



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, January 21, 2025

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:17 p.m. Calgary Chapel Maricopa Pastor, Doug Monday gave an invocation and Vice Mayor Wade led the Pledge of Allegiance.

2. Roll Call

Present: 7 - Councilmember AnnaMarie Knorr, Councilmember Vincent Manfredi, Mayor Nancy Smith, Councilmember Bob Marsh, Councilmember Amber Liermann, Councilmember Eric Goettl and Vice Mayor Henry Wade

3. Proclamations, Acknowledgements, Awards and Presentations

3.2 [PROC 25-02](#) Speak Up, Stand Up, Proclamation

Mayor Smith invited Tamera Washington with Leading Edge and Maricopa Police Department, Chief Goodman, to accept the proclamation. She read the proclamation and proclaimed the month of January 2025 as "Speak Up, Stand Up, Save A Life Month" in the City of Maricopa.

Read

3.1 [PROC 25-01](#) Martin Luther King Day Proclamation

Mayor Smith acknowledged the celebration that took place in the lobby in honor of Martin Luther King Jr. Day. She invited those present for the celebration to the front to accept the proclamation. She read the proclamation and proclaimed January 21, 2025, as recognition of Dr. Martin Luther King's birthday in the City of Maricopa.

Read

4. Report from the Mayor

Councilmember Marsh wished everyone a Happy New Year. He reported attending the Pinal County Board of Adjustment meeting on December 30th where they announced the zoning code update was published and up for review on their website. He encouraged the community to review it. He reported attending the Senior Advisory Committee meeting on January 13 where they got a presentation on the Senior Info/Expo. He commended Chance Love and Brenda Campbell for the presentation. He

reported attending the Maricopa Unified School District (MUSD) State of the District presentation on the 16th and commended Superintendent, Dr. Tracey Lopeman and the district. Next, he reported attending the Arizona Department of Transportation (ADOT) meeting in which Mayor Smith and Commissioner Robertson spoke on State Route (SR) 347. Lastly, he reported attending the Senior Info/Expo on January 18.

Councilmember Goettl wished everyone a Happy New Year. He announced that Pinal County would celebrate their 150th anniversary on Feb. 1st and festivities were planned for Saturday from 1 to 3 p.m. at the front lawn of the historic courthouse.

Councilmember Knorr reported attending the AZ League of Cities and Towns training for newly elected officials. She stated it was very informative and elaborated on learning about performative reviews of the city manager and the possibility of implementing the best practice to the City of Maricopa. She reported also attending the Senior Info/Expo and commended the event and thanked all who attended and those who put it together. She reported attending the MUSD State of the District and commended the students. Lastly, she reported attending the Cultural and Art Affairs Committee as one of the Council liaisons and announced their upcoming art gallery themed, You Can't Judge a Book by Its Cover.

Councilmember Manfredi welcomed everyone back and wished everyone a happy new year. He reported participating in the judging of the Desert Winds Middle School "Future Cities" and "Tiny Homes" STEM competition. He reported hosting the local business Town Hall to listen and discuss what local businesses would like to see from the city. He elaborated on reviewing the request and 'lowest fruit' to think of implementing right away. Lastly, he reported on the opportunity to listen to the Transportation Policy Committee of the Maricopa Association of Governments (MAG) on the costs increase of transportation such as building roads and bridges. He elaborated on the benefits of sitting on these committees.

Vice Mayor Wade thanked everyone who attended the Martin Luther King Jr. (MLK) celebration for and commended staff. He gave a brief statement on being a community that welcomes all.

Mayor Smith reported on the local business Town Hall and commended the discussions. She stated she gave previous presentations to the Maricopa Chamber of Commerce, and that this time she walked away with prioritized notes. She reported attending the Veteran's Christmas Lunch, the Maricopa Music Circle and Chorus concert, and the Maricopa Black Chamber of Commerce Gala and commended the events. She reported also participating in Desert Winds Middle School's 'Future Cities' competition as a judge and commended the students who won awards. She reported on the MUSD State of the District and elaborated on the three students who were acknowledged. She noted that one of those students would speak at the State of the City Address. Next, she reported attending the Pinal Partnership Breakfast in which new Pinal County Supervisor, Rich Vitiello spoke along other members of the board. She reported she also attended the Senior Info/Expo and thanked the volunteers, staff, and the Senior Advisory Committee. Next, she discussed the new farmers market and their ribbon cutting ceremony. She commended the vendors and the food trucks and noted it would be held every other Sunday. Next, she discussed the ADOT meeting in which she and Commissioner Robertson spoke. She commended Mr. Robertson for his eloquent speech and elaborated on her discussion of SR 347 and everything the City and staff has done.

5. Report from the City Manager

City Manager Bitter gave an update on the construction on Smith-Enke and SR 347.

6. Call to the Public

Judith Zaimont, Co-Director of the Maricopa Arts Council, announced their free "Inside the Creative Mind" 5 lecture series. She stated the lectures would take place in the Library & Cultural Center and each presentation would be given by local professionals.

Kent O'Jon wished everyone a happy new year and thanked those who attended the Black Chamber of Commerce Gala. He inquired about the process to have their link in the City of Maricopa website. He was directed to speak with Community Enrichment Director, Quinn Konold.

Mr. Tony Smith, Mayor Smith's husband, announced it was their 24th anniversary and presented her with flowers.

Supervisor Rich Vitiello gave a brief statement of gratitude for being elected and reported on his first meeting and asked to be in the panel of the Pinal Partnership. He reported talking about I-10, SR 347 presented the Mayor with one of his props.

Blaze Industries Pastor Cedric thanked Vice Mayor Wade and Council for the Martin Luther King Jr. celebration.

Ocean Kent, owner of Ocean Industries, wished everyone a happy new year and gave information on the upcoming Cultural Sensitivity Training and commending Maricopa Police Department (MPD) Chief Goodman and Vice Mayor Wade for assisting. She stated the training was sponsored by the Maricopa Police Department and 4 AZ post credits were available for police officers. She elaborated on the training and added that a technology 101 training for seniors was coming up as well. She directed those interested in the training to register at ocen@oceansindustriesllc.com.

7. Consent Agenda

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

Approval of the Consent Agenda

- 7.1 [ORD 25-01](#) 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 15.13 acres of land generally located at the southwest corner of W. Bowlin Rd. and N. Hartman Rd. within the City of Maricopa incorporated limits, on Pinal County APN # 502-03-0260, from Local Business (CB-1) to Neighborhood Commercial (NC) as described in Zoning Case #ZON24-02. The parcel of land is located in a portion of Section 32, Township 4 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

This Ordinance was Approved.

- 7.2 [LIQ 25-01](#) 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 Jeffrey Craig Miller on behalf of Duke's Roadhouse, LLC located at 19395 N. Maricopa Road, Maricopa, Arizona 85139.

Discussion and Action.

This Liquor License was Approved.

- 7.3 [RES 25-01](#) 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 Desert Passage Parcel 8, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.4 [RES 25-02](#) 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 Rancho Mirage Parcel 17, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.5 [SUB22-17](#) The Mayor and City Council shall discuss and possibly take action on approving a one (1) time six (6) month extension of final plat approval case # SUB22-17, The Maricopa 40 Final Plat. Discussion and Action.

This Subdivision was Approved.

- 7.6 [SUB23-06](#) The Mayor and City Council shall discuss and take action on approving a one-time six (6) month extension of final plat approval case # SUB23-06, The Lofts on Edison Final Plat. Discussion and Action.

This Subdivision was Approved.

- 7.7 [SUB24-10](#) The Mayor and City Council shall discuss and take action to approve Subdivision Final Plat Amendment Case # SUB24-10, for Elena Trails Parcel 3. This is request to plat a total of 156 residential lots and 10 open space tracts on 38.78 +/- gross acres, on a site generally located on the southeast corner of W. Farrell Rd. and N. Murphy Rd., on parcel APN # 502-07-002Z. Discussion and Action.

This Subdivision was Approved.

- 7.8 [SUB24-11](#) The Mayor and City Council shall discuss and take action to approve Subdivision Final Plat Amendment Case # SUB24-11, for Elena Trails Parcel 4. This is request to plat a total of 85 residential lots and 9 open space tracts on 17.91 +/- gross acres, on a site generally located on the southeast corner of W. Farrell Rd. and N. Murphy Rd., on parcel APN # 502-07-002Z. Discussion and Action.

This Subdivision was Approved.

- 7.9 [CON 25-04](#) The Mayor and City Council shall review and approve the First Amendment to the Purchase and Sale Agreement with Redevco Solutions, LLC a Wyoming limited liability company. (CON 24-27), related to the sale of approximately 116.06 acres of the real property in Maricopa, Pinal County, Arizona, Assessor Parcel No. 51049002B. Discussion and Action.

This Contract was Approved.

- 7.10 [SPEVLIQ 25-01](#) 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 a special event liquor license provided by Brenda Campbell to allow Roots Eatery to

serve alcohol during a special event known as Copa Cultural Night Market on February 22nd, 2025 at Copper Sky Recreation Complex 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138. Discussion and action.

This Special Event Liquor License was Approved.

- 7.11 [MIN 25-04](#) Approval of Minutes from the December 3, 2024 City Council Regular meeting. Discussion and Action.

The Minutes were Approved.

- 7.12 [IGA 25-01](#) The City Council shall discuss and take action to approve an Intergovernmental Agreement with the Town of Gilbert for the purpose of enabling the Maricopa Fire/Medical Department to participate in Fire Service trainings hosted by the Gilbert Fire and Rescue Department. Discussion and Action.

This Intergovernmental Agreement was Approved.

- 7.13 [IGA 25-02](#) The Mayor and City Council shall discuss and possibly take action to enter into an Intergovernmental Agreement (IGA), effective 2025, between Pinal County and the City of Maricopa to establish a multi-agency SWAT Team and enhance the capabilities of our law enforcement agencies through collaboration and shared resources. Discussion and Action.

This Intergovernmental Agreement was Approved.

8. Regular Agenda and/or Public Hearings

- 8.1 [APP 25-01](#) The Mayor and City Council shall discuss and take action on making an appointment(s) on the Planning and Zoning Commission. Discussion and Action.

Councilmember Goettl thanked Jim Irving for serving more than 10 years on the commission and announced his retirement. He nominated Robert Klob to the seat and gave a background on his experience. Councilmember Goettl made a motion, and was seconded by Councilmember Liermann, to appoint Robert Klob to the Planning and Zoning Commission. The motion passed unanimously. Councilmember Liermann gave a brief statement on meeting Mr. Klob at the Maricopa Leadership Academy.

Councilmember Liermann commended Robert Brems' service to the Commission and made a motion, seconded by Councilmember Manfredi, to reappoint him to the Commission. The motion passed unanimously.

Councilmember Marsh made a motion, and was seconded by Councilmember Manfredi, to reappoint Ted Yocum to the Commission. The motion passed unanimously.

Mayor Smith commended James Singleton for his dedication to the Commission and made a motion, and was seconded by Councilmember Goettl, to reappoint him to the Commission. The motion passed unanimously.

Four appointments to the Planning and Zoning Commission were made.

- 8.2 [RES 25-03](#) PUBLIC HEARING. A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding certain facts and adopting the proposed Major General Plan Amendment to the General Plan of the City of Maricopa, Arizona to change the land use from Master Planned Community (MPC), Medium Density Residential (MDR), and

Open Space (OS) to Employment (E) on approximately 716.5 acres of land generally located south of the Maricopa-Casa Grande Highway, east of N. Porter Road, west of N. Hartman Road, and north of W. Peters and Nall Road, within the City of Maricopa incorporated limits, as requested by the City of Maricopa in Case # GPA24-04.
Discussion and Action.

Planning and Zoning Manager, Rick Williams presented on the Maricopa Industrial Triangle. He reviewed the site information including the request for the proposed Major General Plan Amendment to the General Plan to change the land use from Master Planned Community (MPC), Medium Density Residential (MDR), and Open Spaces (OS) to Employment (E) on approximately 716.5 acres for the industrial triangle. He reviewed the staff analysis and detailed the public outreach process. He stated the Planning and Zoning Commission unanimously recommended approval of GPA 24-04.

The Public Hearing opened at 7:20 p.m.

Jeremy Waters expressed support for the General Plan Amendment.

The hearing closed at 7:21 p.m.

Councilmember Goettl asked about the public participation report and asked if there was any public opposition or support. Mr. Williams stated the report would be available and responded there has been no opposition. He stated that the Maricopa Stanfield Irrigation & Drainage District (MSIDD) notified them they had resources throughout the area.

Councilmember Liermann stated it was great that this project would take cars out of SR 347.

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

8.3 **PRES 25-01**

The Mayor and City Council shall discuss the revised Facility Rental Policy and Facility Rental Fees. Discussion Only.

Mayor Smith gave some information on the proposed rental and fees. Quinn Konold introduced David McLeash. David McLeash, Recreation Superintendent, gave a PowerPoint Presentation on the Rates Policy and Rental Rate Adjustments. He provided an overview and discussed the research window, including information from other cities. He discussed the rate changes and utilization based on peak hours.

Discussion ensued on utilization during peak hours. He discussed the utilization for 2024 based on the data gathered and presented the goals for 2025. Utilization percentages varied for the various city facilities.

Councilmember Liermann proposed a higher goal of 49 to 59 percent. Mr. Konold responded. Councilmember Liermann asked if there was a plan for marketing the changes. Mr. Konold stated they have not gotten too ahead and wanted to wait until the data was discussed.

Councilmember Goettl thanked Mr. Quinn and Mr. McLeish and stated he liked the model of adjusting the rate to increase utilization. Councilmember Goettl suggested going by hard cost and renting them out at the lowest rate possible.

Councilmember Manfredi elaborated on marketing in a way that people would use the

rooms. He stated he wanted the rates to be flexible and wanted a living document. There was discussion about having rates for peak and off-peak hours to encourage more usage. Mayor Smith supported the idea of off-peak rates.

City Manger Bitter stated that some language could be drafted to include some flexibility and elaborated. He stated that staff could come back and present it in the near future.

Councilmember Marsh inquired about a senior discount. Mr. McLeash responded they would fall in the adult sport category.

Councilmember Knorr supported seeing off-peak rates in the policy.

Mayor Smith elaborated on the under-utilization and stated she would like awareness to be brought to those facilities. She stated she would like the rates to be consistent for Pacana, Lakeview and Copper Sky Parks. Mr. McLeash stated it could be explored, but it was common practice to have different rates per facility.

Councilmember Manfredi stated he would like to hear from the community and their thoughts on the rates and directed those interested to contact them at CityCouncil@maricopa-az.gov.

Councilmember Liermann directed the next presentation to include a marketing plan. Councilmember Goettl concurred. A short discussion ensued. Direction was to bring it back at the first meeting in February.

The Presentation was heard.

9. Executive Session

A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Amber Liermann, to enter in to Executive Session at 8:28 p.m. The motion carried unanimously.

A motion was made by Councilmember Manfredi, seconded by Councilmember Knorr, to reconvene the Regular Meeting at 9:17 p.m. The motion carried unanimously.

8.4 [CON 25-01](#)

The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with BR RED Copper Sky 1, LLC, a California limited liability company, related to the sale of approximately 4.00 acres of the real property generally located on the southeast corner of W Bowlin Road and N John Wayne Parkway, Maricopa, Pinal County, Arizona, for \$1,375,000.00 and authorizing the City Manager to execute any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.

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

8.5 [CON 25-02](#)

The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with BR RED Copper Sky 3, LLC, a California limited liability company, related to the sale of approximately 0.89 acres of real property, based on final subdivision and certain improvements generally located on the southeast corner of W Bowlin Road and N John Wayne Parkway, Maricopa, Pinal County, Arizona, for \$290,763.00 and authorizing the City Manager to execute any future amendments to

extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.

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

8.6 **CON 25-03**

The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with BR RED Copper Sky 2, LLC, a California limited liability company, related to the sale of approximately 4.7 acres of real property, based on final subdivision and certain improvements generally located on the southeast corner of W Bowlin Road and N John Wayne Parkway, Maricopa, Pinal County, Arizona, for \$1,467,928.44 and authorizing the City Manager to execute any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.

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

10. Adjournment

This meeting was Adjourned at 9:18 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 January, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 4th day of February, 2025.

Vanessa Bueras
City Clerk