



City of Maricopa

Meeting Minutes - Final City Council Regular Meeting

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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, June 17, 2025

6:00 PM

Council Chambers

1. Call to Order

Mayor Smith called the meeting to order at 6:10 p.m. An Invocation was given by Bishop Deon from Blaze Ministries, which was followed by the Pledge of Allegiance led by Councilmember Knorr.

2. Roll Call

Vice-Mayor Wade joined the meeting telephonically.

Present: 6 - Mayor Nancy Smith, Vice Mayor Henry Wade, Councilmember AnnaMarie Knorr, Councilmember Amber Liermann, Councilmember Vincent Manfredi and Councilmember Bob Marsh

Excused: 1 - Councilmember Eric Goettl

3. Proclamations, Acknowledgements, Awards and Presentations

No proclamations, acknowledgements, awards, or presentations.

4. Report from the Mayor

Councilmember Marsh reported attending on June 6th the Pinal Partnership Breakfast Meeting which focused on discussions related to education and workforce readiness in Pinal County. He shared that he was impressed by the county's initiatives, highlighting that the county boasts a well-trained population with substantial educational provisions and a forward-looking plan to enhance these opportunities further. Later, on June 9th, Councilmember Marsh reported attending a luncheon meeting with former City Manager Rick Horst. He shared that this meeting provided a comprehensive discussion on the historical, current, and potential future trajectories of Maricopa's development. On June 10th, Councilmember Marsh reported attending the significant groundbreaking event for Maricopa's new field house situated near Copper Sky. He added that this is a planned investment aimed at serving the community's diverse age groups by offering multiple indoor facilities that cater to the needs of youth, adults, and seniors alike.

Next, Councilmember Manfredi reported that on June 18th, he planned to meet with Maricopa Associations of Governments Transportation to address key issues related to State Route 347. He also detailed the upcoming significant meeting with the Arizona Department of Transportation Board in Payson on June 20th, in which he stressed the

importance of Maricopa representatives' participation, with 18 attending in person and many more online, to advocate for essential funding for State Route 347. Lastly, Councilmember Manfredi emphasized the collective effort and significant interest shown by Maricopa residents. He urged the community to show solidarity not only by attending but also by joining the planned watch party for the Arizona Department of Transportation Board meeting.

Next, Councilmember Knorr reported on attending a dementia awareness forum at the Maricopa Library and Cultural Center. She commended the event's thorough presentation, sharing how it provided valuable insights into dementia awareness and cognitive decline, as well as practical ways to support both caregivers and those experiencing dementia. Next, she shared that a memory cafe initiative would soon be launched in the city, aiming to offer a supportive space for social interaction and resources for individuals with memory issues. Additionally, Councilmember Knorr reported attending the Cultural Affairs and Arts Committee meeting, which featured discussion on various ongoing and upcoming projects. Lastly, she highlighted the presentation on a new partnership policy designed to enhance collaboration and foster new opportunities within the cultural and arts sector of the city.

Next, Councilmember Liermann reported on an upcoming regional meeting focused on law enforcement coordination and volunteer services. She shared that the meeting is designed to identify ways in which various groups, including law enforcement agencies and volunteer organizations, can better serve the community. Next, Councilmember Liermann emphasized the importance of collaboration among Pinal County, Maricopa County, the Gila River Indian Community, and the Maricopa Police Department to ensure all resources necessary for drivers on State Route 347 are available and coordinated effectively.

Next, Mayor Smith reported on the success of the general plan community open house, which had a strong turnout of 30-40 attendees. She also reported attending the Senior Living Dementia Awareness Program, where she commended Ron Smith for establishing a nonprofit focused on senior community needs. Next, Mayor Smith provided an update on State Route 347, detailing her recent engagements with the Transportation Board, engineers, Director Jennifer Toth, and board members, underscoring the critical partnership between the city and state on this project. Lastly, she also encouraged residents to participate in the watch party for the Arizona Department of Transportation Board meeting, on June 20th, at the Maricopa Community Center.

Next, Vice Mayor Wade, participating telephonically, reported on his experience attending the Maricopa Field House groundbreaking. He expressed enthusiasm about the involvement of the contractor, who previously worked on the Copper Sky project. Lastly, he informed the council of his plans to travel from San Diego to Payson at the week's end to participate in an important Arizona Department of Transportation Board Meeting, while also reminding citizens about attending the watch party for the board meeting.

5. Report from the City Manager

City Manager Ben Bitter expressed his gratitude to the city staff for their dedication and efforts as they reached the end of the fiscal year. He highlighted several significant projects and initiatives that the staff had diligently worked on. Mr. Bitter added that this included the successful approval of the city budget, which ensures financial planning and resource allocation for the upcoming year. Next, he emphasized the in-depth

discussions surrounding the half-cent sales tax, aimed at enhancing the city's infrastructure and services. Lastly, he pointed out the importance of the general plan open houses, which served as a platform for engaging with the community and gathering valuable input for future planning.

6. Call to the Public

Jim DeVenezia, Community Support Specialist with the Maricopa Police Department, gave an update on the You Are Not Alone Program. He shared that the success of the second annual luncheon, which took place the previous Saturday. He added that the event was well-attended, with 25 participants, primarily seniors who benefited from the program. Next, Mr. DeVenezia shared that these individuals are often isolated, without family support in the area, and rely on the program's volunteer calls and check-ins for social connection and well-being. He added that the event featured the involvement of 8 Maricopa Police Department cadets and the presence of Chief Goodman and other police department staff. Next, Mr. DeVenezia shared that the cadets were warmly received, forming connections with the seniors and adding to the sense of community. Lastly, he expressed gratitude to all participants, sponsors, volunteers, and police department members who contributed to making the event a successful and impactful experience.

7. Consent Agenda

A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Bob Marsh, to Adopt the Consent Agenda .The motion carried unanimously.

- 7.1 [RES 25-14](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for collector roads within El Rancho Santa Rosa South, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.2 [RES 25-15](#) 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 the El Rancho Santa Rosa Parcel 3, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.3 [RES 25-16](#) 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 the Moonlight subdivision Parcel A and Parcel P, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.4 [RES 25-18](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for all local internal roads within the Moonlight subdivision Parcel B, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.5 [RES 25-19](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the collector roads within the Moonlight subdivision Phase 1, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.6 [RES 25-20](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for Green Road within the Moonlight subdivision, into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 7.7 [RES 25-21](#) 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 funding Maricopa Seniors Inc and agreeing to act as the designated fiscal agent of such funding. Discussion and Action.
- This Resolution was Approved.**
- 7.8 [IGA 25-09](#) The Mayor and City Council shall discuss and take action to approve the amendment of the Intergovernmental Agreement (IGA) between the City of Maricopa and Arizona Department of Transportation (ADOT) for the construction of Murphy Road and Hartman Road from the Gila River Indian Community (GRIC) boundary to Honeycutt Road. Discussion and Action.
- This Intergovernmental Agreement was Approved.**
- 7.9 [MIN 25-36](#) Approval of Minutes from the June 3, 2025 City Council Special and Regular meetings. Discussion and Action.
- These Minutes were Approved.**
- 7.10 [ORD 25-05](#) 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 263 acres of land generally located at the northwest corner of N. Ralston Road and State Route 238, within the City of Maricopa incorporated limits, from Pinal County Industrial (CI-2) to Planned Area Development (PAD) as described in zoning case #PAD 24-07. The parcels of land are located in a portion of Section 14, Township 4 South, Range 2 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.
- This Ordinance was Approved.**
- 7.11 [RES 25-23](#) 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 funding Hope Key Foundation and agreeing to act as the designated fiscal agent of such funding. Discussion and Action.
- This Resolution was Approved.**

8. Regular Agenda and/or Public Hearings

- 8.1 [RES 25-22](#) PUBLIC HEARING. 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), Medium Density Residential (M), and Master Planned Community (MPC) to Mixed Use (MU) for approximately 184 acres of land known as Assessor Parcel Nos. 510-73-001K and 510-73-001L and generally located at the southeast corner of N. John Wayne Pkwy. and W. Farrell Rd., within the City of Maricopa incorporated limits, as described in case # GPA23-05. The parcel of land is located in a portion of the west half of Section 3, Township 5 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

Derek Scheerer, Planner II, from the Development Services Department presented items 8.1 (Resolution 25-22) and 8.2 (Ordinance 25-08) together. These items pertained to planning cases GPA 23-05 and PAD 23-04, a minor general plan amendment and a planned area development rezone request.

Next, Mr. Scheerer shared that the project area, approximately 184 acres located at the southeast corner of West Farrell Road and North John Wayne Parkway, was proposed to change from commercial, medium density residential, and master planned community to mixed use. The rezone would change the current Avalea planned area development to the Maricopa Town Center planned area development.

Mr. Scheerer explained that the Maricopa Town Center planning area development allows for flexible zoning, similar to the Murphy Park planned area development. Additionally, he noted that it permits a variety of residential land use categories with a maximum of 2,113 residential units over the entire 184 acres, capped at an overall density of 11.4 units per acre.

During the public hearing, which Mayor Smith opened at 6:37 p.m. Resident, William Haskell, shared his concerns about the possibility of houses being constructed directly on lot lines without setbacks. He questioned how this could affect neighboring properties, particularly in terms of fire safety and accessibility. Mr. Scheerer addressed the concerns by sharing that the proposal includes provisions for various development patterns, such as zero lot line construction. Mr. Scheerer added that zero lot line construction is a practice commonly used in many regions and can involve design features like shared driveways or staggered lot arrangements. Additionally, Mr. Scheerer said that this approach can enhance housing diversity and better accommodate market demands. Mr. Scheerer further clarified that even with zero lot lines, easements for access and maintenance are typically included to prevent conflicts between neighbors and ensure proper property upkeep. No further public stepped forward and Mayor Smith proceeded to close the public hearing at 6:42 p.m.

Next, John Gillespie from Rose Law Group presented on behalf of the applicant, elaborating on the involvement of Vestar, a well-recognized commercial developer. Next, Mr. Gillespie shared that Vestar is acclaimed for its role in creating exemplary commercial spaces across the western United States, including projects like Tempe Marketplace and Desert Ridge in Arizona. Additionally, Mr. Gillespie spoke on the opportunity this project presents to Maricopa in terms of attracting high-quality development. He expressed that the collaboration was a significant step toward creating a mixed-use environment that mirrors the vibrancy and utility of those esteemed shopping and entertainment districts, providing Maricopa with similar commercial and community amenities.

Councilmember Liermann emphasized the need for diverse home options, such as townhomes and condos, to offer alternatives to apartment living. Next, Councilmember Knorr expressed excitement about Vestar's involvement in the project, associating the development with high-quality retail and commercial options. Additionally,

Councilmember Manfredi highlighted the city's substantial growth in recent years as a sign of progress in meeting residents' needs. Lastly, Mayor Smith requested that multi-family housing be positioned closer to Sonoran Desert Parkway rather than Farrell Road, which could help keep any possible congestion away from the residential area on Farrell Road.

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

8.2 **ORD 25-08**

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 184 acres of land generally located at the southeast corner of North John Wayne Parkway and West Farrell Road within the City of Maricopa incorporated limits, on Pinal County APN #510-73-001K and 510-53-001L, from the existing Avalea Planned Area Development (PAD), Local Business (CB-1) and Transitional (TR) to the Maricopa Towne Center Planned Area Development (PAD) as described in Case #PAD 23-04. The parcel of land is located in the west half of Section 3, Township 5 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

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

8.3 **PRES 25-11**

The Mayor and City Council shall hear a 2024 Office of Economic Opportunity Annual Report Presentation from Chief Strategy Officer. Discussion Only.

Josh Bowman, Chief Strategy Officer, presented an update on the Office of Economic Opportunity. He discussed the city's strategic documents, partnerships, and efforts to attract businesses to Maricopa, which he added would foster a thriving and sustainable community with an emphasis on creating jobs and boosting business growth.

Mr. Bowman provided detailed insights into the retail leakage report, which indicated a significant outflow of spending to areas outside Maricopa, thereby highlighting potential opportunities for local businesses. Additionally, Mr. Bowman reviewed recent business incorporations in Maricopa, demonstrating the city's ongoing efforts and successes in attracting and retaining diverse commercial enterprises, which directly contribute to local economic vibrancy.

Next, Tyler Polson from Olsson, Inc. presented findings from a feasibility and master plan study for the industrial triangle. The plan includes 1,200 acres with over 10 million square feet of manufacturing and industrial facilities, potentially creating over 10,000 jobs. The development would include rail-served industrial parks, which Mr. Polson noted as a significant differentiator for the region.

Christian Price, Economic Growth Officer, discussed the city's efforts in business attraction. He presented data on Project Information Forms received from partners like the Greater Phoenix Economic Council and Arizona Commerce Authority. Next, Mr. Price emphasized the competitive nature of economic development and the importance of showcasing Maricopa's assets to potential businesses.

Councilmember Liermann inquired about the current status and timeline for achieving rail-served readiness, essential for the growth and development of Maricopa's business and industrial sectors. Mr. Bowman explained that while some steps still need to be completed, a rail spur currently serves some existing businesses, while adding that

additional work is underway to expand this infrastructure significantly, although a specific completion timeline is not yet available.

Councilmember Knorr asked about the biggest impediments faced in attracting businesses to Maricopa's industrial park. Mr. Bowman explained that historically, site readiness has been a key challenge but added that with ongoing efforts to prepare the site, the focus moving forward will be on raising Maricopa's profile as a desirable location for businesses, as it transitions to a more effective site readiness status.

Councilmember Manfredi emphasized the importance of supporting and cultivating small businesses in Maricopa. He noted that while large industrial developments are valuable, the growth of existing smaller businesses is hindered by a lack of affordable expansion spaces. Additionally, Councilmember Manfredi highlighted the need for mixed-use and flexible office spaces, which are critical to allowing small businesses to grow within the community.

Councilmember Marsh cited three specific barriers to business attraction: the limited access of State Route 347 for employees and trucks, the necessity for extending Seed Farm Road to connect directly to I-10, and the importance of securing the first major industrial tenant. He stressed that once the initial business is established, it could demonstrate Maricopa's feasibility and encourage further interest.

Mayor Smith asked about potential collaborations with organizations like the Greater Phoenix Economic Council and the Arizona Commerce Authority to target specific industries or areas. To which, Mr. Bowman confirmed that proposals for unique collaborations, including industry-specific tours of Pinal County focusing on Maricopa, have been made to enhance attraction efforts.

The Presentation was heard.

9. Executive Session

No executive session was conducted.

10. Adjournment

The meeting was adjourned at 7:44 p.m.

Adjourn

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 17th day of June, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 15th day of July, 2025.

Vanessa Bueras
City Clerk