



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 Henry Wade
Councilmember Eric Goettl
Councilmember AnnaMarie Knorr
Councilmember Amber Liermann
Councilmember Vincent Manfredi
Councilmember Bob Marsh

Tuesday, September 16, 2025

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, Awards and Presentations****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. Finally, a word on decorum at our meetings. Periodically, we may want to applaud a success or show our approval of a comment and occasionally, we may personally disagree with something that is said. However, when we're hearing input from our City Council and our residents, whether we support their comments or disagree with their comments, please do not applaud or negatively respond to a speaker unless invited to do so by the presiding authority. It is important that every person who addresses the City Council has a right to speak and not be intimidated.

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 [SPEVLIQ
25-08](#)**

The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor Licenses and Control for an application for a special event liquor license provided by Brenda Campbell to allow Roots Eatery to serve alcohol during a special event known as Stagecoach Days on October 24 - 25, 2025 at Pacana Park, 19700 N Porter Rd, Maricopa, AZ 85138. Discussion and Action.

- 7.2 [CON 25-15](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Jon Miller and Isabelle Miller, related to the sale of approximately 0.92 acres of the real property generally located at 44510 W. Mercado Street, Maricopa, Pinal County, Arizona, Assessor Parcel Nos. 510-26-0490, 510-26-048A, and 510-26-048B for \$328,616.64 and authorizing the City Manager to execute the Agreement and any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.
- 7.3 [SUB19-01\(1\)](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB19-01, Final Plat for Heritage Charter School, a request for final plat approval to subdivide +/- 15.61 acres of land into two (2) Lots for a commercial subdivision. Discussion and Action.
- 7.4 [SUB25-09](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB25-09, Final Plat Amendment, Apex Phase 2 Lots 4-5, a request for final plat approval to subdivide ± 2.82 acres from two (2) lots to forty-eight lots for private development. Discussion and Action.
- 7.5 [SUB25-08](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB21-51, Final Plat for Palomino Ridge Phase 1, a request for final plat approval to subdivide +/- 63.053 acres of land into two hundred twenty-six (226) Lots and twenty-four (24) Tracts for a residential subdivision. Discussion and Action.
- 7.6 [SUB24-19](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB24-19, Final Plat Southbridge Marketplace Phase 2, a request for final plat approval to subdivide +/- 8.632 acres of land into seven (7) Lots for a commercial subdivision. Discussion and Action.
- 7.7 [RES 25-41](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona accepting the grant funds awarded by Gila River Indian to the City of Maricopa to purchase a motorcycle and side-by-side utility vehicle for the Maricopa Police Department and authorizing the City Manager to sign any documents necessary to accept this funding. Discussion and Action.
- 7.8 [RES 25-43](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting the grant funds awarded by Gila River Indian Community to the City of Maricopa to support the Maricopa Police Department Capital Improvement Plan and authorizing the City Manager to sign any documents necessary to accept this funding. Discussion and Action.
- 7.9 [CON 25-17](#) The Mayor and City Council shall discuss and take action to approve a Settlement Agreement related to the litigation filed by Estrella Gin Business Park, LLC and authorize the City Manager to execute a Settlement Agreement in a form substantially similar to the attached draft as approved by the City Attorney. Discussion and Action

- 7.10 [MIN 25-52](#) Approval of Minutes from the September 2, 2025 City Council Regular meeting. Discussion and Action.
- 7.11 [RES 25-42](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona approving and adopting a Fiscal Agent/ Grant Agreement in support of the funding awarded by Gila River Indian Community to Maricopa CAASA dba Be Awesome, Inc. Discussion and Action.
- 7.12 [RES 25-40](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the Third Amendment to the Development Incentive Agreement between the City of Maricopa, TTRG AZ Maricopa Honeycutt Development, LLC, a Delaware Limited Liability Company, TTRG AZ Maricopa Honeycutt 5, LLC, a Delaware Limited Liability Company, TTRG AZ Maricopa Honeycutt 6, LLC, a Delaware Limited Liability Company, TTRG AZ Maricopa Honeycutt 7, LLC, a Delaware Limited Liability Company, and Thompson Thrift Development, Inc., an Indiana corporation, in compliance with A.R.S. §9-500.05. Discussion and Action.
- 7.13 [CON 25-16](#) The Mayor and City Council shall discuss and take action to approve a Consent and Subordination of Lender with Lowe's Home Centers, LLC, TTRG AZ Maricopa Honeycutt Development, LLC, TTRG AZ Maricopa Honeycutt 5, LLC, TTRG AZ Maricopa Honeycutt 6, LLC, and TTRG AZ Maricopa Honeycutt 7, LLC, to subordinate the City's Deeds of Trust to the Easements, Covenants, Conditions and Restrictions on Phase II of Southbridge Marketplace. 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 [RES 25-37](#) PUBLIC HEARING. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, vacating and abandoning, without compensation, a portion N. Maricopa Road, generally located between W. Honeycutt Avenue and N. Alterra Parkway, within the City of Maricopa. Discussion and Action.
- 8.2 [MISC 25-22](#) The Mayor and City Council shall discuss and take action to approve a Map of Dedication, Case #MOD25-04, dedicating to the City of Maricopa, the necessary right-of-way for the extension of N. Maricopa Road, a collector road, south of W. Honeycutt Avenue. Discussion and Action.
- 8.3 [CON 25-14](#) The Mayor and City Council shall discuss and take action on an Intersection Participation Agreement between Desert Cedars Equities, LLC and the City of Maricopa related to the construction of improvements at the intersection of N. Maricopa Road and W. Honeycutt Avenue and authorize the City Manager to execute the Agreement in a form substantially similar to the attached draft as approved by the City Attorney. Discussion and Action

- 8.4 [PRES 25-16](#) The Mayor and City Council shall hear a presentation providing an overview of the Transit Study kick-off. Discussion only.

- 8.5 [PRES 25-17](#) The Mayor and City Council shall hear a presentation by Global Water who will provide an update on a water quality event that occurred in August. Discussion only.

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.

Physical access to the meeting room will be available 15 minutes prior to the meeting start time.

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.