



# 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 Peggy J. Chapados*  
*Councilmember Marvin L. Brown*  
*Councilwoman Julia R. Gusse*  
*Councilmember Vincent Manfredi*  
*Councilmember Nancy Smith*  
*Councilmember Henry M. Wade Jr.*

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Tuesday, December 4, 2018

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:06 p.m. United Fellowship Pastor, Yolanda Ewing gave the invocation and Vice Mayor Peg Chapados led the Pledge of Allegiance.*

### 2. Roll Call

**Present:** 8 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Vice Mayor Peggy Chapados, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

### 5. Proclamations, Acknowledgements and Awards

- 5.1 [PRES 18-38](#) Pinning ceremony for promotion of Brad Pitassi and Joshua Eads to Captain and Justin Henzel to Engineer.

*Maricopa Fire/Medical Department Chief, Brady Leffler invited Brad Pitassi, Joshua Eads and Justin Henzel to the front. He gave a brief history of Mr. Pitassi's professional background and announced his promotion to Captain. Next, he gave a brief professional history on Joshua Eads and announced his promotion to Captain. Next, he gave a brief professional background on Justin Henzel and announced his promotion to Engineer. They were pinned by family members; Christina and Ava Pitassi, Stephanie Eads and Tristan Henzel. They posed for pictures.*

**The Presentation was heard.**

### 3. Recognition Program

- 3.1 [MISC 18-25](#) Recognition of outgoing council member.

*Mayor Price opened the presentation in honor of outgoing Vice Mayor Peggy Chapados. Vice Mayor Chapados gave a PowerPoint Presentation with her Top 10 Take Aways. She thanked everyone who supported her, including her husband. She thanked staff, the executive team and the City Manager. She acknowledged the Maricopa Police Department Chief, Steve Stahl, Maricopa Fire/Medical Department Chief, Brady Leffler, City Manager, Rick Horst, City Clerk, Vanessa Bueras, Economic*

*Development Department Director, Denyse Airheart, Paul Shirk with the Maricopa Historical Society, former Interim City Manager, Trisha Sorensen, former Intergovernmental Affairs Director, Paul Jepson, fellow members of the Council, the voters who elected her, Rich Vitiello, David Maestas, Mary Witkofski, and Ioanna Morfessis. She stated it was the best job she ever had.*

*Mayor Price invited Oshea Davis, President of the Professional Firefighters of Maricopa IAFF, Local 4561 to the front. Mr. Osheah Davis thanked Vice Mayor Chapados and declared her an honorary Firefighter and presented her with a recognition sculpture.*

*Mayor Price presented her with a gift basket, and a recognition sculpture. Next, he invited Mr. Chapados to the front and presented them with a, Chapados Way street sign. They posed for pictures.*

**The Presentation was heard.**

#### **4. Swearing in Ceremony**

- 4.1 [OATH 18-01](#)** The newly elected Councilmembers will assume office. The Honorable Judge Lyle Riggs will administer the oaths of office.

*Vincent Manfredi, Henry Wade and Rich Vitiello were sworn into the Council individually by Honorable Judge, Lyle Riggs. Mayor Price welcomed them into the Council and invited everyone to a reception in the lobby. The meeting went into recess at 7:44 p.m.*

**The Oaths of Office were administered.**

#### **6. Report from the Mayor**

*The meeting reconvened at 8:04 p.m. Mayor Price announced that Apex broke ground and elaborated. He reported attending the Veteran's Day Parade and thanked all those involved. He reported hosting the Boy Scouts at City Hall. Next, he reported representing the City of Maricopa on a radio show with Moshe Klein on small businesses and the new business registry. Next, he reported participating in a dunk tank at Santa Rosa Elementary School and elaborated. He reported attending the Maricopaville Festival and Merry Copa. He stated, he and City Manager Horst met with the Arizona Department of Transportation (ADOT) Director, John Halikowski and gave an update on the issues discussed including; signage, Department of Public Safety (DPS) controls, safety corridors, the new DPS fee and elaborated. Next, he reported attending a Maricopa Association of Governments (MAG) Regional Council meeting and elaborated. He congratulated all new members of the Council.*

#### **7. Report from the City Manager**

*City Manager Horst invited Zoning Administrator, Kazi Haque and Planning and Zoning Manager, Rodolfo Lopez to the front. Mr. Haque and Mr. Lopez announced that the City of Maricopa received the Master Plan Award from the Arizona Chapter of the American Planning Association (APA) for the Housing Needs Assessment & Housing Plan. They presented the award to the Council and they posed for pictures.*

*City Manager Horst announced that the Center for Digital Government would highlight the City of Maricopa for the digital permitting process through SmartGov. He acknowledged Robert Mathias and Daranne Tacker. Next, he announced that the City had issued over 950 single family permits this year and that over 1,500 new building*

*permits for next year. He elaborated on past statistics and noted that the quality of life was now such that people wanted to come here. He elaborated. He stated there would be a formal presentation on the next meeting on the Eloy and Maricopa Stanfield (EMS) Basin Study. He acknowledged former Vice Mayor Chapados*

## 8. Call to the Public

*Judith Zaimont acknowledged former Vice Mayor, Peg Chapados for her support of the arts. Next, she announced the All Arizona Poetry Slam would take place on Saturday, February 3, 2019 at Honeycutt Coffee from 7 p.m. to 10 p.m. Next, she gave information on the Sugar Plum Tea hosted by Desert Sun Performing Arts on Saturday, December 8 at 2 p.m. at the Maricopa High School (MHS) Performing Arts Center. Lastly, she gave information on the Grand Winter Holiday Concert by the Maricopa Music Circle Chamber Orchestra, also on December 8 at 7:30 p.m. at the University of Arizona, Maricopa Agricultural Center.*

*Shelley Gillespie reiterated appreciation for former Vice Mayor Chapados for her support of the arts. She gave an updated on the Copa Shorts Film Fest and the films submissions. She invited everyone to attend the event on February 23 and 24, 2019 at Maricopa City Hall and MHS Performing Arts Center.*

## 9. Minutes

### 9.1 [MIN 18-101](#)

Approval of Minutes from the November 6, 2018 City Council Work Session.

*Councilmember Smith stated that on the Agenda Item 3.2 under her report of events and meetings attended, the name Louis Clark should be corrected to Lloyd Clark and Game Night corrected to GAIN night.*

**A motion was made by Councilmember Brown, seconded by Councilmember Wade, that the Minutes be Approved as Amended. The motion carried by a unanimous vote.**

### 9.2 [MIN 18-102](#)

Approval of Minutes from the November 6, 2018 City Council Regular meeting.

*Councilmember Smith stated that on Agenda Item 9.2 of the Regular Meeting where it read, "Councilmember Smith clarified that there would be no action on this item" should read, she "clarified that there would be no action on the fee portion of the item."*

**A motion was made by Councilmember Brown, seconded by Councilmember Wade, that the Minutes be Approved as Amended. The motion carried by a unanimous vote.**

## 10. Consent Agenda

### Approval of the Consent Agenda

**A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Nancy Smith, to Adopt the Consent Agenda. The motion carried unanimously.**

### 10.1 [RES 18-26](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, directing that all checks or withdrawals from City funds bear the dual signatures of two (2) City of Maricopa Officials, except that checks or withdrawals for the account designated for

the City Court may bear an individual signature of a City of Maricopa Official.  
Discussion and Action.

**This Resolution was Approved.**

- 10.2 [SPEVLIQ 18-07](#) 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 Special Event License submitted by Torri Anderson on behalf of Against Abuse, Inc. for a special event known as 14th Annual Against Abuse Inc. Seeds of Change Gala on Saturday, March 2, 2019 at 20942 N. Province Parkway. Discussion and Action.

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

- 10.3 [SPEVLIQ 18-09](#) The Mayor and City Council shall discuss and possibly take action on recommending approval to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License application submitted by Mindy Pieper on behalf of the Province Community Association for special events to be held on December 20, 2018, January 17, 2019, February 21, 2019, March 21, 2019, April 18, 2019, May 16, 2019, and May 5, 2019 at 20942 N. Province Parkway, Maricopa, Arizona 85138. Discussion and Action.

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

- 10.4 [CON 18-57](#) The Mayor and City Council shall discuss and possibly take action on approving a Dedication Agreement of property located at 44200 W. Maricopa Casa Grande Highway commonly known as Rotary Park. Discussion and Action.

**This Contract was Approved.**

- 10.5 [RES 18-28](#) A Resolution of the City of Maricopa, Pinal County, Arizona, authorizing the City Manager and City Attorney to file or join in the filing of an amicus curiae brief with the Arizona Court of Appeals, and any other courts, regarding Vangilder v. Arizona Department of Revenue, supporting the passage of the Pinal County Regional Transit Plan and associated half-cent sales tax. Discussion and Action.

**This Resolution was Approved.**

## 11. Regular Agenda/Public Hearings

- 11.1 [ORD 18-12](#) 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 zone certain property described in Zoning Case # ZON18-04 for approximately 9.21 acres of land generally situated at the southeast corner of the intersection of North John Wayne Pkwy (SR-347) and Martin Luther King Jr. Blvd., within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of the northwest quarter of Section 34 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. Planning and Zoning Manager, Rodolfo Lopez gave an overview of the Zoning Case, ZON 18 04. He detailed the request and provided a graphic of the site location. He summarized the following findings of the Planning & Zoning (PZ) Commission: The Amendment was consistent with the General Plan, the amendment was necessary to achieve the balance of land uses desired by the City and the amendment would promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare. He stated the PZ Commission recommended approval of the zone change request case (ZON 18 04)*

*subject to the conditions of approval stated in the staff report, and as amended by the Commission. There were no additional comments.*

**A motion was made by Councilmember Wade, seconded by Councilwoman Gusse, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Abstain:** 1 - Vice Mayor Peggy Chapados

**11.2**     [ORD 18-13](#)

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 zone certain property described in Zoning Case # ZON18-02 for approximately 20 acres of land generally located south of the southeast corner of Bowlin Road and Hartman Road., within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of west half of Section 33 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. Planning and Zoning Manager, Rodolfo Lopez gave an overview of the Zoning Case, ZON 18 02. He detailed the request, the development process and provided a graphic of the site location. He summarized the following findings of the Planning & Zoning (PZ) Commission: The Amendment was consistent with the General Plan, the amendment was necessary to achieve the balance of land uses desired by the City and the amendment would promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare. He stated the PZ Commission recommended approval of the zone change request case (ZON 18 02) subject to the conditions of approval stated in the staff report, and as amended by the Commission.*

**A motion was made by Councilmember Smith, seconded by Councilmember Wade, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Abstain:** 1 - Vice Mayor Peggy Chapados

**11.3**     [ORD 18-15](#)

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 zone certain property described in Zoning Case #ZON 18-03 for approximately 50 acres of land generally located southwest of the intersection of West Cowtown Road and North White and Parker Road, within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of Section 6 and Section 7 of Township 5 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

*Mayor Price read the Ordinance. Planning Administrator, Kazi Haque gave an overview on Zoning Case, ZON 18 03. He described the location and stated the amendment was to change the old zoning designation CI 2 and convert it the current zoning standards as General Industrial (GI) and elaborated. He stated staff recommended the approval of re zoning case, ZON 18 03 subject to the conditions of approval in the staff report, and as amended by the Planning and Zoning Commission. There were no additional comments.*

**A motion was made by Councilmember Brown, seconded by Councilmember Wade, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Abstain:** 1 - Vice Mayor Peggy Chapados

**11.4**     [ORD 18-14](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Table 204.03 of the Maricopa Zoning Code regarding height limits in the General Mixed Use Zoning District and providing for severability and the effective date thereof. Discussion and Action.

*Mayor Price read the Ordinance. Planning and Zoning Manager, Rudy Lopez gave an overview of Text Amendment, TXT 18 05. He detailed the request and discussed the intent of the text amendment. He reviewed the following Planning and Zoning (PZ) Commission: The amendment was consistent with the General Plan and the amendment would promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare. He concluded the PZ Commission recommended approval of the proposed Text Amendment case, TXT 18 05 as amended by the Commission.*

**A motion was made by Councilmember Smith, seconded by Councilmember Manfredi, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Abstain:** 1 - Vice Mayor Peggy Chapados

**11.5**     [PRES 18-37](#)

The Mayor and Council shall hear a presentation on the 2019 Legislative Platform. Discussion only.

*Intergovernmental Affairs Director, Dale Wiebusch gave a PowerPoint Presentation on the City of Maricopa 2019 Legislative Platform. He detailed the legislative platform and acknowledged Bob Holmes and Ana Ma of Nexxus Consulting. He opened the floor for questions.*

*Councilmember Brown asked if more compromise was anticipated now that the State was bluer than before. Mr. Wiebusch responded that it could be anticipated that the Senate leadership would be friendly to cities and towns and elaborated on the House of Representatives.*

*Councilmember Wade recognized Maricopa resident and House Representative, Bret Roberts.*

**The Presentation was heard.**

**11.6**     [MISC 18-26](#)

The Mayor and City Council shall discuss the selection of a Vice-Mayor from among the members of the City Council pursuant to Maricopa City Code Section 2-32. Discussion and Action.

**A motion was made by Councilmember Brown, seconded by Councilmember Vitiello, that Henry Wade be appointed to the office of Vice Mayor. The motion**

carried by the following vote:

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade and Councilmember Marvin L. Brown

**Abstain:** 1 - Vice Mayor Peggy Chapados

**12. Executive Session**

**A motion was made by Councilmember Marvin L. Brown, seconded by Councilmember Vincent Manfredi, to move into Executive Session at 8:51 p.m. The motion carried unanimously.**

**12.1 ES 18-29** The Mayor and City Council may go into executive session for the purpose of discussion or consultation with Judge Lyle Riggs and representatives of the City in order to discuss and get direction on how to proceed with the Presiding Judge Agreement and the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

**13. Adjournment**

**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 4th day of December, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of December, 2018.

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**Vanessa Bueras**  
City Clerk