



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

City Hall  
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Plaza  
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*Mayor Christian Price*  
*Vice-Mayor Nancy Smith*  
*Councilmember Amber Liermann*  
*Councilmember Vincent Manfredi*  
*Councilmember Bob Marsh*  
*Councilmember Rich Vitiello*  
*Councilmember Henry M. Wade Jr.*

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Tuesday, April 20, 2021

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:10 p.m. Pastor Josh Barrett from the Church of Celebration gave an invocation and Councilmember Liermann led the Pledge of Allegiance.*

### 2. Roll Call

**Present:** 7 - Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade, Councilmember Amber Liermann, Vice Mayor Nancy Smith, Mayor Christian Price and Councilmember Bob Marsh

### 3. Proclamations, Acknowledgements and Awards

#### 3.1 [PROC 21-02](#) National Crime Victim's Rights Week Proclamation

*Mayor Price read the proclamation, proclaimed the Week of April 18th through the 24th as National Crime Victim's Rights Week in the City of Maricopa and presented it to victim services providers with the Maricopa Police Department (MPD) and MPD Chief Hughes.*

**Read**

### 4. Report from the Mayor

*Councilmember Marsh reported on meetings and events attended including: a seminar from the Arizona Commerce Authority, the joint meeting with the Maricopa Unified School District (MUSD), a Capitol Times Morning Scoop on the state income tax bill, the Arizona Department of Water Resources meeting, a seminar from the Council of Foreign Relations, the Pinal County Water Augmentation Authority board meeting, another Morning Scoop on schooling during the pandemic, a statewide meeting on the progress of bio-sciences in Arizona, the Maricopa Cultural Affairs Committee meeting, and a meeting with Judith Zaimont on the impact of the pandemic on performing arts.*

*Vice-Mayor Smith reported attending various meeting and events, and elaborated on*

*the City Council joint meeting with MUSD and the live Zoom concert held by the Maricopa Orchestra.*

*Councilmember Wade elaborated on the MUSD joint meeting. He reported attending a Maricopa Economic Development Alliance (MEDA) meeting and commended Adam Saks. He recognized that Rockstar Cheer won nationals.*

*Councilmember Manfredi elaborated on the MUSD joint meeting and the discussion on funding. He reported on a lunch meeting with Pinal County Supervisor and Mayor Price.*

*Mayor Price reported attending various meeting including an Arizona Department of Transportation (ADOT) meeting. He elaborated on water issues and acknowledged Ron Fleming in the audience.*

## 5. Report from the City Manager

*There were no items reported.*

## 6. Call to the Public

*Christine Bellinger stated she was a 13th year resident, she commended the economic development happening in the City and that there was no mask mandate. She expressed concerns with recent crime in her neighborhood and stated she was not please with the possibility of police dispatch being moved to Chandler. She asked that dispatch be kept local.*

*Jessica expressed concerns with the school's curriculums. She expressed support for the police department and stated she was against defunding police.*

## 7. Consent Agenda

*Vice-Mayor Smith asked for Agenda Items 7.12 and 7.13 be pulled for further discussion. City Manager Horst asked that Agenda Item 7.4 be tabled.*

### Approval of the Consent Agenda

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

- 7.1 [RES 21-14](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the First Amendment to Pre-Annexation Development Agreement between the City of Maricopa, Hogenes Farms, an Arizona limited partnership and TRS 15, LLC, an Arizona limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

**This Resolution was Approved.**

- 7.2 [RES 21-15](#) 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     [CON 21-04](#)     The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Shaun Ridge, LLC, for the purchase of approximately 15.12 acres of real property for an approximate purchase price of \$5,927,627.80. Discussion and Action.
- This Contract was Approved.**
- 7.5     [RES 21-16](#)     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 Parcel F of Tortosa South Subdivision, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.6     [SUB 20-01](#)     The Mayor and City Council shall discuss and possibly take action to approve a re-plat of Province Parcel 9, an amendment to the final plat as recorded in Cabinet H, Slide 056, Records of Pinal County and a Portion of Province Phase 3 as recorded in Cabinet H, Slide 054, case # SUB20-01. Discussion and Action.
- This Subdivision was Approved.**
- 7.7     [RES 21-17](#)     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 Santa Rosa Crossing Subdivision, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.8     [SUB 20-02](#)     The Mayor and City Council shall discuss and possibly take action to approve a re-plat of Province Parcel 12, an amendment to the final plat as recorded in Cabinet H, Slide 059, Records of Pinal County, case # SUB20-02. Discussion and Action.
- This Subdivision was Approved.**
- 7.9     [IGA 21-02](#)     The Mayor and City Council shall discuss and possibly take action to enter into an Intergovernmental Agreement (IGA) between the City of Maricopa Police Department and Pinal County acting through the Pinal County Sheriff's Office for a five (5) year contract to enhance law enforcement services concerning illegal drug activity. Discussion and Action.
- This Intergovernmental Agreement was Approved.**
- 7.10    [MIN 21-20](#)     Approval of Minutes from the April 6, 2021 City Council Regular meeting.
- This Minutes was Approved.**
- 7.11    [MIN 21-22](#)     Approval of Minutes from the April 6, 2021 City Council Work Session.
- This Minutes was Approved.**
- 7.14    [CON 21-06](#)     The Mayor and City Council shall discuss and possibly take action on approving a Purchase and Sale Agreement and Escrow Instructions with K & T Legacy Investments, LLC, for the sale of 4.22 acres generally located on the northeast corner of W Edison Rd and N Wilson Ave, for \$1,241,736.75 and authorizing the City Manager

to execute any necessary documents related thereto. Discussion and Action.

**This Contract was Approved.**

## 8. Regular Agenda and/or Public Hearings

- 7.4 [CON 21-05](#) The Mayor and City Council shall discuss and possibly take action on approving a Purchase and Sale Agreement and Escrow Instructions with ABR Consulting, LLC, for the sale of 2 acres generally located on the southeast corner of John Wayne Parkway and Bowlin Road, for \$522,720.00 and authorizing the City Manager to execute any necessary documents related thereto. Discussion and Action.

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

- 7.12 [RES 21-18](#) 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 Commercial to High Density Residential for approximately 18.82 acres of land generally located on the southeast corner of Honeycutt Road and Hartman Road, within the City of Maricopa incorporated limits, as described in Case #GPA 21-01. The parcel of land is located in a portion of Section 28 of Township 4 South, Range 4 East of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Vice-Mayor Smith requested more information for the public and noted she received various emails regarding this item. She stated the two main concerns were with traffic and the commercial aspect of the project. She explained that a traffic analysis reported during the Planning and Zoning (P&Z) Commission meeting, deemed that a commercial project would create 5 times more traffic than the apartments going in. She stated some of the concerns included the traffic at the current round-a-bout and elaborated on meetings with the current schools. She stated the City Manager would monitor that for the next year, but emphasized it was not part of this project. She stated other concerns revolved around the possibility of traffic build up at the entrance of Honeycutt Road and Hartman Road. She elaborated that residents were disappointed because they were promised commercial retail would go in that location, and she explained that the promise was made by the homebuilders selling homes in the area. City Manager Horst stated there was still areas for possible commercial retail and elaborated that growth was needed in order to entice more commercial developers. Discussion ensued. Vice-Mayor Smith asked about the canal on the exit at Hartman and asked about going over it. City Manager Horst explained it was separately owned. Discussion ensued.*

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

- 7.13 [ORD 21-06](#) 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 rezone approximately 18.82 acres of land generally located on the Southeast corner of Honeycutt Road and Hartman Road, within the City of Maricopa incorporated limits, from Local Business (CB-1) to Multiple Unit Residential (RM) as described in case #ZON 21-01. The parcel of land is located in a portion of Section 28 of Township 4 South, Range 4 East of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

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

- 8.1 [PRES 21-04](#) The Mayor and City Council shall hear a presentation by Ron Fleming, Chairman, President and CEO of Global Water Resources, regarding the Rate Case Application.

*Ron Fleming, Chairman, President and CEO of Global Water Resources gave presentation on their Rate Case Application. He provided a rate case overview. He discussed the new opportunity that emerged in the land south and west of the City limits and the challenges. He detailed the rate case and stated city support was required for success. He opened the floor for questions.*

*Councilmember Wade asked about the response from Commissioner Kennedy about the lack of response. Mr. Fleming elaborated on the proceedings.*

*Mayor Price gave a brief commentary on the issue of water in Arizona.*

**The Presentation was heard.**

- 8.2 [PRES 21-05](#) The Mayor and City Council shall hear a presentation by City Manager Rick Horst on Fund Allocation and Infrastructure Recommendations regarding the American Rescue Plan Act.

*City Manager Horst discussed his experience managing cities that operate utilities. He gave a presentation on the American Rescue Plan Act City Allocation of \$12 million. He stated some of the funding could go to a west Maricopa transmission water line for future growth. He discussed the Water Resources Development Act and stated that Project 1 would be the West Maricopa Transmission Water Line, Project 2 would be the Utility Pipeline Railroad Crossing and Project 3 the Aquifer Recharge Facility. Next, he discussed road projects including adding lanes going into Smith-Enke, an additional entrance at CVS on Smith-Enke, a dedicated right lane at Lakeview Drive, Garvey Road improvements, and State Route 238 improvements. He opened the floor for questions.*

*Councilmember Vitiello inquired about improvements to the traffic flow in Smith-Enke. City Manager elaborated. Councilmember Wade asked about putting additional lane identifiers at Smith-Enke. City Manager Horst responded that there would be additional stripping done in that road.*

**The Presentation was heard.**

## 9. Executive Session

## 10. Adjournment

**A motion was made by Vice Mayor Nancy Smith, seconded by Councilmember Vincent Manfredi, to Adjourn at 8:47 p.m. The motion carried unanimously.**

**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 April, 2021. I further certify that the meeting was duly called and held and that a quorum was present.**

**Dated this 4th day of May, 2021.**

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Vanessa Bueras  
City Clerk