



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

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, November 16, 2021

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:03 p.m. Journey United Methodist Fellowship Pastor, Gary Williams gave the invocation and Councilmember Liermann led the Pledge of Allegiance.

2. Roll Call

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

3. Proclamations, Acknowledgements and Awards

There were no items discussed.

4. Report from the Mayor

Councilmember Liermann thanked everyone who organized the Veteran's Parade and the lunch that followed. She commended the event.

Councilmember Marsh reported participating in the Veteran's Parade with Barry McCain and acknowledged him as a veteran. He reported attending a Pinal County Water Augmentation Authority meeting, the Maricopa Unified School District's (MUSD) Veteran Breakfast, a Pinal Partnership Breakfast, an Age-Friendly Advisory Committee meeting and the City Council Special Meeting with Bob Homes from Nexxus Consulting.

Vice Mayor Smith announced that she and Councilmember Liermann worked with staff to create an arts calendar. She stated anyone could submit art-related events to be approved by the Cultural Affairs and Arts Committee at www.maricopa-az.gov/arts.

Councilmember Manfredi acknowledged Bahama Buck's first anniversary and encouraged support. He reported attending a music festival and elaborated. He announced the Relay for Life Fall Family Festival would be held on November 20, 2021 at Copper Sky and that the Maricopa Pantry would host a pot-luck style multi-cultural Thanksgiving dinner at Copper Sky for free to anyone who wanted to attend on Thursday, November 16.

Councilmember Wade, thanked the community for passing the MUSD Override and reported attending the MUSD board meeting.

Mayor Price announced that Teresa Martines was selected and sworn in to replace Bret Roberts to represent Legislative District (LD) 11 and reported meeting with her to discuss legislation. He reported on the latest congressional update and elaborated on the Transportation Infrastructure Bill. Next, he discussed the census and redistricting by the independent Redistricting Commission.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Maricopa Unified School District (MUSD) Superintendent Dr. Tracy Lopeman, gave a statement on the Override approved by voters. She thanked the Mayor and Council for advocating for it and gave information on how MUSD would utilize the funds. She wished everyone a Happy Thanksgiving.

Bryan Ott asked if the City could use a county hearing examiner to determine land use instead of Council making those decisions and discussed possible benefits. He clarified he was not against progress, however he wanted to the City to consider public safety first and foremost, including making police officers and road infrastructure a priority.

Peg Chapados and Sparky the Fire Dog gave information on the following upcoming events: In honor of Small Business Saturday, the Maricopa Main Street Marketplace Arts & Crafts Sale on Saturday, November 27 from 10 am to 3 pm at Leading Edge Academy, and the Rides for Toys, food and toy drive, organized by Maricopa Professional Firefighters, Local 4561 on Saturday, December 11 at City Hall from 9 am. to 2 pm.

7. Consent Agenda

Approval of the Consent Agenda

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

- 7.1 [ORD 21-18](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 18.115.120 (C) of the Maricopa Zoning Code to revise the rules and regulations regarding the placement of political signs and providing for severability and the effective date thereof. Discussion and Action.

This Ordinance was Approved.

- 7.2 [RES 21-47](#) 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 Tortosa subdivision Parcel J, into the City street/road maintenance system. Discussion and Action.

This Resolution was Approved.

- 7.3 [SUB21-23](#) The Mayor and City Council shall discuss and take action to approve a final plat for Cortona Phase 1B, Parcel 7, residential subdivision, case #SUB21-23. Discussion and Action.

This Subdivision was Approved.

- 7.4 [SUB21-24](#) The Mayor and City Council shall discuss and take action to approve a final plat for Cortona Phase 1B, Parcel 7A, residential subdivision, case #SUB21-24. Discussion and Action.

This Subdivision was Approved.

- 7.5 [SUB21-25](#) The Mayor and City Council shall discuss and take action to approve a final plat for Cortona Phase 1B, Parcel 8, residential subdivision, case #SUB21-25. Discussion and Action.

This Subdivision was Approved.

- 7.6 [SUB21-26](#) The Mayor and City Council shall discuss and take action to approve a final plat for Cortona Phase 1B, Parcel 8A, residential subdivision, case #SUB21-26. Discussion and Action.

This Subdivision was Approved.

- 7.7 [MIN 21-64](#) Approval of Minutes from the November 2, 2021 City Council Regular meeting. Discussion and Action.

This Minutes was Approved.

- 7.8 [RES 21-50](#) 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 Low Density Residential to Medium Density Residential and Commercial for approximately 40.43 acres of land generally located north of the northwest corner of W Steen Rd and N Murphy Road within the City of Maricopa incorporated limits, as described in case # GPA21-06. The parcel of land is located in a portion of Section 4 of Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

This Resolution was Approved.

- 7.9 [ORD 21-21](#) 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 40.43 acres of land generally located on the northwest corner of W Steen Road and N Murphy Rd, within the City of Maricopa incorporated limits, from Industrial (CI-2) to Planned Area Development (PAD), as described in Case # PAD21-08. The parcel of land is located in a portion of Section 4, 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.

- 7.10 [ORD 21-22](#) 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 489.1 acres of land generally located at the northwest corner of State Route 238 and Green Road, within the City of Maricopa incorporated limits, from Industrial (CI-2) to Planned

Area Development (PAD) as described in Case # PAD21-06. This parcel of land is located within a portion of Section 17, 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.

8. Regular Agenda and/or Public Hearings

8.1 [PH 21-08](#)

The Mayor and City Council shall hear public comment regarding a Major General Plan Amendment requested by Iplan Consulting on behalf of W Holdings to amend the General Plan Future Land Use Map, case # GPA21-03, for approximately 995 +/- acres from undesignated land use to Master Planned Community (MPC), generally located at the northeast corner of N. Anderson Road and W. Miller Road.

Mayor Price read the Public Hearing. Director of Development Services Department, Rodolfo Lopez gave a brief presentation of the request to amend the General Plan from undesignated land use to Mater Planned Community (MPC). He gave a visual of the entitlement process and noted it was currently on step 1 out of a 5-step process. He emphasized that at this time, no applications had been received for an annexation request but if and when it was received all state statues and city regulations would be followed. He provided a visual map of the subject site and a summary of the City's General Plan. He summarized the amendment and proposed land use. He explained that the context of the site warranted capital improvements to the area and detailed the improvements. He stated the applicant followed requirements set forth in the City's Zoning Code for Public Hearings including advertisement, notification letters, a neighborhood meeting in which various concerns were addressed, a 60-day public notice and holding two public hearings in two different locations. He stated the Planning and Zoning (P&Z) Commission found the amendment consistent with the General Plan, and it would promote the growth of the City in an orderly manner to protect the public health, safety, peace, comfort and general welfare. He noted there was a stipulation that a Prop 207 waiver needed to be signed within 30 days after Council approval. The Public Hearing was opened at 7:34 p.m.

Michael Berry expressed concerns with train congestion during construction and access by emergency responders.

Jackie Shields expressed concerns with the (P&Z) approval process and residents not being able to voice their concerns. She stated she lived in that subdivision since 2004 and was told that a development was coming in, but that was squelched in 2005 because of the flood plain. She stated the proposed master planned community was completely different/larger than what was initially presented in 2005 and that the water and roads were completely different.

Dave Klingensmith stated that at the last P&Z Commission meeting it was stated that farming used more water and clarified that farming used more CAP water and elaborated. He stated that the property was not included when Santa Cruz Global Water went through the 100-year certification process and elaborated. He discussed water issues and expressed concerns that there would not be enough water for the proposed master planned community.

Jason Sanks with iPlan Consulting stated the concerns with the train tracks and access by emergency services was new concern brought up, and reiterated that although they currently did not have design plans yet, solutions and recommendations could be addressed during the process. He clarified that there was no exchange of water rights for flood control by W Holdings. He stated the P&Z Commission

discussed the water levy as a solution however a below grade channel was the current proposed solution and elaborated. He explained the project had zoning approval for a Master Planned Community by Pinal County since 2005, however W Holdings would rather develop in the City of Maricopa. He reiterated that it was not a zoning case, and that the project would still need to go through the annexation process. He addressed the water usage and Global Water distribution. He stated the land use was consistent with the General Plan and elaborated.

Councilmember Wade asked what the community turn-out was like during the public meeting. Wade and what were their primary concerns. Mr. Sanks responded they were density, traffic, water use and drainage. He stated that they did not reach a consensus but their questions were answered and they would continue to work with them.

Councilmember Manfredi asked Mr. Lopez clarification of the General Plan and discussion on the process ensued. He reiterated that the applicant could start the process through Pinal County if they wished to and elaborated.

Jackie Shields approached Council once more and stated that although it sounded that in passing it would help, they did not mind staying in Pinal County and elaborated. Mayor Price stated that Pinal County had already approved the project and the land owner had the right to petition through the City. Discussion ensued.

Angie Mall noted that the notification letters than went out did not make it to those outside the mailing list and they had no way to know except through neighbors.

The public hearing was closed at 8:09 pm.

The Public Hearing was held.

8.2 [RES 21-49](#)

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 undesignated to Master Planned Community (MPC) on approximately 995 acres generally located at the northeast corner of N. Anderson Rd and W. Miller Road as requested by Iplan Consulting on behalf of W. Holdings in case #GPA 21-03 Santa Cruz Ranch. Discussion and Action.

Mayor Price read the Resolution. Councilmember Marsh stated he was part of the team that worked on the General Plan update and explained at that time they did not want a grid, and instead wanted multiple village concepts and he elaborated. He stated this project bordered the Anderson-Russell project that was approved and that it fit in with the village concept.

Mayor Price stated he understood the fears and elaborated. He explained that to this day the City was still fixing problems approved by the County. He encouraged the applicant to continue to work with the neighboring residents to overcome their objections and provide consistent timelines. He stated that by bringing it into the City it would raise the standards and elaborated. He reiterated his encouragement for the applicant and residents to work together. He stated that he had to look at this through legal premises and it had to move forward.

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

8.3 [PH 21-09](#)

The Mayor and City Council shall hear public comment regarding a Major General Plan Amendment requested by Norris Design on behalf of Cowley Companies to amend the

General Plan Future Land Use Map (GPA21-02) for approximately 100 acres from existing Commercial (C) (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E - Employment (+/- 1 gross acres) to M - Medium Density Residential, generally located at the southeast corner of Porter Rd and Maricopa-Casa Grande Highway.

Senior Planner Byron Easton gave a brief presentation of the request by Norris Design to amend the General Plan Future Land Use Map from a combination of existing Commercial, Open Space, and Employment to the designation of Medium Density Residential for the future development of a residential community generally located at the southeast corner of Porter Road and Maricopa-Casa Grande Highway. He explained the entitlement process and provided a subject site map visual. He provided a summary of the General Plan and the designation to medium density. He explained it was a Major amendment and stated the applicant followed all the requirements set forth in the city's zoning code for public hearings. He stated the P&Z Commission found the amendment consistent with the General Plan and consistent with increased inventory. He detailed the stipulation that the applicant shall submit to the city a signed waiver pursuant to Proposition 207 within 30 days of Council approval if approved. He stated the P&Z Commission recommended approval of Major General Plan Amendment # GPA 21-02, subject to the conditions of approval as stated in the staff report. The Public Hearing opened at 8:22 pm. Following no speakers, the hearing was closed at 8:22 pm.

The Public Hearing was held.

8.4 [RES 21-48](#)

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 Commercial (C), Open Space (OS) and Employment (E) to Medium Density Residential (M) on approximately 100 acres generally located at the southeast corner of Porter Rd and Maricopa-Casa Grande Highway as requested by Norris Design on behalf of Cowley Companies in Case #GPA21-02 Kelly Ranches. Discussion and Action.

Vice Mayor Smith brought attention to Exhibit D and elaborated.

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

8.5 [PRES 21-24](#)

The Mayor and City Council shall hear a presentation by Public Services Director Mike Riggs on the East/West Corridor. Discussion only.

Public Services Director, Mike Riggs gave a PowerPoint presentation on the East/West Corridor project. He stated the project included putting a four-lane bridge over Porter Road and continue to State Route 347 as a four-lane Parkway. He stated was an 18-month process approximately, but upon meeting with Sunland Asphalt it was determined that with full closures on Farrell Road and Porter Road during that phase of the project, the timeline could be reduced to approximately five months and knock over 4.1 million dollars off the price. He detailed the closures and the temporary access road for emergencies. He opened the floor for questions.

Councilmember Manfredi asked for clarification on the impact on Palo Brea residents. Mr. Riggs clarified that there would be no impact to residents. City Manager Horst stated all residents would have full public access. Mr. Riggs stated Farrell Road would be closed 11-13 months. Mayor Price inquired what had been done in the form of notifications to residents, and the Ak-Chin community. Mr. Riggs responded that Ak-Chin had been part of the discussion in monthly coordination meetings with key players. He stated there has been no mail notification sent but it was still in the

planning stages but he would look into it. Mayor Price concurred and stated he would also like a timeline that he could share with the Ak-Chin Chairman. Mr. Riggs stated the electronic message boards would be on both sides of the road informing of the closure at least 30 day before the projects starts. City Manager Horst commented that it would be an inconvenience and recommended going around the construction.

The Presentation was heard.

8.6 **PRES 21-25**

The Mayor and City Council shall hear a presentation by Public Services Director Mike Riggs on Maricopa Express Transit. Discussion only.

Public Services Director, Mike Riggs gave a PowerPoint presentation on bringing the MET transit system in-house. He gave background on the MET services from 2008, 2011 and 2020. He provided the map of the fixed circular route, currently free to residents. He gave information on the dial-a-ride service, currently 1 dollar with reservations made 24 hours in advance. He discussed the financial projections of in-house vs. outsourcing and projected savings of bringing the transit system in-house. He opened the floor for questions.

Councilmember Liermann thanked Mr. Riggs for the presentation and asked what population used the service the most. Mr. Riggs stated that youth used it during school hours, but it was equally used across age groups.

Mayor Price asked if the projected savings considered employee wages, benefits, and retirement. Mr. Riggs stated all that had been included in the projected savings and elaborated the largest savings would be from the management fees. Mayor Price asked City Manager Horst to elaborate on possible funding that could result if Propositions 400, 416 and 417 came out positively out of the court. Mr. Horst stated that those possible funds were not included in the savings and elaborated. Councilmember Wade inquired about seat capacity and how many vehicles. Mr. Riggs responded. Mr. Horst stated that the possibility of connecting to the Ahwatukee system was under evaluation. Mr. Riggs detailed the hours of service posted on the website.

The Presentation was heard.

9. Executive Session

10. Adjournment

A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Amber Liermann, to Adjourn at 8:47 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 16th day of November, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of December, 2021.

Vanessa Bueras
City Clerk