



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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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

1. Call to Order

Mayor Smith called the meeting to order at 6:01 p.m., which was followed by a moment of silence, and then the Pledge of Allegiance led by Councilmember Goettl.

2. Roll Call

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

3. Proclamations, Acknowledgements, Awards and Presentations

No proclamations, acknowledgements, awards, or presentations were given.

4. Report from the Mayor

Councilmember Liermann wished the Air Force a happy birthday on September 18th. She also announced planning activities for Domestic Violence Awareness Month in October, noting that several organizations, including the Maricopa Police Department, City Council, Hope Women's Center Against Abuse, Doves Network, and The Art Mobile, were collaborating on events. Lastly, she shared that the Mayor would issue a proclamation on October 7th, and information about events will be available at that time.

Councilmember Knorr thanked the American Legion post for organizing a peace, unity, and patriotism event on Sunday at the Veterans Memorial by Copper Sky, which included performances of the National Anthem and God Bless America.

Councilmember Marsh reported that the General Plan Advisory Committee met online on September 10th, with a first draft of the general plan update expected in a couple of months. He shared that a Medicare workshop was held at the senior center on September 11th. Councilmember Marsh also reported that the Senior Advisory Committee met on the 15th to discuss plans for the Senior Info Expo scheduled for January 17th from 9 a.m. to noon at the library. He shared that upcoming events included a Lunch and Learn about dementia on Thursday at the senior center, the 18th Annual Kids Day at Maricopa Wells Middle School on September 20th from 10 a.m. to 4 p.m., and the Mike Ingram Heritage Park groundbreaking on September 23rd at 8

a.m. Councilmember Marsh reminded everyone that Stagecoach Days will take place from October 15th to the 26th with events throughout the city.

Councilmember Manfredi mentioned that on September 11th, he, the Mayor, and the City Manager, presented to the Chamber of Commerce regarding transportation projects, including updates on State Route 347. He invited residents to join his Facebook Live session on September 18th and to attend a community discussion on the 20th at 10 a.m. where adults could ask questions about transportation and other topics.

Vice Mayor Wade recognized the cadets at Maricopa High School for their flag-raising ceremony on September 11th, noting that approximately 80 students were interested in participating in the program.

Mayor Smith reported on the Youth Council kickoff, which had strong attendance and introduced new committees for youth to join. She reported spending 50 to 70 hours on communications related to Global Water discussions since the last meeting. Mayor Smith also mentioned attending the Chamber breakfast with Councilmember Manfredi, the Veterans Memorial flag raising on Sunday, and speaking with Police Chief Goodman at Community of Hope Church about what the community would look like if everyone lived by the principle of loving their neighbors.

5. Report from the City Manager

City Manager Ben Bitter announced that applications for the fall Citizen Leadership Academy would open on September 20th, with the first meeting scheduled for October 15th. He expressed appreciation for city staff who work to improve residents' lives daily, from firefighters responding to medical emergencies to public works crews filling potholes and thanked the City Council for their dedication to addressing community concerns.

6. Call to the Public

Dr. John and May spoke about Kids Day Maricopa, a health, safety, and environmental awareness event for children featuring approximately 100 free activities. They shared that the event will be held at Maricopa Wells Middle School on September 20th from 10 a.m. to 4 p.m. and will include demonstrations from the police, fire, and sheriff's departments, along with activities like karate, dance, and a visit from the Arizona Cardinals mascot Big Red.

Torri Anderson from Against Abuse Incorporated spoke about the upcoming 20th annual Seeds of Change Gala on October 18th at 6 p.m. at Harris Ak-Chin Ballroom. Ms. Anderson shared that the event raises funds for the Maricopa women and children domestic violence shelter and sexual assault programs. She added that the gala will feature a Christmas tree auction with 20 fully decorated trees from local businesses and an additional 40 undecorated trees for sale.

Robert Klob, a resident of Glenwilde, shared his experience with ED3's customer service after his power was disconnected due to a missed payment. He expressed concern that there was no notification before the disconnection, despite the extreme heat, and that ED3 has no after-hours customer service. He requested that the Council do their best to demand better communication protocols, after-hours emergency response, and policies that prioritize public safety.

Teniecka Drake announced her inaugural book launch and community summit event about domestic violence awareness on October 18th. As a survivor and advocate, she emphasized the importance of speaking out and connecting those affected with available services. Ms. Drake added that the event will provide information about local support services and include refreshments and possibly the Mayor's participation.

7. Consent Agenda

A motion was made by Councilmember Vincent Manfredi, seconded by Vice Mayor Henry Wade, to Adopt the Consent Agenda. The motion carried unanimously.

- 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.
- This Special Event Liquor License was Approved.**
- 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.
- This Subdivision was Approved.**
- 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.
- This Subdivision was Approved.**
- 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.
- This Subdivision was Approved.**
- 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.
- This Subdivision was Approved.**
- 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 Manger to sign any documents necessary to accept this funding. Discussion and Action.
- This Resolution was Approved.**

- 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.

This Resolution was Approved.

- 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

This Contract was Approved.

- 7.10 [MIN 25-52](#) Approval of Minutes from the September 2, 2025 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

- 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.

This Resolution was Approved.

- 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.

This Resolution was Approved.

- 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.

This Contract was Approved.

8. **Regular Agenda and/or Public Hearings**

- 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.

A motion was made by Councilmember Manfredi to enter into executive session, seconded by Councilmember AnnaMarie Knorr. The motion passed unanimously. Council entered into executive session at 6:29 p.m.

A motion was made by Councilmember Manfredi to reconvene, seconded by Councilmember Eric Goettl. The motion passed unanimously. Council reconvened at 6:40 p.m.

Councilmember Manfredi motioned to approve item 7.2 with the stipulation that payment of the land sale be a one-time payment at the close of escrow rather carrying the note.

A motion was made by Councilmember Manfredi to approve with the stipulation that payment of the land sale be a one-time payment at the close of escrow rather carrying the note, seconded by Councilmember Knorr, that this Contract be Approved. This motion carried unanimously.

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.

Derek Scheerer, Planner II, from the Development Services Department, presented a request by the City of Maricopa to abandon a 350-foot segment of North Maricopa Road located between West Honeycutt Avenue and West Alterra Parkway. This section of road, which is no longer needed for public use, would be transferred to the adjoining property owner, Desert Cedars Equities LLC, at no cost.

Mayor Smith opened the call to the public at 6:44 p.m. No speakers stepped forward to speak on the item. Mayor Smith proceeded to close the call to the public at 6:45 p.m.

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

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.

A motion was made by Councilmember Goettl, seconded by Councilmember Manfredi, that this Miscellaneous Item be Approved. The motion carried by a unanimous vote.

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

Josh Bowman, Chief Strategy Officer, presented an Intersection Participation Agreement between the City of Maricopa and Desert Cedars Equity concerning enhancements at the intersection of North Maricopa Road and West Honeycutt Avenue. Mr. Bowman shared that this project aims to realign the roadway to form a

more efficient four-way intersection, adding a fourth leg to the traffic signal. Mr. Bowman added that the plans include replacing the existing traffic signals with advanced camera-enabled equipment to improve intersection safety and efficiency. He also shared that the project also outlines new infrastructure upgrades, such as curbs, gutters, right turn lanes, and updated street signage designed to improve traffic flow.

General discussion was held regarding the financial responsibility of the city with the project estimated to exceed \$2 million dollars, the inclusion of a new right turn lane, and the concern of the project's timeline and how it would be managed to minimize affecting traffic flow near Maricopa High School.

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

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.

Matt Kozlowski, Deputy City Manager and Chief Financial Officer, introduced a transit feasibility study presentation. He explained that the city is now eligible for FTA 5307 funding rather than the previous ADOT 5311 program due to population growth, and both agencies recommended a new transit study, as the last one from 2018 is considered outdated.

Wendy Miller from the Maricopa Association of Governments presented details about the transit feasibility study. The 15-month project aims to create a connected city by providing residents and visitors with greater mobility and access to opportunities. She added that the study will include benchmarking against peer systems, gathering input from stakeholders and the public, analyzing existing conditions, conducting a market analysis, and developing route and service recommendations. Ms. Miller stated that public engagement will include a technical advisory committee, stakeholder interviews, and community meetings, with the team planning to engage with residents at Stagecoach Days. Lastly, she reported that the study is expected to conclude in October 2026.

General discussion was held regarding the findings and implementations of the study and if services would have to wait until the completion of the study.

The Presentation was heard.

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.

Chris Krygier Global Water's Chief Operating Officer, and Jon Corwin, Vice President and General Manager, presented an update on a water quality event that occurred in August. Mr. Corwin stated that the water is now safe and in compliance with drinking water rules, with ADEQ confirming that the issue has been resolved. He explained that this was not a public health crisis, as confirmed by ADEQ, and that all confirmation samples taken since the initial detection have tested negative for E. coli.

Mr. Corwin provided background on drinking water regulations, noting that ADEQ is the primacy agency for drinking water quality in Pinal County. He described Global Water's comprehensive sampling protocols, which include over 1,000 water quality samples annually, and explained their disinfection process using sodium hypochlorite to eliminate 99.99% of bacteria and viruses. He added that Global Water had taken several steps since the event, including providing public notice, posting FAQs, emailing all Maricopa customers, and offering to meet with concerned customers.

Next, Mr. Krygier discussed lessons learned, including potential improvements to customer notification, the importance of proactive sampling, exploring ways to shorten sample testing timelines, and considering when precautionary notices might be appropriate.

Mayor Smith shared information from her independent conversations with ADEQ, confirming that this was not considered a medical health crisis. She noted that in Global Water's 20-year history, this was their first and only E. coli positive result, and that they take 90 samples monthly, placing them in the 90th percentile of water companies for testing frequency. The Mayor outlined several lessons learned, including improving communication by reposting Global Water notices on the city website, in newsletters, and on social media, and recommended that Global Water consider using ADEQ's template for precautionary notices and communicating to all residents even when only certain areas are affected.

Dan Wilson, a resident of Acacia Crossings, expressed concern that many longtime residents never received notification of the E. coli detection because they had signed up for service before email notifications were common. He stressed the seriousness of E. coli contamination, citing a 2000 outbreak in Walkerton, Ontario where seven people died after a four-day delay in notification.

Next, Terry Yoshii questioned whether the city and Global Water had properly defined the problem, arguing that it was fundamentally a health hazard affecting a large portion of the community, and asked who was responsible for the overall health and safety of Maricopa residents. In response, Mr. Krygier explained that Global Water was in constant communication with ADEQ throughout the event, and at no point did ADEQ recommend issuing a precautionary notices. He acknowledged the need to improve their processes and confirmed they would explore ways to update customer contact information.

Discussion ensued regarding ways to improve communication with residents and methods on how to cure any possible contaminations in the water.

The Presentation was heard.

9. Executive Session

Executive session was held to discuss Item 7.2.

10. Adjournment

The meeting adjourned at 7:50 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 16th day of September, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of October, 2025.

Vanessa Bueras
City Clerk