



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

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

Tuesday, July 15, 2025

6:00 PM

Council Chambers

1. Call to Order

Mayor Smith called the meeting to order at 6:19 p.m. An invocation was given by Pastor Doug Munday from the Calvary Church of Maricopa, which was followed by the Pledge of Allegiance led by Councilmember Manfredi.

2. Roll Call

Councilmember Liermann was present telephonically.

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

3.1 [PRES 25-13](#) Recognition of City of Maricopa Lifeguard Davian Herrera.

Mayor Smith introduced a special recognition for Davian Herrera, a 16-year-old lifeguard employed by the City of Maricopa. She shared that on June 7, 2025, Davian saved the life of 9-year-old Jude, who was swimming at Copper Sky pool. Mayor Smith invited Jude's mother, Natalie Davis, to speak.

Natalie Davis read a heartfelt letter expressing her profound gratitude to Davian for his quick action and bravery in saving her daughter's life. She passionately expressed the impact of Davian's heroic act on their family and requested that the council and community honor him for his actions. Additionally, Jude then read a short note thanking Davian, calling him her real-life superhero.

Mayor Smith recognized Davian for his heroic actions and invited his family to join him. The council and audience gave Davian a standing ovation for his heroic act.

The Presentation was heard.

4. Report from the Mayor

5. Report from the City Manager

City Manager Ben Bitter presented a sample of decorative metal artwork that will be added to the walls along Maricopa Casa Grande Highway. He explained that city staff can create these pieces using a plasma cutter and powder coating techniques, allowing for cost-effective additions to the city's sense of place. Mr. Bitter shared that the artwork will include shapes of horses, desert animals, and plants. Lastly, Mr. Bitter emphasized the importance of public art in creating a sense of community and mentioned other examples such as signal boxes, the M monument, horses around town, and murals. He expressed excitement about implementing this new decorative element in the coming weeks and months.

6. Call to the Public

Barry McCain spoke about his continued efforts as a lobbyist for Pinal County. He mentioned having 150 bills for Pinal County alone and expressed concern about the 60% budget cuts on education. Mr. McCain emphasized the ongoing nature of legislative work and the need to protect Maricopa's interests, particularly regarding transportation issues like I-10 and State Route 347.

Sue VanGosen spoke on the need for a school zone sign on Porter Road between Honeycutt Road and Bowlin Road. She expressed concern about the safety of children crossing the street, given the high-speed traffic and multiple schools in the area. Ms. VanGosen suggested that at least one sign facing Honeycutt Road would alert drivers to slow down as they approach the school zone.

7. Consent Agenda

- 7.7 [RES 25-30](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting a Bed Tax Policy related to the allocation and expenditure of the hotel/motel additional tax revenue in compliance with A.R.S. §9-500.06 and pursuant to the strategic priorities of the city. Discussion and Action.

A motion was made by Councilmember Knorr, seconded by Councilmember Goettl, that this Resolution be Tabled. The motion carried unanimously.

Approval of the Consent Agenda

A motion was made by Councilmember AnnaMarie Knorr, seconded by Vice Mayor Henry Wade, to Adopt the Consent Agenda. The motion carried unanimously.

- 7.1 [RES 25-24](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, designating the City's Chief Fiscal Officer for purposes of submitting the City's Fiscal Year 2026 Annual Expenditure Limitation Report to the Arizona Auditor General. Discussion and Action.
- This Resolution was Approved.**
- 7.2 [MISC 25-06](#) The Mayor and City Council shall discuss and take action on approving a one-time six (6) month extension of the final plat approval for case # SUB 22-18, Sorrento Phase 3, Parcel 8 final plat. Discussion and Action.
- This Miscellaneous Item was Approved.**
- 7.3 [MISC 25-07](#) The Mayor and City Council shall discuss and take action on approving a one-time six

(6) month extension of a final plat approval for case # SUB 22-30, Sorrento Phase 3, Parcel 18 final plat. Discussion and Action.

This Miscellaneous Item was Approved.

7.4 [MISC 25-09](#)

The Mayor and City Council shall discuss and take action on approving a one-time six (6) month extension of final plat approval for case # SUB 22-39 Sorrento Phase 3, Parcel 19 final plat. Discussion and Action.

This Miscellaneous Item was Approved.

7.5 [LIQ 25-06](#)

The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor License and Control regarding an application for a liquor license submitted by applicant Theresa June Morse on behalf of Street Queen Tacos located at 21596 N. John Wayne Parkway, Suite 104, Maricopa, Arizona 85139. Discussion and Action.

This Liquor License was Approved.

7.6 [MOU 25-04](#)

The Mayor and City Council shall discuss and take action to approve a Memorandum of Understanding (MOU) with Arizona Department of Public Safety for critical force incident investigations and authorize Chief Mark Goodman to sign the MOU. Discussion and Action.

This Memorandum of Understanding was Approved.

7.8 [SPEVLIQ 25-07](#)

The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License application submitted by Wendy Webb for approval of an event known as Thirsty Thirdsday on September 18, October 16, November 20, and December 18, 2025 to be held at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.

This Special Event Liquor License was Approved.

7.9 [MIN 25-42](#)

Approval of Minutes from the June 17, 2025 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

7.10 [MISC 25-17](#)

The Mayor and City Council shall discuss and take action to approve a Map of Dedication, Case # MOD25-02, dedicating to the City of Maricopa, the necessary right-of-way for the extension of a collector road (N. Maricopa Rd.). Discussion and Action.

This Miscellaneous Item was Approved.

7.11 [RES 25-31](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, supporting the submission of a grant application to the Ak Chin Indian Community for Maricopa Unified School District and agreeing to act as the designated fiscal agent of such funding. Discussion and Action.

This Resolution was Approved.

7.12 [ORD 25-09](#)

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 5.1 acres of land generally located at the northwest corner of West Blazen Trail and North

White and Parker Road within the City of Maricopa incorporated limits, from Pinal County Zoning District General Rural (GR) to City of Maricopa General Commercial (GC) as described in zoning case #ZON 24-03. The parcel of land is located in a portion of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

This Ordinance was Approved.

8. Regular Agenda and/or Public Hearings

8.1 PRES 25-12

The Mayor and City Council shall hear a 2025 Municipal Update from Pinal Partnership. Discussion Only.

Craig McFarland, President and CEO of Pinal Partnership, provided an update on the organization's activities. He described Pinal Partnership as a 501(c)(6) nonprofit with over 200 members from various industries, businesses, and municipalities. Mr. McFarland highlighted the organization's mission to unite the vision of Pinal County and its eight committees focusing on different aspects of county development.

Mr. McFarland discussed several upcoming events and initiatives for Pinal Partnership, highlighting a breakfast meeting on August 1st at Radisson in Casa Grande. He shared that the breakfast will feature a panel discussing the state of economic development in Pinal County with participants including Harold Christ as the moderator and representation from Apache Junction, the City of Maricopa, Eloy, and Casa Grande. He added that this panel aims to provide insights into local economic trends and opportunities.

Mr. McFarland also outlined the organization's recent lobbying efforts, which successfully led to the passage of two critical pieces of legislation significantly benefiting the county in terms of policy and resource allocation. Additionally, he presented a positive economic outlook for Pinal County, projecting a substantial 32% growth over the next decade. He shared the importance of comprehensive transportation planning, effective water management, and infrastructure enhancements to accommodate and sustain this anticipated growth. Mr. McFarland expressed gratitude to the City of Maricopa for its active partnership and engagement within the Pinal Partnership. Lastly, he encouraged council members to increase their involvement in the organization's various committees, emphasizing the benefits of collaboration in driving forward the region's strategic development goals.

The Presentation was heard.

8.2 RES 25-26

PUBLIC HEARING. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, vacating and abandoning, without compensation, a portion W. Honeycutt Avenue, generally located east of N. John Wayne Parkway between the Union Pacific Railroad Tracks and W. Desert Cedars Drive, within the City of Maricopa. Discussion and Action.

Derek Scheerer, Planner II, from the Development Services Department, presented the request to abandon a segment of right-of-way along West Honeycutt Avenue. The portion to be abandoned is approximately 22 feet wide on the northern half of West Honeycutt Avenue, just east of North John Wayne Parkway. Mr. Scheerer explained that this area is no longer needed by the city and will be acquired by the adjacent property owner for drainage purposes. Mr. Scheerer reported that notification letters were sent to local utilities, the site was posted, and no public comments were received. He stated that staff supports the abandonment as it satisfies the required

findings for right-of-way abandonment in the city.

Mayor Smith opened the public hearing at 7:11 p.m., but no one came forward to speak. Mayor Smith proceeded to close the public hearing at 7:12 p.m.

A motion was made by Councilmember Goettl, seconded by Councilmember Knorr, that this Resolution be Approved. The motion carried by a unanimous vote.

8.3 RES 25-27

PUBLIC HEARING. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, vacating and abandoning, without compensation, a portion W. Martin Luther King Jr. Boulevard, generally located between N. Greythorn Drive and W. Bowlin Road, within the City of Maricopa. Discussion and Action.

Derek Scheerer, Planner II, presented the request to abandon a segment of right-of-way along West Martin Luther King Jr. Boulevard. He added that the portion to be abandoned is approximately 371 feet long, located between North Greythorn Drive and West Bowlin Road, adjacent to the new Copper Sky Fieldhouse facility. Mr. Scheerer shared that the abandoned area will be utilized as future parking for the Copper Sky recreational facility. Lastly, Mr. Scheerer reported that notification letters were sent to local utilities, the site was posted, and no public comments were received. He stated that staff supports the abandonment as it satisfies the criteria for right-of-way abandonment in the city.

Mayor Smith opened the public hearing at 7:14 p.m., but no one came forward to speak. Mayor Smith proceeded to close the public hearing at 7:14 p.m.

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

8.4 RES 25-25

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 existing Commercial (C) to Master Planned Community (MPC) for approximately 9 acres of land known as a portion of Assessor Parcel No. 502-09-002H and generally located east of North Anderson Road between West Steen Road and West Peters and Nall Road, within the City of Maricopa incorporated limits, as described in case # GPA24-03. The parcel of land is located in a portion of Section 11 of Township 5 South, Range 4 East of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

Derek Scheerer, Planner II, presented a request for a minor general plan amendment for approximately 9 acres located at the east of North Anderson Road between West Steen Road and West Peters and Nall Road. He shared that the request is to change the land use designation from Commercial to Master Plan Community, to be included in the overall Hartman Ranch development. Mr. Scheerer explained that the proposed amendment is consistent with the Hartman Ranch PAD zoning and meets several general plan objectives, including developing diverse housing stock and creating walkable community nodes. He reported that public outreach was conducted, including a neighborhood meeting and a Planning and Zoning Commission meeting.

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

8.5 ORD 25-10

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 3.55 acres of land generally located at the southeast corner of N. Porter Rd. and W. Bowlin

Rd. within the City of Maricopa incorporated limits, on Pinal County APN # 510-30-002D, from the existing Neighborhood Commercial (NC) to General Commercial (GC) as described in Case # ZON25-03. The parcel of land is located in Section 36, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

Derek Scheerer, Planner II, presented a request to rezone approximately 3.55 acres of property located at the southeast corner of North Porter Road and West Bowling Road from Neighborhood Commercial to General Commercial. He added that the request was made by Tim Resnick of Archicon Architecture and Interiors on behalf of Terrible's gas station. Mr. Scheerer explained that the rezoning would allow for the development of a gasoline service station with a convenience store and an accessory car wash. He noted that the Planning and Zoning Commission initially had concerns about the project but unanimously recommended approval after the applicant made significant changes to the site plan.

Ashley Marsh, representing the applicant, presented the revised site plan, explaining ten major changes made in response to feedback from the community and Planning Commission. Firstly, she reported that the car wash equipment room was relocated from the east side to the south side. Next, Ms. Marsh shared that the direction of the car wash exit was altered to face west instead of north. Additionally, she added that a 30-foot long, 8-foot-high sound abatement wall, along with mature trees, was added on the south side for noise control, which included adding noise diffusers to all dryers. Ms. Marsh shared that the vacuums were moved away from residential areas to be positioned along Porter Road, addressing noise concerns for neighbors. She then added that to further alleviate disturbances to the residential area, car wash hours of operation were limited to between 7 AM and 8 PM. Additionally, she reported that the fuel station canopy on the south side was removed, and the number of pumps was reduced from 20 to 14, with both the fuel pumps and convenience store shifted further south away from the residential area. Ms. Marsh added that additional landscaping was introduced around the building and property lines to improve aesthetics and natural buffering. Lastly, she shared that safety measures for pedestrians were incorporated, including walkways with textured and colored surfaces, ensuring better visibility and protection for individuals walking around the area.

Resident Ron Angerame shared his concerns about the visual impact of the gas station on nearby homes and potential effects on property values. He recommended planting additional trees along the roadways to reduce the visual impact and raised questions about whether rezoning to general commercial was suitable considering the area's residential growth.

Councilmember Manfredi emphasized that the developer listened to community feedback, making numerous changes, such as moving the car wash and reducing the number of pumps, to accommodate neighbors' concerns. He noted that despite some residents being unhappy, the revised project is essential for the community.

Councilmember Knorr highlighted that a gas station would be permissible under the existing neighborhood commercial zoning, clarifying that the rezoning was mainly for the car wash addition. She acknowledged the community's concerns, but stressed the broader benefit of the project, especially due to the city's need for more gas stations.

Councilmember Marsh pointed out that the site's design allows for potential future uses, such as charging stations for electric vehicles, indicating the developer's foresight and adaptability. He shared his positive experience with Terrible's in Vegas, describing it as a lively and welcoming establishment.

Vice Mayor Wade sought clarification on the land purchase status. Ms. Marsh stepped forward and confirmed that the property is currently in escrow.

Councilmember Goettl expressed his appreciation for the developer's efforts to address community feedback, citing the sound mitigation and revised site plan as beneficial improvements. He noted that these adjustments played a critical role in her decision to support the rezoning.

Mayor Smith commended the development team, Planning and Zoning Commissioners, and city staff for their collaborative efforts in responding to resident concerns and implementing substantial project revisions. Mayor Smith emphasized the significance of the process as an example of successful community engagement, where residents' voices were heard and positive changes were made, reflecting the ability of the council and developers to respond constructively to feedback.

A motion was made by Councilmember Manfredi, seconded by Councilmember Goettl, that this Ordinance be Approved. The motion carried by a unanimous vote.

9. Executive Session

No executive session was conducted.

10. Adjournment

The meeting was adjourned at 7:47 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 15th day of July, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of August, 2025.

Vanessa Bueras
City Clerk