



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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Mayor Nancy Smith
Vice-Mayor Rich Vitiello
Councilmember Eric Goettl
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Vincent Manfredi
Councilmember Henry M. Wade Jr.

Tuesday, November 21, 2023

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:04 p.m. Pastor Rusty Akers with Community of Hope Church gave the invocation and Councilmember Marsh led the Pledge of Allegiance.

2. Roll Call

Present: 6 - Councilmember Amber Liermann, Councilmember Bob Marsh, Councilmember Eric Goettl, Councilmember Vincent Manfredi, Vice Mayor Rich Vitiello and Councilmember Henry Wade
Excused: 1 - Mayor Nancy Smith

3. Proclamations, Acknowledgements, Awards and Presentations

3.1 [PRES 23-18](#) Maricopa Citizens Leadership Academy (MCLA) Fall 2023 Session Acknowledgement

Communication Coordinator, Luis Vila gave information on the Maricopa Citizens Leadership Academy (MCLA) Fall 2023 Session. He acknowledged the following graduates and Communication Information Specialist, Daniel Wehle presented the following graduates with certificates of completions:

Sara Alexander, Kim Andrade, Nicole Audens, Arthur Brison, John Candelaria, Conda Curtis, Francisco Javier Garza (not present), Debra Gray, Kenneth Gray, Jill Hagner, Dwight Jackson (not present), Joseph Kane, Ada Lau, Ted Lindsey, Tessa Milne, Joan Moss, Kimberly Myers, Joseph Thompson, Cierra Turner, Betty Willis, and Kelly Anderson.

4. Report from the Mayor

Councilmember Marsh reported on the following events: the Maricopa Unified School District's (MUSD) Annual Veteran's Breakfast, the Veteran's Day Parade, the Planning and Zoning (PZ) Commission meeting, a statewide meeting on Bartlett Dam, a Senior Lunch & Learn where he announced the prizes went up to \$50 now, the 70th Anniversary event for Headquarters and the Senior Advisory Committee. He acknowledged Ron Smith, Travis Orian, Tom Rain, Carol Machovec and Joann Koczor and Elizabeth Howell and gave information on the upcoming Senior Info/Expo event.

Councilmember Liermann thanked city staff for the Wild West Music Fest. She commended the Veteran's Day Parade and the luncheon hosted by Leading Edge. She thanked everyone who participated and acknowledged all veterans. She announced the following letter grades for the local schools and thanked all educators: Maricopa Elementary, Butterfield Elementary and Pima Butte Elementary all received A's. Santa Cruz Elementary, Santa Rosa Elementary and Maricopa High School all earned B's. Heritage Academy earned an A. A+ Charter School, Leading Edge and Legacy Charter all earned B's. She shared that the Central Arizona Valley Institute of Technology found that they needed to offer the following programs in Pinal County: welding, construction, and electric vehicle repair. Lastly, she asked for the community to join her in praying for the young man who was in a motorcycle accident this week.

Councilmember Wade commended the Veteran's Day Parade.

Vice Mayor Vitiello commended the Veteran's Day Parade, he thanked the Police Department and the Fire Department for their participation. He encouraged attendance to the Pinal County Board of Supervisors meetings.

5. Report from the City Manager

City Manager Horst shared the PowerPoint presentation given to the Leadership Academy. He discussed the South Bridge area projects, the Wells and Stonegate area projects, Edison Pointe projects, the projects at John Wayne Parkway and Edison Road, and the Sonoran Desert Parkway Corridor development.

6. Call to the Public

Peggy Chapados gave information on the third annual Maricopa Mainstreet Marketplace Arts and Craft Show would be held on Saturday at Leading Edge Academy from 10 a.m. to 2 p.m. Next, she stated the Cultural and Arts Affairs Committee brought back the library art display and put out a call to all artists for art submissions. She stated the theme was Maricopa's Love Story 20 Years and Counting. She directed those interested to apply online and elaborated.

Pastor Lisa Anderson gave information on the 4th annual Rocking the Stocking stating that it was a drive-through toy distribution for kids. They acknowledged donors and contributions. They stated the event was free with the possibility to win prizes. They directed anyone with questions to email at Rockinthestockinmaricopa@gmail.com.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilmember Bob Marsh, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda. The motion carried by unanimous vote.

7.1 [RES 23-67](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, appointing Mayra Galindo as a Judge Pro Tempore for the City of Maricopa Municipal Court, setting her compensation, providing a commencement date therefore and authorizing the City Manager to execute an agreement setting forth the specific terms and conditions for these services. Discussion and Action.

This Resolution was Approved.

- 7.2 [RES 23-68](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, appointing Delana Jacobs Fuller as a Judge Pro Tempore for the City of Maricopa Municipal Court, setting her compensation, providing a commencement date therefore and authorizing the City Manager to execute an agreement setting forth the specific terms and conditions for these services. Discussion and Action.

This Resolution was Approved.

- 7.3 [RES 23-55](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, modifying fees and charges for public records and providing for the repeal of conflicting resolutions. Discussion and Action.

This Resolution was Approved.

- 7.4 [SUB 23-06](#) The Mayor and City Council shall discuss and take action to approve Subdivision case # SUB23-06, a Final Plat for The Lofts on Edison. Discussion and Action.

This Subdivision was Approved.

- 7.5 [SUB 22-11](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-11, Final Plat for El Rancho Santa Rosa Parcel 3, a request for final plat approval subdividing approximately 20.32 acres of land into 94 single-family residential lots. Discussion and Action.

This Subdivision was Approved.

- 7.6 [SUB 22-12](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-12, Final Plat for El Rancho Santa Rosa Parcel 4, a request for final plat approval subdividing approximately 21.36 acres of land into 75 single-family residential lots. Discussion and Action.

This Subdivision was Approved.

- 7.7 [SUB 22-20](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-20, Final Plat for El Rancho Santa Rosa Parcel 6, a request for final plat approval subdividing approximately 16.32 acres of land into 66 single-family residential lots. Discussion and Action.

This Subdivision was Approved.

- 7.8 [SUB22-42](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-42, Final Plat Elena Trails Phase 1, a request for final plat approval to subdivide +/- 19.67 acres of land into eighty-seven (87) Lots and eight (8) Tracts for a residential subdivision. Discussion and Action.

This Subdivision was Approved.

- 7.9 [SUB22-43](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-43, Final Plat Elena Trails Phase 2, a request for final plat approval to subdivide +/- 35.05 acres of land into one hundred twenty-eight (128) Lots and nine (9) Tracts for a residential subdivision. Discussion and Action.

This Subdivision was Approved.

- 7.10 [CON 23-35](#) The Mayor and City Council shall discuss and take action on approving a Settlement Agreement and Mutual Release between J & J Commercial Properties, Inc. DBA Commercial Properties, Inc (ARIZONA), an Arizona corporation and the City of Maricopa, an Arizona municipal corporation, Copper Sky Commercial Senior Housing, LLC, an Arizona limited liability company, Copper Sky Commercial Mixed Use North, LLC, an Arizona limited liability company and Copper Sky Mixed Use South, LLC, an Arizona limited liability company. Discussion and Action.

This Contract was Approved.

- 7.11 [MIN 23-65](#) Approval of Minutes from the November 7, 2023 City Council Regular meeting. Discussion and Action.

The Minutes were Approved.

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

- 8.1 [APP 23-07](#) The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Planning and Zoning Commission. Discussion and Action.

Councilmember Liermann nominated Robert, gave a brief background and thanked previous Commissioner Rachel Leffall.

A motion was made by Councilmember Liermann, seconded by Councilmember Goettl, that this Appointment be Appointed. The motion carried by a unanimous vote.

- 8.2 [APP 23-08](#) The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Senior Advisory Committee. Discussion and Action.

Councilmember Wade nominated David Anderson and gave a brief background.

A motion was made by Councilmember Wade, seconded by Councilmember Liermann, that this Appointment be Appointed. The motion carried by a unanimous vote.

- 8.3 [PH 23-14](#) The Mayor and City Council shall hear public comment regarding a land use assumptions and infrastructure improvements plan for the City of Maricopa.

Deputy City Manager, Ben Bitter gave information on the Public Hearing. He stated State Statue provides the process for implementing development impact fees in Arizona. The first public step of this process was to present a Land Use Assumption and Infrastructure Improvement Plan (LUA/IIP) for public comment. He stated the City posted the draft LUA/IIP on its website and provided public notice of this public hearing and although not required by statute, the City held three separate stakeholder meetings, where the development community and the general public learned more about the Plan and asked questions. He stated responses to the questions have been posted on the City's website, visible to all interested parties. He clarified that the fees were not part of this discussion and would be a separate process after the LUA/IIP was adopted. He turned the presentation over to LRB Public Finance Advisors representative, Fred Philpot.

Mr. Philpot stated that as part of their scope, they reviewed fees for Parks and Recreation, Libraries, Police, Fire and street services. He detailed the required elements and elaborated on the Land Use Assumption findings. He discussed the substantial growth in Maricopa and the Infrastructure Improvement findings. He stated

next summer they would discuss the North and South service area development impact fee calculations and reiterated they were not part of the LUP/IIP and were subject to public input. He provided comparisons to other communities and noted Maricopa's proposed fees would not be the highest. He opened the floor for questions. The public hearing was opened at 6:52 p.m.

Fay Sawters, on behalf of Pulte Homes, addressed concerns regarding the IIP impact on home affordability. She stated Pulte Homes was part of the growth and elaborated. She stated that the proposed impact fee for single family homes, would more than double. She stated the increase was significant and needed more consideration and input from staff and stake holders. She elaborated on the IIP and the required nexus between growth and the proposed road improvements. She elaborated on what components missing in the IIP and how other cities have approached the process. She stated the IIP needed to consider alternate funding sources. She reiterated that more discussion and input was needed.

James Ashley with the Home Builders Association of Central Arizona. He detailed the four principles they use to evaluate impact fees. He stated the proposed IIP, as drafted, fell short of the criteria. He provided examples and elaborated. He stated the streets impact fee would be the highest and elaborated. He stated the proposed IIP would drive home prices up. He asked the city continue to work with stakeholders to address the concerns in a proposal that would work for everyone.

The Public Hearing closed at 7:02 p.m.

The Public Hearing was held.

9. Executive Session

10. Adjournment

This meeting was Adjourned at 7:03 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 21st day of November, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of December, 2023.

Vanessa Bueras
City Clerk