



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

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

Tuesday, January 20, 2026

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:07 p.m. An invocation was led by Pastor Luke Panter from Grace Fellowship Church, which was followed by the Pledge of Allegiance led by Councilmember Marsh.

2. Roll Call

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

3. Proclamations, Acknowledgements, Awards and Presentations

3.1 [PROC 26-01](#) Black History Month Proclamation

Mayor Smith read a proclamation designating January 20th as Martin Luther King Jr. Day in Maricopa. She shared that the proclamation emphasized Dr. King's devotion to equality, justice, and opportunity for all, highlighting his message of service, non-violence, and hope that continues to inspire people across generations. Mayor Smith noted that Maricopa is proud of its diverse and growing community and remains committed to fostering unity and respect. She added that the proclamation encouraged residents to honor Dr. King's legacy by serving others, reflecting on his teachings, and helping to build a stronger, more connected community.

Councilmember Wade expressed appreciation that when it came time to do the proclamation, there was no pushback from the City of Maricopa, emphasizing that despite differences, the city gets down to business and takes care of the community.

This Proclamation was Read.

3.2 [PRES 26-01](#) Analiese Alexander Recognition

Mayor Smith recognized Analiese Alexander, a Maricopa resident who received the Inspired Youth Leadership Award at the 22nd Annual Governor's Volunteer Service Recognition Ceremony. Mayor Smith highlighted that Analiese was selected from countless nominations statewide for her unwavering commitment to service and dedication to amplifying youth voices.

Mayor Smith shared that Ms. Alexander was the first youth volunteer for the Televerity Foundation. She added that Ms. Alexander co-chaired their backpack program and supported traditional housing initiatives that help families break cycles of poverty and incarceration. Lastly, Mayor Smith added that Ms. Alexander has dedicated hundreds of volunteer hours to the Maricopa Little League and the Cares for Horses Foundation, and is a reliable presence at community events.

Ms. Alexander thanked the community for making her feel welcome since moving to Maricopa in 2022 and for encouraging her to volunteer and get involved in making the community a better place.

The Presentation was heard.

4. Report from the Mayor

Councilmember Marsh reported on December 8th, he attended the Founders Memorial Task Force meeting. On December 9th, he was present at the Pinal County Water Augmentation Authority Board of Directors meeting, during which he also received a monthly update from the city manager. On December 18th, he organized a drainage meeting to explore the watershed of the Santa Cruz River and its potential future impacts. Additionally, on January 14th, he participated in another Founders Memorial Task Force meeting to finalize designs. Councilmember Marsh also highlighted the Senior Info Expo, co-hosted with the Senior Advisory Committee on January 17th, and expressed appreciation for all the volunteers who contributed to making the event a success.

Councilmember Goettl highlighted his attendance at the fire recruit academy graduation on December 4th, noting the promising new recruits joining Maricopa Fire and Medical Department. He also mentioned attending the groundbreaking event for the new Ak-Chin Medical Center on December 15th, which will offer dialysis services, easing the burden for those who require frequent treatment. Additionally, he announced an upcoming house of worship security training event scheduled for January 30th, organized in partnership with the Maricopa Police Department and the Church of Jesus Christ of Latter-day Saints, aimed at enhancing security awareness and preparedness for community members.

Councilmember Knorr discussed attending the Central Arizona Government Day at the Capitol on January 20, where she met with Arizona Department of Transportation staff to discuss updates and insights regarding the State Route 347 project. She also announced the upcoming Maricopa Women in Government Day at the Capitol, which is scheduled for January 30. She added that participants will have the opportunity to tour the House of Representatives, engage in mock debates, and learn about legislative processes, with a focus on water and transportation issues. She asked if anyone would be interested to contact her through her city email address.

Councilmember Liermann thanked the community for their participation in the recent food drive, which collected over a ton of food. She added that this effort was particularly vital during a period when the food bank experienced a 30% increase in attendance. She announced that the farmers market, previously held at Central Arizona College, had relocated to Lowe's and is now operational every Sunday from 9 AM to 2 PM. Councilmember Liermann also recognized the significant contributions of two esteemed community leaders, Joan Koczor and Elizabeth Howell, who had recently passed away. She shared that their dedication to serving the Maricopa community left a lasting impact. In addition, Councilmember Liermann highlighted the

police awards ceremony held earlier in January, applauding the achievements of the Maricopa Police Cadets, who excelled in a recent national competition.

Vice Mayor Manfredi reported that on January 8, he attended the Maricopa Wells Middle School Future City program, a competition where students design cities of the future focusing on sustainability and innovation. On January 12, he participated in a meeting with Arizona Department of Transportation about the State Route 347 project, discussing forthcoming enhancements and impacts. On January 15, he attended the State Transportation Board meeting held in Maricopa, marking notable progress in regional transportation planning. Vice Mayor Manfredi also highlighted the success of the senior expo hosted on January 17, which provided valuable information and resources to the senior community. He mentioned attending the CAG Legislative Day earlier that day and announced an upcoming blood drive scheduled for March 1 at Our Lady of Grace Catholic Church.

On December 4th, Mayor Smith attended the Veterans Military Christmas brunch. She reported taking part in Maricopa's holiday events and the Rockin' Stockin' event on December 17th. On December 18th, Mayor Smith reported attending the Menorah lighting event. On January 6th, she reported attending the police awards ceremony. Mayor Smith also highlighted participating in the Pinal Partnership Mayor's breakfast on January 9th, where regional collaborations were discussed. On January 15th, she represented the city during the hosting of the Arizona Department of Transportation meeting. Additionally, she noted the success of the Senior Info Expo on January 17th, which provided valuable resources to seniors. On January 19th, she attended the Sinulog Festival at Our Lady of Grace, celebrating Maricopa's vibrant Filipino community. Mayor Smith reminded everyone to review the proposed general plan, accessible at the library or online. She also acknowledged the recent passing of notable community leaders Joan Koczor and Elizabeth Howell, offering a moment of silence to honor their impactful contributions.

5. Report from the City Manager

City Manager Ben Bitter provided an in-depth update on the city's growth, noting impressive advancements in both residential and commercial sectors. Mr. Bitter reported that in 2025, Maricopa issued permits for 600 single-family homes and an additional 649 permits for various types of units, illustrating robust residential growth. Mr. Bitter added that this expansion led to the collection of almost \$9 million in development impact fees and almost \$14 million in construction sales tax. He shared that these contributions totaled about \$23 million, earmarked for crucial infrastructure improvements such as new traffic signals and street lights, vital for accommodating the city's expanding population.

Furthermore, Mr. Bitter highlighted the significant surge in commercial development during 2025, which accounted for more than 10% of all commercial space in Maricopa. He added that the city witnessed a remarkable 70% increase in commercial growth compared to 2024, signifying a substantial uptick in business activity. Lastly, Mr. Bitter shared that over the past eight years, commercial space in Maricopa has effectively doubled, underscoring the city's burgeoning economic landscape.

Mr. Bitter emphasized Maricopa's appeal as an investment destination, highlighting the ongoing demand for new dining, shopping, and employment opportunities. He urged potential investors to seize the growth momentum, as the city's infrastructure and community resources continue to expand and evolve. Lastly, he pointed to the What's New Maricopa tab on the city's website, offering insights and updates on projects

currently under city review.

6. Call to the Public

Jon Corwin from Global Water discussed water resources and highlighted customer programs including a smart irrigation controller rebate program and water notifications for leak detection. He mentioned upcoming community events including the Maricopa Water Festival on February 19 and a water conservation puppet show at Saddleback Elementary on February 26.

Garrett Bauer introduced himself as part of Living Word Maricopa, explaining that he works two jobs, attends Grand Canyon University, runs a coffee business, and serves as a youth leader and outreach leader at his church. He expressed interest in hosting community events and blessing the people of Maricopa.

Judith Zaimont, from Maricopa Arts Council, promoted their free lecture series Inside the Creative Mind, highlighting the upcoming presentation by Peg Chapados on her board games on Saturday at the library.

Lei-Sa Anderson invited everyone to the Girl Yes Women's Conference at Central Arizona College on February 20-21, announcing that Mayor Nancy Smith would receive the Golden Girl Award. Ms. Andreson added that the conference would include highlighting entrepreneurs in Maricopa and offering awards for women and young women business owners.

Janae Knox from Maricopa Lifestyle Magazine extended an invitation to all council members and attendees to join the Maricopa Desert Music and Arts Festival. Ms. Knox shared that the event is scheduled to take place on March 6th and 7th at Maricopa High School. She added that those interested in more information or acquiring tickets for the festival can reach out to the representative, Chrystal O'Jon.

Peg Chapados announced a partnership between Cutting Edge Crafters Club, Maricopa Friends of the Arts, and MUSD to offer classes for students aged 14-18 in arts and crafts. She thanked Reverend Arnold Jackson and Ron Smith for continuing the Senior Info Expo tradition. She invited residents to join Coffee on the Porch at the museum on Wednesdays from 9-11 AM.

Ashley Anderson, chair and commissioner for the Governor's Office of African American Affairs, announced the 2026 Legislative and Leadership Conference from February 9-14, featuring events including the State of the State opening day, tours, workshops, youth leadership day, awards ceremony, and Health and Wellness Day.

Joseph Harvey and Tamara Washington from Leading Edge announced the Fire versus Police flag football charity game on January 30 at 6 PM, with proceeds going to both departments. They also invited everyone to their annual Underground Railroad and Black History program on February 12 starting at 5 PM.

7. Consent Agenda

A motion was made by Councilmember AnnaMarie Knorr, seconded by Councilmember Eric Goettl, to Adopt the Consent Agenda minus items 7.1 and 7.4, while correcting the time on the minutes for the October 27th Task Force on Honoring Founders Meeting. The motion carried unanimously.

- 7.2 [ORD 26-02](#) An Ordinance of the Mayor and City Council, City of Maricopa, AZ, approving and adopting a zoning amendment to the City's Zoning Map to rezone approximately 3.6 acres of land from the existing Pinal County CB-2 (General Business) zoning district to the municipal zoning district GC (General Commercial) as described in case # ZON25-05. The subject property is generally located approximately 700 ft. east of the southeast corner of N. Porter Road and W. Honeycutt Road, Section 25, Township 04 South, Range 03 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.
- This Ordinance was Approved.**
- 7.3 [CON 26-03](#) The Mayor and City Council shall discuss and approve the Collateral Assignment of Development Incentive Agreement and Subordination or Right to Repurchase (Agreement) by and among TTRG AZ Maricopa Phase II Development, LLC (TTRG), a Delaware limited liability company, Thompson Thrift Development, Inc., an Indiana corporation, City of Maricopa, an Arizona municipal corporation, and Johnson Bank, its successors and/or assigns related to the development of Lots 1, 2, 3, 4, 5, 6, and 7 of Southbridge Marketplace Phase 2 and associated Easements. Discussion and Action.
- This Contract was Approved.**
- 7.5 [CON 26-02](#) The Mayor and City Council shall discuss and take action on approving the Maintenance Agreement for the Moonlight Flood Control Structures. Discussion and Action.
- This Contract was Approved**
- 7.6 [MIN 26-05](#) The Mayor and City Council shall discuss and take action on approval of Minutes from the December 2, 2025 City Council Regular meeting and the December 8, 2025 City Council Special Meeting. Discussion and Action.
- These Minutes were Approved.**
- 7.7 [MIN 26-06](#) The Mayor and City Council shall discuss and accept the meeting minutes from the October 27, 2025, November 20, 2025, December 8, 2025 and January 14, 2026 Task Force on Honoring Founders meetings. Discussion and Action.
- These Minutes were Approved as Amended.**
- 7.8 [APP 26-01](#) The Mayor and City Council shall discuss and take action on approving the appointment of Councilmember Goettl, as the Mayor's designee of Chair, to the Public Safety Personnel Retirement System Board. Discussion and Action.
- This Appointment was Approved.**
- 7.9 [APP 26-03](#) The Mayor and City Council shall discuss and possibly take action on appointing Curtis Dornath to the Public Safety Personnel Retirement System Board. Discussion and Action.
- This Appointment was Approved.**
- 7.10 [CON 26-01](#) The Mayor and City Council shall discuss and take action on approving Intergovernmental Agreement between City of Maricopa and Maricopa Flood Control District for Shared Services. Discussion and Action.
- This Contract was Approved.**

8. Regular Agenda and/or Public Hearings

- 7.1 [ORD 26-01](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "Amendments to Chapter 15.05: Adoption of 2024 Building Codes" by references to repeal Chapter 15.05 of the previously adopted Maricopa City Code and replace that Chapter with sections 15.05.010 through 15.05.230 and providing for severability and the effective date thereof. Discussion and Action.

Development Services Director Rodolfo Lopez addressed Councilmember Knorr's question regarding implementation of the new building codes. He explained that after approval, the codes would be effective in 30 days, but home builders would have a grace period until September 1, 2026, to update their standard plans. He confirmed this information would be published in the rules of transition document.

Vice Mayor Manfredi asked about the impact on individual homeowners. Mr. Lopez clarified that for basic home repairs, no permits are required and no changes apply. He added that for projects requiring permits, the new standards would apply, though not all areas have seen meaningful changes. Lastly, Mr. Lopez stated that licensed contractors are familiar with the new standards as they are implemented across all Arizona cities.

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

- 7.4 [PUR 26-01](#) The Mayor and City Council shall discuss and take action on approving the purchase of 1 (one) E-One Typhoon Custom Cab Chassis HP100 - 100' Platform Ladder Truck from Fire Truck Solutions, LLC in the amount of \$2,461,592.00, with an estimated delivery of September 2026, to immediately restore critical ladder capability and fleet resiliency for the City. Funding source recommendation is a budget transfer from the Contingency account under the General Capital Improvement Project Fund - 350 (GL 35016161-99000) to incorporate this purchase/project into the Capitol Improvement Plan for FY26. Discussion and Action.

Councilmember Knorr asked for an explanation regarding the fire truck purchase. Fire Chief Pitassi explained that in November, a suspected drunk driver crossed the median and struck Ladder 574, causing significant damage. He shared that the accident left the department with only one ladder truck in service.

Chief Pitassi praised Engineer Claudio Rodriguez for his quick actions that saved the crew and the impaired driver. He noted that two firefighters were transported to the hospital with minor injuries but have since made a full recovery.

Chief Pitassi shared that the department was able to secure an opportunity to purchase a new ladder truck with an estimated delivery of September 2026, much faster than the typical three-year delivery timeline for such vehicles. He added that this opportunity arose because another fire department in Texas backed out of their order. General discussion ensued on the actions of the fire fighters on the day of the incident and the acquisition of the new firetruck.

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

8.1 APP 26-02

The Mayor and City Council shall discuss and take action on making an appointment to fill the vacancy on the Cultural Affairs and Arts Advisory Committee. Discussion and Action.

Councilmember Liermann nominated Perry Holmes to fill the vacancy on the Cultural Affairs and Arts Advisory Committee. She noted that Holmes has lived in Maricopa for 30 years, has been a commissioned artist for 20 years, and serves on the advisory group for the city's vibrant arts grant and community arts grant.

Councilmember Knorr added that she had seen Holmes's art at the Maricopa Agriculture Center Farms gallery opening and was impressed with his work.

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

8.2 MISC 26-01

The Mayor and City Council shall discuss and take action on approving the 2026 Legislative Platform. Discussion and Action.

Katy Proctor, Intergovernmental Affairs Director, presented the 2026 Legislative Platform. She acknowledged the federal team at Nexxus, the state team at Policy Development Group, and city staff who help analyze bills.

She reported that 1,185 bills had been introduced at the state level, along with 77 resolutions and memorials, exceeding the total bills from previous years with potentially 400 more to come. She noted that initial budget figures were positive, and importantly, there was no interest in reclaiming any of the \$102 million appropriated for State Route 347 improvements.

Ms. Proctor shared that the minibus appropriations bill introduced that day included Maricopa's ambulance funding request of over \$800,000. Additionally, she added that the language for self-administration that would allow the city to manage its own federally funded transportation projects was included in the bill.

She reported that the legislative platform was largely unchanged from the previous year, focusing on opposing restrictions on local control in finance and governance, supporting quality services, and advocating for infrastructure funding and efficient project delivery.

Councilmember Knorr expressed appreciation for the inclusion of the self-administration provision, noting that this would help the city complete projects faster without waiting on Arizona Department of Transportation.

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

9. Executive Session**9.1 ES 26-01**

The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to consider its position and instruct its representatives regarding updates on the status of current agreements, amendments to those agreements and possibly entering into new agreements for the purchase, sale, lease or exchange of real property, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A) (7).

A motion was made by Vice Mayor Manfredi, seconded by Councilmember Wade, that Council enter into Executive Session. The motion carried by a unanimous vote.

10. Adjournment

This 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 20th day of January, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of February 2026.

Vanessa Bueras
City Clerk