



# 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](http://www.maricopa-az.gov)

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

---

Tuesday, May 20, 2025

6:00 PM

Council Chambers

---

**1. Call to Order**

*Mayor Smith called the meeting to order at 6:00 p.m. Maricopa Police Department Chaplin Ron McIntire led the invocation, followed by the Pledge of Allegiance, which was 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.*

**4. Report from the Mayor**

*Councilmember Liermann reminded residents about the city's weekly newsletter, which can be subscribed to on the city website. Next, she invited everyone to the Veteran Memorial Ribbon Cutting on May 24th at 8:30 a.m. at Copper Sky Recreational Center. Councilmember Liermann then shared that she and Councilmember Marsh had met with a local Boy Scout troop on May 13th, discussing topics like cooling centers and community care. Additionally, she encouraged participation in the Pinal County early childhood survey to assess the needs for early childhood services. Next, Councilmember Liermann also addressed recent safety concerns in Maricopa with the multiple shootings over the past two weeks. She thanked the Maricopa Police Department for their quick responses and arrests, noting that most incidents involved people who knew each other, often family members. Councilmember Liermann outlined six proactive solutions, including engaging with neighborhood watch programs, scheduling a law enforcement coordination meeting on June 18th, increasing patrols in affected neighborhoods, having the police chief meet with Homeowners' Association directors, utilizing Flock cameras to aid arrests, and promoting a Block Watch email for residents to report concerns.*

*Next, Councilmember Marsh shared that tomorrow was Emergency Services for Children's Day, recognizing Maricopa Fire and Medical as one of six Arizona departments prepared for pediatric care. On May 8th, he reported attending the*

*Maricopa Chamber of Commerce breakfast at Mandy's Wine Bar, an excellent meeting attracting local business leaders. On May 12th, Councilmember Marsh reported attending the groundbreaking ceremony for Saddleback Village, a new affordable housing community comprising over 200 homes being constructed by Dominion, located just west of Home Depot. Additionally, he reported participating in meetings related to water resources, including the Pinal County Water Augmentation Authority board meeting and the Pinal Partnership Water Resources Committee meeting, both well-attended and focused on legislative water issues. During these meetings, discussions centered on recent water bills in the state legislature, including a successful effort to remove an inappropriate amendment from a supported bill. Lastly, Councilmember Marsh reported attending a Memorial Task Force meeting for a city founders memorial, led by the mayor, with aspirations to collaborate with the Maricopa Historical Society in the ongoing project to honor individuals significant to Maricopa's history and future.*

*Next, Councilmember Knorr expressed her gratitude to Councilmember Liermann for addressing public safety concerns and applauded the efforts of the Maricopa Police Department in ensuring community safety. Next, she emphasized the significance of supporting the police force in their diligent work. Councilmember Knorr encouraged community members to participate in the ACP Painting, LLC Inaugural Veterans Honor 5K Run/Walk, a charity event aimed at raising funds to benefit veterans. The event is scheduled to take place on May 24th, starting at 6:30 a.m., and will conclude with the unveiling of the Veterans Memorial at 8:30 a.m. Additionally, Councilmember Knorr promoted the city's summer reading program, highlighting that it is open to residents of all ages and offers engaging opportunities for both adults and children to develop their love for reading while earning prizes.*

*Councilmember Manfredi reported attending a state transportation board meeting in Bullhead City, where he advocated for the expansion of State Route 347. He spoke on the project's vital importance to the community of Maricopa and its residents. Next, Councilmember Manfredi encouraged residents to take part in the public survey conducted by the Arizona Department of Transportation to voice their support and share personal experiences related to this route, as these can be crucial in prioritizing the project in the state's five-year plan. He also reported participating in a Rural Transportation Advisory Committee meeting, where discussions focused on the financial challenges in obtaining state and rural funding for transportation advancements.*

*Vice Mayor Wade reported attending the graduation ceremony for the Be Awesome Youth Program, which took place on Friday. He noted that the ceremony celebrated approximately 10 to 15 graduates, ranging in age from 6 to about 12 years old. He shared that during the event, each graduate received a certificate and a small trophy, recognizing their achievements and participation in the program. Vice Mayor Wade shared that the children were genuinely excited and proud of their accomplishments, highlighting the positive impact of the program within the community.*

*Mayor Smith reported attending the Heritage Academy art show, where she marveled at over 2,000 pieces of student artwork, expressing admiration for the high quality and noting the waiting list to join the school's art class. Additionally, she reported attending a local shred event with her grandchildren. Next, Mayor Smith praised the Maricopa Orchestra and Chorus for their Mother's Day concert, highlighting the impressive talent present in the city. She then addressed the importance of the Maricopa Police Department Homeowners' Association meeting for enhancing communication with local leaders. Additionally, Mayor Smith reported attending the Maricopa Unified School*

*District's school groundbreaking, emphasizing the remarkable presentation and sharing the significance of the development for the Sorrento area and eastern part of Maricopa. Next, She urged residents to participate in the Arizona Department of Transportation's survey to ensure Route 347 improvements are prioritized. Lastly, Mayor Smith informed the council of the passing of former councilmember Stephen Baker, who served from 2003 to 2007. She invited those present to observe a moment of silence in remembrance of Stephen Baker and his contributions to the city. She concluded her report by wishing everyone a safe and happy Memorial Day weekend.*

## **5. Report from the City Manager**

*City Manager Ben Bitter reported on his recent meeting with the president and CEO of Union Pacific Railroad. Mr. Bitter stated that the purpose of the meeting was to explore and establish collaborative projects that would significantly enhance Maricopa's infrastructure and economic development. He added that a central focus of the discussion was the planning and potential establishment of a rail spur. Mr. Bitter shared that this rail spur is intended to support a prospective future business park, effectively facilitating increased transportation pathways and thereby bolstering commerce within the region. Additionally, Mr. Bitter shared updates on the progress and forthcoming steps for the pedestrian bridge project, a vital infrastructure development committed to improving connectivity and accessibility for Maricopa's residents. Lastly, Mr. Bitter shared that this project not only aims to ease transport for pedestrians but also seeks to integrate various community sectors more closely.*

## **6. Call to the Public**

*Priscilla Behnke spoke in support of the Open Arms Vocational Center project. She shared her extensive experience of working with youth and families in Maricopa over the past 20 years. Ms. Behnke expressed her belief that the Open Arms Vocational Center, which aims to provide housing, mentorship, shelter, and vocational training for young men aging out of foster care could have offer a much-needed foundation. She urged the council to approve the agenda item supporting Open Arms, emphasizing that the program represents an innovative solution in addressing current gaps in support for at-risk youth.*

*Nicholas Sizemore, representing Be Awesome Youth Coalition, spoke on their upcoming event Nerf N Surf for local teens. He shared that the event is free for the first 50 registrants and will include Nerf battles, color wars, swimming, pizza, and a vibrant atmosphere, providing an excellent opportunity for teens to beat the Arizona heat. In addition, he acknowledged sponsorship contributions from Community of Hope Church and Councilmember Knorr. He encouraged the community to support by either sending teens to the event or sponsoring a spot for just 25 dollars, highlighting that this event, while appearing as simply a fun night out, holds substantial significance for the teens involved.*

*Torri Anderson, serving as a representative of Open Arms Vocational Living, advocated for the proposed land lease agreement, Item 8.4. Ms. Anderson shared the critical statistics reflecting the presence of homeless youth within the Maricopa school system. She emphasized the substantial need for supportive housing solutions and comprehensive services targeted at young men transitioning out of the foster care system.*

## **7. Consent Agenda**

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

- 7.1     [SPEVLIQ 25-05](#)     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 Great American 4th on July 4, 2025 at Copper Sky Recreation Complex 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138. Discussion and Action.
- This Special Event Liquor License was Approved.**
- 7.2     [IGA 25-08](#)     The Mayor and City Council shall discuss and take action on the approval of an Intergovernmental Agreement between the City of Maricopa and the City of Eloy for the transfer of a 2015 BMW Police Motorcycle from the Eloy Police Department to the Maricopa Police Department. Discussion and Action.
- This Intergovernmental Agreement was Approved.**
- 7.3     [RES 25-10](#)     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 the Rancho Mirage Parcel 15, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.4     [RES 25-11](#)     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 the Rancho Mirage Parcel 16, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.5     [RES 25-12](#)     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 the Rancho Mirage Parcel 21, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.6     [MIN 25-28](#)     Approval of Minutes from the May 6, 2025 City Council Regular meeting. Discussion and Action.
- These Minutes were Approved.**
- 7.7     [RES 25-13](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the Second 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.
- A motion was made that this Resolution be Approved. The motion carried by a**

unanimous vote.

## 8. Regular Agenda and/or Public Hearings

### 8.1 [APP 25-04](#)

The Mayor and City Council shall discuss and take action on making an appointment to fill a vacancy on the Cultural Affairs and Arts Advisory Committee. Discussion and Action.

*Councilmember Marsh moved to appoint Laura Oliveri to the Cultural Arts Committee. He noted that Ms. Oliveri had served on the committee for the past 4 years.*

**A motion was made by Councilmember Manfredi, seconded by Councilmember Knorr, that this Appointment be Appointed. The motion carried by a unanimous vote.**

### 8.2 [PRES 25-06](#)

The Mayor and City Council shall hear a presentation and community update from Global Water Resources. Discussion only.

*Andrew Miller and John Corwin from Global Water Resources presented their annual report to the city. The primary highlights of their presentation included the addition of over 1,300 water and wastewater connections in 2024 and the pumping of 3.1 billion gallons of water, with 1.4 billion gallons being recycled. The presenters noted a significant capital expenditure of \$26.2 million on various improvements, with peak water demand reaching 10 million gallons per day. The presenters shared that several infrastructure projects, such as the construction of new wells, lift station improvements, and wastewater treatment upgrades, have been completed or are currently underway. Moreover, plans for establishing a new water reclamation facility in the southwest area of the city were outlined.*

*The presentation also included an update on the company's ongoing rate case application and timeline. Conservation efforts were highlighted, focusing on the high utilization of customer leak alerts, which have been instrumental in water conservation. Additionally, Mr. Miller and Mr. Corwin announced plans for a turf rebate program set to begin on June 1st. They reported on the progress of a water recharge project located next to the Global Water Center.*

**The Presentation was heard.**

### 8.3 [PRES 25-09](#)

The Mayor and City Council shall hear a presentation from Danny Court with Elliott D. Pollack & Company on the city's updated Housing Assessment. Discussion Only.

*Rodolfo Lopez, Development Services Director, introduced Danny Court from Elliott D. Pollack & Company to present the updated Housing Assessment for the city. Mr. Court shared that the assessment revealed that Maricopa has become the fastest-growing city in Pinal County, with the population estimated to reach 73,300 in 2024, which exceeded previous population projections. He then shared that there has been a recent introduction of multi-family housing options, which now make up approximately 5% of the total housing stock. However, Mr. Court revealed that the city continues to face affordability challenges, as the median home prices have surged by 58% over the past five years. Additionally, he shared that more than half of the renters and 30% of homeowners are spending a significant portion of their income on housing expenses. Mr. Court then shared that the recommendations made in the assessment encourage the development of small lots and attached ownership and support for higher density rental products, accessory dwelling units, manufactured homes, and subsidized housing programs with the development of senior living options also been suggested.*



**The Presentation was heard.****8.4      CON 25-10**

The Mayor and City Council shall discuss and take action to approve the Lease Agreement with Option to Purchase with Open Arms Vocational Living Center, Inc., an Arizona nonprofit corporation, related to the lease of approximately 0.16 acres of the real property generally located at the Northeast corner of W Mercado St. and N Main St., Maricopa, Pinal County, Arizona, Assessor Parcel No. 510-26-0460, and, if the option to purchase is exercised, authorizing the City Manager to execute a Purchase Agreement consistent with the terms of the Lease and any closing documents related thereto. Discussion and Action.

*Councilmember Manfredi and Councilmember Liermann recused themselves from discussion and action.*

*Josh Bowman, Chief Strategy Officer, provided an overview of the proposed land lease with Open Arms Vocational Living Center, concerning a 0.16-acre parcel owned by the city. He stated that this parcel, strategically located at the northeast corner of W Mercado St. and N Main St. in Maricopa, is allocated to support males aged 18 and older who are transitioning out of the foster care system. Mr. Bowman added that the proposed facility aims to construct approximately 1,500 square feet of infrastructure dedicated to providing critical resources, including housing, vocational training, mentorship, and mental health services.*

*Councilmember Eric Goettl inquired about safeguarding taxpayer funds within the lease agreement. Mr. Bowman explained that the lease facilitates redevelopment with minimal financial impact on the city. He added that the agreement also offers Open Arms Vocational Living Center a purchase option, ensuring the purchase price exceeds the original land cost. Lastly, Mr. Bowman stated that this structure effectively protects public funds and guarantees that the city won't incur a financial loss.*

*Councilmember Bob Marsh inquired about the expected occupancy capacity of the planned facility. Mr. Bowman explained that the specific number of individuals the center could accommodate is yet to be determined. However, Mr. Bowman assured the council that the initial phase of the project would provide valuable insights into its capacity and effectiveness in serving the intended population. Additionally, Vice Mayor Henry Wade questioned whether an appraisal of the property had been conducted to assess its current market value. Mr. Bowman confirmed that no formal appraisal had been undertaken, but expressed confidence in the fact that the value of the land has appreciated significantly since its purchase, thus ensuring that the city's financial interests are protected.*

*Mayor Nancy Smith provided reassurance regarding the financial structure of the project, emphasizing that the city has structured the agreement to protect taxpayer investments. She clarified that if the property were to revert to the city, there would be no obligation on the city's part to reimburse Open Arms Vocational Living Center for any improvements made to the property. Lastly, Mayor Smith shared that this stipulation ensures that the city's financial interests and taxpayer funds are safeguarded in the event of any changes in property ownership status.*

**A motion was made by Councilmember Knorr, seconded by Councilmember Goettl, that this Contract be Approved. The motion carried by the following vote:**

**Aye:** 5 - Mayor Nancy Smith, Vice Mayor Henry Wade, Councilmember Eric Goettl, Councilmember AnnaMarie Knorr and Councilmember Bob Marsh

**Recused:** 2 - Councilmember Amber Liermann and Councilmember Vincent Manfredi

**9. Executive Session**

*No executive session was conducted.*

**10. Adjournment**

This meeting adjourned at 7:51 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 20th day of May, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of June, 2025.

---

Vanessa Bueras  
City Clerk