



City of Maricopa

Meeting Agenda City Council Regular Meeting

City Hall
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Maricopa, AZ 85138
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Mayor Nancy Smith
Vice-Mayor Vincent Manfredi
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, September 6, 2022

6:00 PM

Council Chambers

Procedure for Addressing the City Council

The Maricopa City Council values citizen comments and input. If you wish to speak on a matter concerning Maricopa city government that is on the agenda, please fill out a speaker card and give it to the City Clerk before the meeting starts. The Mayor will call your name when that portion of the agenda is reached.

The Call to the Public portion on the agenda provides citizens an opportunity to identify for the City Council matters of interest or concern related to city government that are not on the printed agenda. Under the provisions of the Arizona Open Meeting Law, the City Council is prohibited from responding to issues that have not been properly noticed. Therefore, the City Council may only listen to citizens who wish to address them on non-agenda items. We regret that the City Council cannot respond beyond thanking you for your comments. City staff will follow-up on your questions via telephone or email, whichever is preferred. A speaker card is not required for this portion of the meeting but it is appreciated.

Whenever any group of persons wishes to address the City Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen.

The City asks that, when your name is called, you come forward to the podium, state your name and then begin speaking. All speakers are expected to observe common standards of decorum and courtesy. Personal attacks, political speeches, or threats of political action are inappropriate in this forum and will be grounds, at the discretion of the Mayor, for ending a speaker's time at the podium.

In the event that the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting. Reasons for removing an individual include but are not limited to making offensive remarks or statements, disrespectful statements or actions, and any other action deemed appropriate.

All remarks shall be addressed to the City Council as a body and not to staff or the public. No person other than a member of the City Council, the City Manager or the City Attorney and the person having the floor, shall be permitted to enter into any discussion without the permission of the Mayor.

Depending on the number of items on the Council agenda and the number of speaker cards submitted, the Mayor may establish shorter time limits for speakers.

1. Call to Order

*Invocation
Pledge of Allegiance*

2. Roll Call**3. Proclamations, Acknowledgements and Awards****4. Report from the Mayor**

The Mayor, members of Council or other designee, may present information related to the operation of the city.

5. Report from the City Manager**6. Call to the Public**

The procedures to follow if you address the Council are: Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Mayor will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action.

7. Consent Agenda

All items on the Consent Agenda are considered to be routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Councilmember or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 7.1** [SPEVLIQ 22-04](#) 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 Special Event Liquor License submitted by Pat Kieny on behalf of Native Grill & Wings for a special event known as the Salsa Night Market on Saturday, September 24, 2022 at Copper Sky Regional Park 44345 W Martin Luther King Jr Blvd. Discussion and Action.

- 7.2** [ORD 22-21](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona amending Section 8.20.040 (A)(2)(J) and 8.20.040(B)(1) of the Maricopa City Code regarding storage or placement of debris or construction material on a public street and providing for severability and the effective date thereof. Discussion and Action.

- 7.3 [SUB 22-04](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-04, Amended Final Plat - Rancho Mirage Estates Phase 2 - Parcel 17, a request for a replat of Rancho Mirage Estates Phase 2 - Parcel 17. Discussion and Action.
- 7.4 [SUB 22-05](#) The Mayor and City Council shall discuss and take action to approve subdivision cases #SUB21-33, -34, -35, -39, -40 and -41, six (6) final plats for Hogenes Farms - Phase 1 & 2, to subdivide 232 acres of land into 844 single-family residential lots. Discussion and Action.
- 7.5 [SUB 22-13](#) The Mayor and City Council shall discuss and take action to approve Subdivision Case # SUB22-13, the El Rancho Santa Rosa Master Plat, a request for master plat approval, subdividing 132 acres of land into seven (7) parcels of land and dedicating all rights-of-ways, tracts, and easements for the El Rancho Santa Rosa subdivision. Discussion and Action.
- 7.6 [CON 22-23](#) The Mayor and City Council shall discuss and take action to approve the Sublease and Facility Usage Agreement with the Maricopa Chamber of Commerce, Inc., and authorize the City Manager to execute the agreement and any future amendments or other necessary documents related to this agreement. Discussion and Action.
- 7.7 [CON 22-24](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Meritage Homes of Arizona, Inc., for the sale of approximately 11.37 acres of real property generally located north of W SR 238 and west of N Green Rd, for an approximate purchase price of \$895,387.50 which represents \$78,750.00 per acre, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.
- 7.8 [CON 22-25](#) The City Council shall discuss and take action on approving a Fire Protection Services Agreement with the South Maricopa Fire Association, an Arizona nonprofit corporation, and its Declarants regarding fire protection services to be provided by the City of Maricopa for property within the Association. Discussion and Action.
- 7.9 [RES 22-46](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting an Intergovernmental Agreement between the Department of Transportation and the City of Maricopa concerning the ownership, jurisdiction, and perpetual maintenance of State Route 347, authorizing the City Manager to execute the agreement and authorizing city employees to perform all necessary acts related to the purpose of the agreement. Discussion and Action.
- 7.10 [RES 22-56](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an Intergovernmental Agreement between the Arizona Department of Transportation and the City of Maricopa concerning the ownership, jurisdiction, and perpetual maintenance of State Route 238, authorizing the City Manager to execute the agreement and authorizing city employees to perform all necessary acts related to the purpose of the agreement. Discussion and Action.

- 7.11 [RES 22-41](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Ham Siena, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action
- 7.12 [RES 22-42](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Ham Mesa, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.13 [RES 22-43](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Ham Sunset, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.14 [RES 22-44](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Amarillo & PAGO Investments, LLP, in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.15 [RES 22-45](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and JHC Amarillo 3, LLP, in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.16 [RES 22-47](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Miller & White 815, LLP, in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.17 [RES 22-48](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Palomino Ranch Partners, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.18 [RES 22-49](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and PRP 350, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.

- 7.19 [RES 22-50](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Picacho Landing Equities, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.20 [RES 22-51](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa, Amarillo Creek South, L.L.C. and Desert Cedars, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.21 [RES 22-52](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and, Amarillo Marketplace, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.22 [RES 22-53](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and, LGI Homes-Arizona, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.23 [RES 22-54](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Hidden Valley Ranch Partners, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.24 [RES 22-55](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa and Pecan Woods, L.L.C., in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.25 [RES 22-57](#) A resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Pre-Annexation Development Agreement between the City of Maricopa, Brookfield Holdings (Amarillo), L.L.C., Ashton Woods Arizona, L.L.C. and Starlight Homes Arizona, L.L.C. in compliance with A.R.S. §9-500.05 and pursuant to the terms of Senate Bill 1594, Fifty-Fifth Legislature, Second Regular Session (to be codified as A.R.S. §9-471(T)). Discussion and Action.
- 7.26 [MIN 22-41](#) Approval of Minutes from the August 16, 2022 City Council Regular meeting and the August 23, 2022 City Council Special meeting. Discussion and Action.

8. Regular Agenda and/or Public Hearings

Items on the agenda are open for citizen input. Please fill out a card and present it to the City Clerk before the meeting begins. The Mayor will call upon you for your comments.

- 8.1 **MISC 22-31** The Mayor and City Council shall discuss and take action to authorize the city manager to take the necessary steps to establish a stand-alone municipal court. Discussion and Action.

9. Executive Session

The Maricopa City Council may go into executive session, which is not open to the public, for purpose of obtaining legal advice from the City's attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

10. Adjournment

Note: This meeting is open to the public. All interested persons are welcome to attend. Council members of the City of Maricopa City Council will attend either in person or by telephonic conference or video communication. Supporting documents and staff reports, which were furnished to the City Council with this agenda, are available for review on our website, www.maricopa-az.gov.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Maricopa makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Maricopa City Council meetings are recorded and may be viewed on Channel 20 and the Maricopa website. If you permit your child to participate in the Council meeting, a recording will be made. If your child is seated in the audience, your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the City Clerk at (520) 316-6970.