported attending a bipartisan meeting with Senator Kelly and a session with the Maricopa Citizen Leadership Academy alongside Mayor Smith.

Vice Mayor Manfredi shared that on May 2nd, there would be a Social Powwow at Maricopa Elementary School. Next, He reported attending the Moonlight Community Center grand opening. Vice Mayor Manfredi also reported attending a Senior Center Lunch and Learn, which included a presentation from Maricopa Development Services Director Rodolfo Lopez. He shared his participation in the Moose Lodge's Bingo Night, which led to a generous donation towards the Maricopa Library and Culture Arts Center's reading program. Next, he reported participating in a DECA advisory event. Lastly, Vice Mayor Manfredi shared that on April 15th, Proposition 479 funding for State Route 347 was moved from 2030 to 2028.

Mayor Smith shared that the State Route 347 funding acceleration through Proposition 479 aligns it more closely with other planned phases, enabling a more streamlined construction schedule. She also reported attending Relay for Life. She also reported attending a session of the Maricopa Citizen Leadership Academy focused on finance and public works. Next, Mayor Smith shared that she attended a Women in Transportation Summit. She also reported attending the Moonlight amenities event. Lastly, Mayor Smith shared that she attended the Arizona Department of Transportation State Transportation Board meeting.

5. Report from the City Manager

City Manager Ben Bitter reported that progress on the State Route 347 project was already visible, with utility relocation work underway near Riggs Road. He added that the city's \$30 million pledge and Pinal County's \$20 million contribution, which would total a \$50 million local commitment due around the start of June, was successfully financed through a bond issuance. City Manager Bitter shared that the bond offering was oversubscribed and resulted in approximately \$5 million in savings, with the city receiving more favorable rates than the City of New York, which went to market at the

same time. Lastly, he shared that the project website was azdot.gov/sr347.

City Manager Bitter also announced the launch of the city's redesigned website, emphasizing its improved mobile responsiveness. He shared an updated road work map available on the website, noting several upcoming lane restrictions and closures, which included restrictions on northbound John Wayne Parkway near the South Cobblestone lights from April 30 through May 3 and a full intersection closure at Reis Drive in Rancho El Dorado from approximately May 4 through May 22 due to road repairs. Lastly, City Manager Bitter added of an upcoming traffic signal work at Desert Greens and Smith Enke Road.

6. Call to the Public

Barry McCain addressed the Council with remarks regarding his background and history within local Democratic Party politics. He made allegations directed at Councilmember Henry Wade concerning past political conduct.

Mayor Smith invited Councilmember Wade to respond. Councilmember Wade stated that he had been subject to what he characterized as ongoing and unfounded harassment from Mr. McCain. He denied the allegations, stating that he had never sent anyone to contact Mr. McCain, had not communicated with him, and had no documentation of any conduct warranting the accusations made. Councilmember Wade stated that he found the choice of venue for making such allegations irresponsible and hurtful, and invited Mr. McCain to produce any documentation supporting his claims.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilmember Liermann, seconded by Councilmember Knorr to Adopt the Consent Agenda with Item 7.3 being tabled. The motion carried unanimously.

7.1 [ORD 26-06](#)

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 amend the development standards on approximately 2.31 acres of land generally located north of the Maricopa-Casa Grande Highway between North Stonegate Road and North Shea Way in the Homestead at Rancho El Dorado Planned Area Development (PAD), within the City of Maricopa incorporated limits, on Pinal County APN 510-12-052C, and 510-12-062B, from the existing maximum height of 35' to a maximum height of 50' for habitable space and 60' for architectural elements for these parcels zoned CI-1 (Light Industry & Warehouse), as described in Zoning Case #PAD26-02. The parcels of land are located in a portion of Section 36, Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

This Ordinance was Approved.

7.2 [ORD 26-07](#)

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 +/- 193 acres of land generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd., within the City of Maricopa incorporated limits, on Pinal County Parcel 502-09-002H, from the existing Hartman Ranch Planned Area Development (PAD) CR-3 Single-Family Residential to the Hartman Ranch Planned Area Development (PAD), as described in Zoning Case #PAD23-07. The parcel of

land is located in a portion of Section 11, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

This Ordinance was Approved.

- 7.3 [IGA 26-01](#) The Mayor and City Council shall discuss and take action to approve an Intergovernmental Agreement with Maricopa Unified School District for School Resource Officers (SRO). Maricopa Unified School District will contribute \$1,773,377 over three years for five School Resource Officers. Discussion and Action.

This Intergovernmental Agreement was Tabled.

- 7.4 [MIN 26-28](#) Approval of Minutes from the April 7, 2026 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

8. Regular Agenda and/or Public Hearings

- 8.1 [PRES 26-06](#) The Mayor and City Council shall hear a presentation from Arizona's Game and Fish Wildlife Manager, Travis Clarkson, and Region IV Supervisor, Danielle Klaas. Discussion only.

The Presentation was heard.

- 8.2 [APP 26-05](#) The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Planning and Zoning Commission. Discussion and Action.

Mayor Smith shared that six applications were received, four of whom participated in interviews conducted alongside Planning and Development Services Director Rick Williams. Mayor Smith selected Robert Rowe, citing his passion for the community reaching its full potential and his background in real estate, customer service, and system design.

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

- 8.3 [APP 26-06](#) The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Parks and Recreation Advisory Committee. Discussion and Action.

Mayor Smith selected Jason Royal, noting his background in marketing and branding and his articulated commitment to a balanced, big-picture perspective on parks and recreation offerings across the city.

A motion was made by Mayor Smith, seconded by Councilmember Wade, that this Appointment be Appointed. The motion carried by a unanimous vote.

- 8.4 [ORD 26-08](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2026 Amendments to Title 12: Public Places" by reference to amend Chapters 12.05 and 12.30 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

Police Chief Mark Goodman presented proposed amendments to Chapters 12.05 and 12.30 of the Maricopa City Code, addressing sidewalk use and pedestrian safety as it relates to bicycles, e-bikes, scooters, and similar mobility devices. Chief Goodman noted that this item and item 8.5 were related, and that his presentation

would serve both agenda items.

Chief Goodman shared that following the March 3 Council meeting, staff established a public comment email account and received 56 responses, with approximately equal number gathered by Councilmember Knorr. He shared that approximately 65 percent of respondents were supportive or conditionally supportive of allowing mobility devices on sidewalks, with the primary driver being safety concerns associated with riding on higher-speed roadways. Chief Goodman added that the remaining 35 percent raised concerns about pedestrian safety, speed, and unpredictability on shared sidewalks.

Chief Goodman described the ordinance as behavior-based rather than location-based, focusing on how devices are operated. He shared that some city infrastructure, such as the wider shared-use sidewalks along Porter Road, Sonoran Desert Parkway, and Hartman Road, already supports this approach. He also provided a detailed explanation of e-bike classification under federal standards: Class 1 (pedal-only, 20 mph max), Class 2 (pedal with throttle, 20 mph max), and Class 3 (pedal-assist, with or without throttle, 28 mph max). Any device exceeding those standards would be classified as a moped or electric motorcycle and would be prohibited from sidewalks entirely.

Councilmember Goettl expressed comfort with the behavior-based approach after receiving clarification on e-bike classifications. Councilmember Knorr voiced support for placing a speed cap on electric mobility devices allowed on sidewalks, expressing concern that without one, faster devices could become legal on sidewalks as technology evolve. She added that electric scooters under state statute are defined as having a maximum speed of 20 mph. Vice-Mayor Manfredi observed that the primary purpose of the ordinance was to allow Class 3 e-bikes on sidewalks, as Classes 1 and 2 are already permitted under state statute, and argued that excluding Class 3 would render the ordinance largely redundant while pushing the most commonly purchased e-bikes back onto the road. Councilmember Liermann expressed concern about unrestricted motorized speeds on sidewalks, citing an observation of children traveling at unsafe speeds that same day. Councilmember Marsh suggested connecting violations to mandatory safety education and noted concern about children in areas without sidewalks. Chief Goodman confirmed that any juvenile cited would be required to appear in court with a parent or guardian.

City Manager Bitter clarified that under Arizona Revised Statutes, Class 3 e-bikes are prohibited from sidewalks unless specifically allowed by a municipality, and that the proposed ordinance was intended to exercise that municipal authority. He also confirmed that under state statute, electric scooters are defined as having a maximum speed not exceeding 20 mph.

Mayor Smith raised a drafting concern regarding the placement of the helmet requirement under the unlawful for any person to language in Section 12.030.070, suggesting that items f and g, which are the helmet requirement and the civil violation provision be moved into their own standalone paragraphs to improve clarity.

A motion was made by Councilmember Liermann to pass the ordinance as written but limited to Class 1 and Class 2 e-bikes, excluding Class 3. This motion failed by the following vote:

Aye: 2 - Councilmember AnnaMarie Knorr, Councilmember Amber Liermann

Nay: 5 - Mayor Nancy Smith, Councilmember Eric Goettl, Councilmember Bob Marsh, Councilmember Henry Wade, Vice Mayor Vincent Manfredi

A motion was made by Councilmember Goettl, seconded by Vice Mayor Manfredi, that this Ordinance be Approved as Amended with section f and g becoming their own paragraphs. The motion carried by the following vote:

Aye: 6 - Mayor Nancy Smith, Councilmember Eric Goettl, Councilmember Amber Liermann, Councilmember Bob Marsh, Councilmember Henry Wade and Vice Mayor Vincent Manfredi

Nay: 1 - Councilmember AnnaMarie Knorr

8.5 **ORD 26-09**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2026 Amendments to Title 10: Vehicles and Traffic" by reference to amend Chapter 10.15 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

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

8.6 **ORD 26-10**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2026 Amendments to Title 15: Building Regulation" by reference to add Chapter 15.15 to the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

Rodolfo Lopez, Development Services Director, introduced the proposed amendments, which would add Chapter 15.15 to the Maricopa City Code. The ordinance would authorize the city to undertake street infrastructure improvements on vacant properties ahead of development to aid transit connectivity. It also establishes a cost recovery framework via assessments on benefiting properties, ensuring that growth-related infrastructure costs are allocated to the development that incurs them rather than deferring these costs to a later date at greater expense to the city.

Mr. Lopez cited the situation at Porter Road and Bowlin Road as illustrative. He shared that a partial road improvement was made by one developer while the adjacent property remains undeveloped. Mr. Lopez stated that under the scallop mechanism, the city could proceed with the necessary improvements, placing assessment liens on the benefiting properties, which would be recoverable on future development.

Vice-Mayor Manfredi expressed strong support, emphasizing that the ordinance emerged from a real-life situation in the city and would particularly assist small and medium-sized businesses that lack resources to cover full shared infrastructure costs. Councilmember Knorr noted that the ordinance stemmed in part from discussions about a specific business that had considered withdrawing due to infrastructure costs, and she commended staff for developing the tool. Councilmember Goettl raised two concerns: the selective application of the scallop provision possibly violating the gift clause, and the potential for the ordinance to incentivize development along major roads over underdeveloped areas.

City Manager Bitter assured that the state statute's endorsement of this mechanism, together with the city's financial constraints, inherently limits its use, and doesn't trigger gift clause issues. Bitter also noted that if a lien is not paid within ten years, it falls within the public benefit and fulfills the gift clause requirement. Mayor Smith highlighted that for this tool to be used, any approval must clearly add value to the community and the limited budget would naturally restrict its application.

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

8.7 **CON 26-07**

The Mayor and City Council shall discuss and take action on approving a realignment, right of first refusal, and option agreement between the City of Maricopa, an Arizona municipal corporation ("City"), and COPA SURF LLC, an Arizona limited liability company ("Copa"), PRLG HOLDINGS LLC, an Arizona limited liability company ("PRLG"), E JAICKS LLC, an Arizona limited liability company ("E Jaicks") and PHX SURF LLC, an Arizona limited liability company ("PHX Surf"). Discussion and Action.

Josh Bowman, Chief Strategy Officer, shared that the agreement concerns approximately 72 acres at the southwest corner of State Route 238 and Loma Road, currently comprising seven parcels. He added that the realignment agreement would redraw parcel boundaries, with the city's holdings increasing from approximately 12 acres to approximately 15 acres. Lastly, Mr. Bowman shared that the agreement also grants one of the property owners an option to purchase a portion of the remaining city-owned land within two years and a right of first refusal within five years.

Mr. Bowman added that because the parcel realignment approved under item 8.7 reduces the city's leased acreage from approximately 12 acres to approximately 5 acres, the existing lease agreement required amendment and restatement to reflect the new configuration, which would occur in Item 8.8.

A motion was made by Councilmember Liermann, seconded by Councilmember Knorr, that this Contract be Approved. The motion carried by a unanimous vote with Vice Mayor Manfredi abstaining from voting.

8.8 **CON 26-08**

The Mayor and City Council shall discuss and take action to approve an Amendment to and Restatement of the Development, Operating and Maintenance Lease Agreement (CON 21-10) between the City of Maricopa, an Arizona municipal corporation, and PHX Surf, LLC, an Arizona limited liability company, for approximately 4.19 acres, generally located at the southwest corner of SR 238 and N. Loma Road. Discussion and Action.

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

9. Executive Session

No executive session was held.

10. Adjournment

This meeting was adjourned at 8:45 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 21st day of April, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of May 2026.

Vanessa Bueras
City Clerk