



# 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 Christian Price**  
**Vice-Mayor Nancy Smith**  
**Councilmember Marvin L. Brown**  
**Councilwoman Julia R. Gusse**  
**Councilmember Vincent Manfredi**  
**Councilmember Rich Vitiello**  
**Councilmember Henry M. Wade Jr.**

---

Tuesday, April 21, 2020

7:00 PM

Council Chambers

---

### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:03 p.m. Pastor Grady Root, from Maricopa Springs Church, gave the invocation and Councilmember Manfredi led the Pledge of Allegiance.*

### 2. Roll Call

*Due to COVID-19 and the recommended social distancing guidelines Councilmember Julia Gusse and Vice Mayor Smith were present via Zoom (video conferencing), and Councilmember Brown was present telephonically.*

**Present:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

### 3. Proclamations, Acknowledgements and Awards

*There were no proclamations or awards.*

### 4. Report from the Mayor

*Mayor Price gave an update on the City's response to the COVID19 pandemic. He stated the Governor's current orders would be in effect until April 30th and that it was possible that some restrictions may be lifted by May 1st and elaborated.*

*Councilmember Wade reminded the community that the Census 2020 was still ongoing and encouraged everyone to participate. He reported spending time with a group of seniors (Copa Cares) along with Vice Mayor Smith and elaborated.*

*Councilmember Manfredi asked the community to remain patient and encourage supporting local businesses.*

*Vice Mayor Smith elaborated on the Copa Cares 2020 she attended with Councilmember Wade and Joan Koczar. She gave information on all the services and resources available for seniors. She stated the Council Budget and Finance Sub-Committee met and praised the City's staff.*

*Councilmember Vitiello commended the community for supporting local businesses*

*and encouraged the continued support.*

*Councilwoman Gusse encouraged the community to reference MaricopaEats.com. She also reported that Produced on Wheels had reached out regarding a location to distribute their produce. She stated they offered 70 pounds of produce for 12 dollars and the first distribution was at City Hall. She stated going forward they would look for a better location.*

*Councilmember Brown encouraged the community to support local businesses as well.*

## 5. Report from the City Manager

*There were no items to report.*

## 6. Minutes

- 6.1 [MIN 20-17](#) Approval of Minutes from the March 17, 2020 City Council Regular meeting.

**A motion was made by Councilmember Wade, seconded by Councilmember Brown, that the Minutes be Approved. The motion carried by a unanimous vote.**

## 7. Consent Agenda

*Councilmember Wade gave a brief statement on Agenda Item 7.2, Resolution 20-06 regarding the adoption of a fair housing policy. He acknowledged that April was the Fair Housing Month.*

### Approval of the Consent Agenda

**A motion was made by Councilmember Henry Wade, seconded by Vice Mayor Nancy Smith, to Adopt the Consent Agenda. The motion carried by unanimous vote.**

- 7.1 [CON 20-06](#) The Mayor and City Council shall discuss and possibly take action on approving an Amended and Restated License Agreement with Palo Verde Utilities Company, LLC/Global Water-Palo Verde Utilities Company and Santa Cruz Water Company, LLC/Global Water-Santa Cruz Water Company, and authorizing the City Manager to execute any necessary documents related thereto. Discussion and Action.
- This Contract was Approved.**
- 7.2 [RES 20-06](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting a fair housing policy, making known its commitment to the principle of Fair Housing and describing actions it shall undertake to affirmatively further fair housing. Discussion and Action.
- This Resolution was Approved.**
- 7.3 [RES 20-12](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, designating the Assistant City Manager to be the Authorized Agent to engage with the Federal Emergency Management Agency and the Arizona Department of Emergency and Military Affairs for the submission of a Public Assistance Grant application relating

to the COVID-19 Pandemic and to sign and execute applications and any agreements related thereto. Discussion and Action.

**This Resolution was Approved.**

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

### **8.1 [PH 20-06](#)**

The Mayor and City Council shall hear public comment regarding the request by Mark Reddie of RVi Planning and Landscape Architecture to amend the General Plan Future Land Use Map (GPA19-03) and Zone Map Change (ZON19-09) for approximately 16.95 acres generally located northwest of the northwest corner of Bowlin Road and John Wayne Parkway (SR-347).

*Economic and Community Development Deputy Director, Rodolfo Lopez gave a PowerPoint presentation on the proposed amendment to the General Plan Future Land Use Map, GPA 19-03 and Zone Map Change, ZON 19-09. He stated the request was made by Mark Reddie of RVi Planning and Landscape Architecture. He detailed the subject site and stated the amendment would allow for a zone change from the existing General Business to Multiple Unit Residential. He elaborated on the Entitlement Process and construction. He provided a map view of the location and the zoning map. He reviewed the public outreach and noted that staff did not receive any public opposition to the request. He stated the Planning and Zoning Commission amendment findings of GPA 19-03 and ZON 19-09 were consistent with the General Plan. He stated staff recommended Resolution 20-07 (next item in the Agenda) to be approved subject to the conditions of approval stated in the staff report, and as amended by the Planning and Zoning Commission. The public hearing was opened at 7:28 p.m. There were no public comments received. The public hearing was closed at 7:29 p.m.*

**The Public Hearing was held.**

### **8.2 [RES 20-07](#)**

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 Employment to High Density Residential for approximately 16.95 acres of land generally located near the northwest corner of Bowlin Rd and John Wayne Pkwy (SR-347), within the City of Maricopa incorporated limits, as described in Case # GPA 19-03. The land is situated in a portion of Section 28 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Vice Mayor Smith stated she was initially concerned with traffic congestion, however she stated that she learned there would be two access points and was reassured. Mr. Lopez concurred that there would be a primary south access and a secondary north access.*

**A motion was made by Vice Mayor Smith, seconded by Councilmember Wade, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

### **8.3 [ORD 20-03](#)**

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 zone certain property described in Zoning Case #ZON 19-09 for approximately 16.95 acres of land generally located near the northwest corner of Bowlin Rd and John Wayne Pkwy (SR-347), within

the City of Maricopa incorporated limits. The land is located in a portion of the southeast quarter of Section 28 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

**A motion was made by Councilmember Vitiello, seconded by Vice Mayor Smith, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**8.4**      **PH 20-07**

The Mayor and City Council shall hear public comment regarding the request by Duane Rudnick, to amend the designated land use for approximately 4 acres as identified in the General Plan Future Land Use Map (GPA19-04) and Zone Map Change (ZON19-10) for approximately 4 acres generally located on the north side of Farrell Road approximately one-half mile west of Porter Road, within the City of Maricopa incorporated limits.

*Economic and Community Development Deputy Director, Rodolfo Lopez gave a PowerPoint presentation on the proposed request by owner Duane Rudnick to amend General Plan Future Land Use Map from the existing Medium Density Residential to Commercial, GPA 19-04 and Zoning Map from existing General Rural to General Commercial, ZON 19-10. He elaborated on the Entitlement Process and construction. He detailed the site information and provided maps. He detailed the public outreach and noted that staff received comments concerning the building height. He noted that the design was betted and approved by the Planning and Zoning (P&Z) Commission. He stated the P&Z Commission found request consistent with the General Plan. He stated the P&Z Commission recommended approval of GPA 19-04 and ZON 19-10, the next item on the Agenda (Resolution 20-08), subject to the conditions of approval stated in the staff report, and as amended by the commission. The public hearing was opened at 7:37 p.m. There were no public comments. The public hearing was closed at 7:38 p.m.*

**The Public Hearing was held.**

**8.5**      **RES 20-08**

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 Medium Density Residential to Commercial for approximately 4 acres of land generally located west of Porter Road and north of Farrell Road, within the City of Maricopa incorporated limits, as described in Case # GPA 19-04. The land is situated in a portion of Section 35 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Councilmember Smith spoke on the two letters received from concerned residents that lived on the opposite side of the Santa Rosa Springs canal and the possibility of their view being obstructed. She stated she understood that the possibility existed whether the zoning was medium residential or commercial. Mr. Lopez concurred and City Manager Horst elaborated.*

*Mayor Price inquired how the homes would look like. Mr. Lopez elaborated that it would not be residential homes and elaborated it would be commercial or recreational storage units similar to APEX's. Councilmember Manfredi inquired about the maximum height. Mr. Lopez clarified. Councilwoman Gusse asked whether the property currently had a standing residential home. Mr Lopez responded the current residential house would be demolished.*

**A motion was made by Vice Mayor Smith, seconded by Councilmember Manfredi, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**8.6**      [ORD 20-02](#)

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 zone certain property described in Zoning Case #ZON19-10 approximately 4 acres of land generally located west of Porter Rd and north of Farrell Raod, within the City of Maricopa incorporated limits. The land is located in a portion of Section 35 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

**A motion was made by Councilmember Wade, seconded by Councilmember Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**8.7**      [ORD 20-04](#)

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 zone certain property described in Zoning Case # PAD20-03, for approximately 3.82 acres of land generally located at the southwest corner of N. Greythorn Dr. and N. Martin Luther King Jr. Blvd. within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of Section 34 of Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

*Economic and Community Development Deputy Director, Rodolfo Lopez gave a PowerPoint presentation on the request for rezoning, General Mixed-Use (MU-G) to Planned Area Development (PAD 20-03) zoning district that includes modified development standards. He detailed the development process and the site information. He provided map visual and stated the Planning and Zoning (P&Z) Commission found the amendment was consistent with the General Plan. He stated the P&Z Commission recommended approval of PAD 20-03, subject to the conditions of approval stated in the staff report, and as amended by the commission.*

*Councilmember Manfredi asked if any notices went out since there were no property owners within 300 feet. Mr. Lopez concurred that no notices went out since everything within 300 feet was city property. City Manager Horst added that there was notice to the public in general.*

**A motion was made by Councilmember Manfredi, seconded by Councilmember Vitiello, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**8.      Executive Session**

**10. Adjournment**

A motion was made by Councilmember Henry Wade, seconded by Councilmember Marvin L. Brown, to Adjourn at 7:55 p.m. The motion carried by unanimous vote.

**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, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of May, 2020.

---

Vanessa Bueras  
City Clerk