



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

City Hall  
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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, August 3, 2021

7:00 PM

Council Chambers

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**1. Call to Order**

*The City Council Regular Meeting was called to order at 7:05 p.m. Mt. Moriah AME Maricopa Church, Reverend Arnold Jackson gave the invocation and Councilmember Liermann led the Pledge of Allegiance.*

**2. Roll Call**

**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 gave information on the upcoming Teen Hall led by the Be Awesome Coalition and elaborated. She reported attending the ribbon cutting ceremony of the new Community Center and elaborated.*

*Councilmember Marsh reported attending a Pinal County Board of Adjustments meeting, the ribbon cutting of the new Community Center, an Arizona Department of Water Resources meeting and a Capitol Times Morning Scoop.*

*Councilmember Wade reported participating in the Maricopa Community Clean-Up. He reported attending the Community Land-Use meeting for Thunderbird Farms commended Rodolfo Lopez.*

*Mayor Price acknowledged all members of the Community Emergency Response Team, (CERT) present in the audience as well as Mayor, Tara Walters from the Town of Florence. Next, he reported on his meeting on the conclusion of the State Route, (SR) 347 scoping study and elaborated on the process. He stated there would be upcoming meetings in the Council Chambers with the Gila River Indian Community, (GRIC), the Maricopa Association of Governments, (MAG) and Pinal County. He discussed funding.*

**5. Report from the City Manager**

*There were no items reported.*

## 6. Call to the Public

*Van and Susan Pallerin stated they owned 10 acres off of McDavid near the Hogenes Farms. They expressed concerns with the lack of retention areas and drainage on the new development, the lack of access into their property, the traffic flow and potential traffic congestion on Honeycutt Road. Mayor Price directed them to contact City Manager Horst, Economic and Community Development Deputy Director, Rodolfo Lopez to address their concerns.*

*Tim Gehrt, stated that Maricopa Fire and Medical Department Chief, Brady Leffler recently appointed him as head of the Community Emergency Response Team, CERT for the City of Maricopa. He gave information on the CERT team and stated they recently helped the Town of Florence get their CERT team and that Florence were going to help the City of Coolidge get their CERT team up. He invited Florence Mayor, Tara Walter to the front. Florence Mayor, Walter thanked the Mayor and Council for the CERT program and their contributions to the new CERT team in Florence. She introduced Florence Interim Fire Chief, Jim Walter. Chief Walter invited Florence Town Fire Engineer Mike Sherm. Mr. Sherm gave background on the Florence CERT team and recognized Maricopa CERT member Dave Hudson for his instrumental role in helping them start their own CERT team. He presented Mr. Hudson with a plaque of appreciation.*

*Christine Bellinger expressed concerns with the library book display. She reported meeting with Nathan Ulyot and Andrew Galligos.*

## 7. Consent Agenda

*City Manager Horst clarified that the concerns brought up during the call to the public about the Hogenes Farms were not relevant to the agendized discussion, as the item on the agenda applied to the zoning only and added that they would be relevant and considered for future actions.*

*Mayor Price read Ordinances 21-13, 21-14 and 21-15 on the Consent Agenda. Next, he called Mr. Jim Bell, who submitted a speaker card for Agenda Item 7.3, to the front. Mr. Bell was not present at the time, however a resident came forward to state Mr. Bell was the lawyer for 3 property owners located near the Planned Development Area mentioned on Agenda Item 7.3, Ordinance No. 21-13. He expressed their concerns with having enough access points, water redirection and the potential devalue of their properties due to zoning. City Manager Horst reiterated that the concerns would pertain to future actions but not the item on this agenda and directed the residents to contact Senior Planner, Byron Easton.*

### Approval of the Consent Agenda

**A motion was made by Councilmember Amber Liermann, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda. The motion carried by unanimous vote.**

### 7.1 [RES 21-36](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the First Amendment to Pre-Annexation Development Agreement between the City of Maricopa, Hogenes Farms, an Arizona limited partnership and TRS

15, LLC, an Arizona limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

**This Resolution was Approved.**

- 7.2      [ORD 21-15](#)      An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending section 2.10.040 of the Maricopa City Code to change the basis for the calculation of a majority of votes cast at a Primary Election. Discussion and Action.

**This Ordinance was Approved.**

- 7.3      [ORD 21-13](#)      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 rezone approximately 528 acres of land generally located on the northwest corner of W. McDavid Road and N. Green Road, within the City of Maricopa incorporated limits, from Industrial (CI-2) to Planned Area Development (PAD) as described in Case #PAD 21-01. The parcel of land is located in a portion of Section 20 and a portion of the North Half of Section 29, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

**This Ordinance was Approved.**

- 7.4      [ORD 21-14](#)      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 28 acres of land generally located on the southwest corner of Honeycutt Road and Gunsmoke Road, within the City of Maricopa incorporated limits, from General Business (CB-2) to Multiple Unit Residential (RM) as described in Case #ZON21-02. The parcel of land is located in a portion of Section 25 of Township 4 South, Range 3 East of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

**This Ordinance was Approved.**

- 7.5      [CON 21-18](#)      The Mayor and City Council shall discuss and possibly take action on approving a Purchase and Sale Agreement and Escrow Instructions with Copper Sky Hotel and Residential Group, LLC, an Arizona limited liability company, for the sale of approximately 4.7 acres generally located on the southeast corner of W. Bowlin Road and N. John Wayne Parkway, for \$1,467,928.77 and authorizing the City Manager to execute any necessary extensions and closing documents related thereto. Discussion and Action.

**This Contract was Approved.**

- 7.6      [CON 21-19](#)      The Mayor and City Council shall discuss and possibly take action on approving a Purchase and Sale Agreement and Escrow Instructions with Copper Sky Innovation Group, LLC, an Arizona limited liability company, for the sale of approximately 12 acres generally located on the southeast corner of W Martin Luther King Jr. Blvd. and N John Wayne Parkway, for \$1,458,388.80 and authorizing the City Manager to execute any necessary extensions and closing documents related thereto. Discussion and Action.

**This Contract was Approved.**

- 7.7      [MIN 21-41](#)      Approval of Minutes from the July 20, 2021 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

**8. Regular Agenda and/or Public Hearings**

- 8.1 [APP 21-03](#) The Mayor and City Council shall discuss and possibly take action on making an appointment to fill the vacancy on the Age Friendly Maricopa Advisory Committee. Discussion and Action.

*Councilmember Manfredi nominated Dorrine Tevault to the Age Friendly Advisory Committee.*

**A motion was made by Vice Mayor Smith, seconded by Councilmember Liermann, that the nominee be appointed. The motion carried by a unanimous vote.**

- 8.2 [PRES 21-13](#) The Mayor and City Council shall hear a presentation related to Copper Sky Development. Discussion Only.

*City Manager Horst noted that two items approved on the consent agenda would allow for development. He elaborated on the construction of a medical campus with a specialty ER hospital and presented a conceptual design. He invited Community Services Director, Nathan Ulliyot to present plans for the dog park. Mr. Ulliyot discussed the current location of the dog park and presented the idea of creating smaller parks in and around developments for improved walkability and less crowding. He stated that discussion with developers included plans for six potential dog parks and also discussion with existing Home Owner Associations (HOA) were in the works for possible placement of dog parks in existing developments. He presented a visual of the potential walkability.*

*Councilmember Vitiello stated it was a great idea and asked how the location would be determined. Mr. Ulliyot responded that the first priority would be to make sure that one park would be available before the main one closes so that there would be no lapse on service. He elaborated that he would be presenting to HOA's and elaborated. Councilmember Vitiello inquired about liability. Mr. Ulliyot elaborated. City Manager Horst responded that the first location would remain at Copper Sky but on a different area. He emphasized that dogs would need to remain on the leash when walking to and from the parks.*

*Mayor Price commented on the value of having several smaller dog parks in a growing city and stated he was excited about the opportunities.*

**The Presentation was heard.**

**9. Executive Session**

**10. Adjournment**

**A motion was made by Councilmember Henry Wade, seconded by Vice Mayor Nancy Smith, to Adjourn at 8:05 p.m. The motion carried unanimously.**

**Certification of Minutes**