



# 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, March 2, 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 p.m. There was an invocation and Councilmember Vitiello led the Pledge of Allegiance.*

### 2. Roll Call

*Councilmember Manfredi was present telephonically.*

**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

### 4. Report from the Mayor

*Vice Mayor Smith, reported attending the Pinal County Partnership Breakfast and elaborated on the items discussed. She commented on the City's economic prosperity. She reported on the shredding event and acknowledge Elizabeth Howell for coordinating the event.*

*Councilmember Marsh reported attending the City's Cultural Affairs and Arts Committee and elaborated on the wild horses art project. He reported attending the State Government Focus School briefing by the Arizona Capitol Times, a state level infrastructure briefing, a Greater Phoenix Economic Council (GPEC) meeting, and the Central Arizona Governments (CAG) annual Legislative Day. He reported volunteering with his wife at the Maricopa Shred-a-Ton and Food Drive and the Copper Sky vaccination event. He reported attending an Arizona Capitol Times morning scoop and a Central Arizona Project Non-Indian Agriculture water allocation briefing. Lastly, he shared that in 2020 Arizona had the highest personal income growth rate, that tax salaries in Phoenix were among the fastest growing in the nation and that more than 325,000 jobs were projected to be created in Arizona by the spring of 2022.*

*Councilmember Liermann reported spending the morning with the Maricopa Medical*

and Fire Department at Fire Station 571 to learn about the department. She thanked Captian Davis and his crew for the educational experience.

Councilmember Wade acknowledged it was National Women's History Month and gave a brief statement. He stated that, he and his spouse, were participating in the Department of Economic Security's Emergency Rent Assistance Program and gave information on upcoming informational events. He reported attending the concert at the park in support of Black History Month and commended the O'John family and Mr. Porter. He reported on other Black History events including; the Movie at the Park at Copper Sky, featuring the film Lean on Me and the poetry event at Honeycutt Coffee. He stated that he, Councilmember Marsh and Vice-Mayor Smith would be participating in an upcoming Poetry Slam.

Councilmember Vitiello reported on the vaccine clinic events held at Copper Sky. He thanked the City, all the volunteers, Southwest Pediatrics and Family Care, Maricopa Police Department, the Community Emergency Response Team (CERT) and everyone that attended.

Mayor Price reported on the Pinal Regional Transit Authority (PRTA) and the voter approved Propositions 416 and 417. He stated he spent time on the phone with other mayors creating the policies and procedures manual on how the board will operate the PRTA and elaborated. He acknowledged Arizona State Representative Bret Roberts in the audience and gave a brief update on House Bill 2802. He thanked all the residents who have participated in support of the bill.

## 5. Report from the City Manager

City Manager Horst proposed scheduling the work study session on marijuana on Tuesday, April 6 from 5-7 p.m. prior to the regular City Council meeting.

## 6. Call to the Public

State Representative, Bret Roberts gave information on House Bill 2068 and provided an update on the progress. He acknowledged Dale Wiebusch and Todd Baughmann.

Gale Randolph, Branch Manager and Certified Housing Counselor for NID Housing Counseling Agency stated they would be hosting DES Special Rental Assistance Program. She encouraged anyone struggling to pay rent to reach out to her phone number (602) 390-4953. She gave information on the program and directed those interested to the website [des.az.gov/ERAP](http://des.az.gov/ERAP). She stated that forbearances and foreclosures were delayed until June and announced that Section 8 program was accepting applications. She directed those interested to call (520) 866-7202. Councilmember Wade recognized the Community Services and Information Technology staff for helping to set up the events.

## 7. Consent Agenda

Vice-Mayor Smith requested that Agenda Item 7.6 be pulled from consent, and moved to the first item on the Regular Agenda.

### Approval of the Consent Agenda

**A motion was made by Councilmember Henry Wade, seconded by Councilmember Bob Marsh, to Adopt the Consent Agenda. The motion carried**

by unanimous vote.

- 7.1 [RES 21-04](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding the existence of statutory criteria supporting the creation of an Infill Incentive District, designating an Infill Incentive District, and adopting an Infill Incentive Plan. Discussion and Action.

**This Resolution was Approved.**

- 7.2 [RES 21-07](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the amended Single Family Residential Design Guidelines for the City of Maricopa. Discussion and Action.

**This Resolution was Approved.**

- 7.3 [SPEVLIQ 21-02](#) The Mayor and City Council shall discuss and possibly take action on recommending approval to the Arizona Department of Liquor Licenses and Control for an Application for a Special Event Liquor License submitted by JP Morgan on behalf of JP Morgan & Associated LLC, for selling/serving alcohol at softball tournaments on the following dates: March 20 - 21, 2021 and May 22 - 23, 2021. One hundred people are expected to be in attendance at the tournament. The tournament will be held at Copper Sky and Pacana Parks. Discussion and Action.

**This Special Event Liquor License was Approved.**

- 7.4 [CON 21-02](#) The Mayor and City Council shall discuss and possibly take action on approving a Purchase and Sale Agreement and Escrow Instructions with Edward B. Truman and Thomas C. Truman for the sale of .16 acres generally located on W Mercado, for \$29,750.00 and authorizing the City Manager to execute any necessary documents related thereto. Discussion and Action.

**This Contract was Approved.**

- 7.5 [MIN 21-13](#) Approval of Minutes from the February 16, 2021 City Council Regular meeting.

**This Minutes was Approved.**

## 8. Regular Agenda and/or Public Hearings

- 7.6 [RES 21-11](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona continuing to support proposed House Bill 2068, appropriating the sum of thirty five million dollars (\$35,000,000) from the State General Fund, in fiscal year 2020-2021, to the Department of Transportation to construct an overpass at Riggs Road and State Route 347 and, if the money is allocated to this project pursuant to HB2068, appropriating one million dollars (\$1,000,000) from the City General Fund in a future fiscal year to support this overpass project. Discussion and Action.

*Vice-Mayor Smith thanked Representative Roberts and everyone who participate in the progress of House Bill 2068.*

*Mayor Price elaborated on the Resolution and explained that it would allocate approximately 1 million dollars to the overpass at Riggs Road.*

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

- 8.1 [ORD 21-04](#) 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 35.24 acres of land generally located on the southeast corner of Loma Road and State Route 238, within the City of Maricopa incorporated limits, from Industrial (CI-2) to Planned Area Development (PAD) as described in Case #PAD 19-03. The parcel of land is located in a portion of Section 21 of Township 4 South, Range 3 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

*Mayor Price read the ordinance. Economic and Community Development, Deputy Director, Rodolfo Lopez gave a PowerPoint Presentation on PAD 19-03. He stated the proposed ordinance would rezone approximately 35.24 acres of land from the existing Industrial (CI-2) to Planned Area Development (PAD). He stated the applicant request was in step 2 of the development process and elaborated. He provided general site information, a visual map of the site location, and the General Plan Map. He detailed the existing zoning and the proposed PAD amendment to a mixed-use project that would include a combination of single-family rent, multi-family residential and commercial/retail and or office. He discussed vehicular circulation and the Preliminary Traffic Impact Analysis (TIA). He displayed a conceptual map of the phasing, land uses and circulation. He stated the PAD proposal would provide Design Guidelines and provided a visual of pedestrian and vehicular circulation including the roundabout design. He detailed the public comment process and noted that concerns were received about traffic and privacy. He addressed the privacy concerns. He stated the Planning and Zoning (P&Z) Commission found the amendment was consistent with the General Plan, Subdivision Ordinance and any applicable master plan of the City; that the site was physically suitable for the type and intensity of the proposed land use; and that the development carried out a more efficient use of the land and an excellence of architecture and site design. He stated that on February 8, 2021, the P&Z Commission recommended approval of PAD 19-03, subject to the conditions of approval stated in the staff report and as amended by the commission. He stated Case Planner, Brian Easton and the applicant were present and open the floor for questions.*

*Councilmember Wade asked about any proposed amendments. Mr. Lopez elaborated on the setbacks, restricted permitted uses, parking standards and additional standards. Councilmember Wade asked if any comments were received from residents outside the 300 foot radius. Mr. Lopez explained that the concerns with privacy and visibility mentioned earlier were from residents outside the 300 foot radius. Discussion ensued regarding any potential nuisance. Mr. Lopez confirmed it was only one resident that reached out.*

*Councilmember Manfredi stated he received many concerns about traffic and clarified the process.*

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

- 8.2 [RES 21-09](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, declaring as a public record that certain document filed with the City Clerk and entitled "2021 Amendments to Title 18: Zoning" relating to the update of rules and regulations relating to zoning within the City of Maricopa and amending certain provisions of Chapter 18.05 through 18.205 of the Maricopa City Code. Discussion and Action. ITEM RELATED TO ORD 21-05.

*Economic and Community Development, Deputy Director, Rodolfo Lopez gave a PowerPoint Presentation on Zoning Code Minor Text Amendment, TXT 20-04. He stated the proposed amendments would amend sections of Chapter 18 with the intent*

to revise statements for clarity, modify restrictive standards, reduce ambiguous and contradicting statements, add alternative design standards that meet general purpose and update in accordance to Arizona Revised Statutes, A.R.S. He stated some of the proposed amendments included modifying public outreach within the Heritage District, a new Overlay, reducing minimum building height within MU-H, adding design standards for shopping cart utilization, updating mobile merchants with state law, revising the minimum notification outreach to 600 feet, notices to be written in both English and Spanish, shipping container design enhancements, design enhancement for street and on-site parking and increasing waiver standards from 10% to 20%. He discussed the project timeline and detailed the required public outreach. He detailed the public comments received including on Day Care facilities, Food and Beverage Sales, mobile merchants, landscaping, the Heritage District Advisory Committee, Technical Advisory Committee, Base Zoning Districts, waiver of fees, dimensional waivers and neighborhood meetings and notifications. He stated the text amendment was in line with the General Plan and that on February 8, 2021 the P&Z Commission recommended approval of Text Amendment, TXT 20-04. He opened the floor for questions.

Councilmember Wade asked for clarification enhancements for parking lighting. Further clarification ensued. Councilmember Wade asked how the Heritage District felt about dissolving the Heritage District Advisory Committee in favor less formal community meetings. Mr. Lopez explained that there had been less community participation with the committee and that neighborhoods meeting had more success. He stated the committee members were notified, and that Grace Gomez was in full support. Vice-Mayor Smith stated that as the committee liaison she could vouch that the community meetings had more participation and provided more feedback.

Councilmember Vitiello asked for clarification on the proposed amendment to a minimum notification outreach for areas within 600 feet. Mr. Lopez provided further explanation.

**A motion was made by Vice Mayor Smith, seconded by Councilmember Liermann, that this Resolution be Approved with the recommendations by staff including amending the mailing notification range from 300 feet to 600 feet radius. The motion carried by a unanimous vote.**

**8.3**      **[ORD 21-05](#)**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "2021 Amendments to Title 18: Zoning" by reference to amend certain provisions of Chapter 18.05 through 18.205 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

*Mayor Price read the Ordinance.*

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

**9.        Executive Session**

**10.      Adjournment**

**A motion was made by Councilmember Henry Wade, seconded by Councilmember Vincent Manfredi, to Adjourn at 8:09 p.m. The motion carried unanimously.**

**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 2nd day of March, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of April, 2021.

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**Vanessa Bueras**  
City Clerk