



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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Mayor Christian Price
Vice-Mayor Nancy Smith
Councilmember Marvin L. Brown
Councilwoman Julia R. Gusse
Councilmember Vincent Manfredi
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, December 1, 2020

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:04 p.m. Pastor Roger Thompson from Cavalry Chapel Maricopa gave the invocation and Vice Mayor Smith led the Pledge of Allegiance.

2. Roll Call

Present: 8 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade, Councilmember Marvin L. Brown, Bob Marsh and Amber Liermann

Excused: 1 - Councilwoman Julia R. Gusse

3. Recognition Ceremony

3.1 [MISC 20-27](#) Recognition of outgoing council members.

Mayor Price recognized outgoing Councilwoman Julia Gusse (not present) and stated she would receive a wooden flag coin display and street signs with her name as tokens of appreciation. Next, he recognized outgoing Councilmember Marvin Brown for his term on Council and presented him with a sculpture and other items as tokens of appreciation.

Councilmember Brown thanked Mrs. Brown, all of his colleagues along the way, Mayor Price, City Manager Horst, City Clerk Vanessa Bueras, Fitzgibbons Law Firm and the community. The members of the Council each gave a statement of appreciation for Councilmember Brown.

4. Swearing in Ceremony

4.1 [OATH 20-01](#) The newly elected Mayor and Councilmembers will assume office. The Honorable Judge Lyle Riggs will administer the oaths of office.

Amber Lierman, Bob Marsh, and Nancy Smith were sworn into the Council individually

by Honorable Judge, Lyle Riggs. Mayor Price was sworn into the office of the Mayor. The newly elected members of the Council assumed their seats and Mayor Price welcomed the new City Council.

5. Proclamations, Acknowledgements and Awards

6. Report from the Mayor

There were no items reported.

7. Report from the City Manager

There were no items reported.

8. Call to the Public

There were no public speakers.

9. Minutes

- 9.1** [MIN 20-55](#) Approval of Minutes from the November 17, 2020 City Council Special meeting.

A motion was made by Vice Mayor Smith, seconded by Councilmember Wade, that the Minutes be Approved. The motion carried by a unanimous vote.

- 9.2** [MIN 20-56](#) Approval of Minutes from the November 17, 2020 City Council Regular meeting.

A motion was made by Vice Mayor Smith, seconded by Councilmember Wade, that the Minutes be Approved. 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 Rich Vitiello, to Adopt the Consent Agenda. The motion carried by unanimous vote.

- 10.1** [RES 20-51](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona authorizing the waiver of the four-year advance notice of abandonment and pavement quality report required by A.R.S. §28-7209 to allow the State of Arizona, by and through the Department of Transportation, to abandon its interest in and to certain right of way located at the south end of the old Maricopa Road/State Route 347 alignment to the City of Maricopa and authorizing the City Manager to execute any additional documents related to such waiver. Discussion and Action.

This Resolution was Approved.

- 10.2** [GRAAC 20-04](#) The Mayor and City Council shall hear and possibly take action to accept a grant award in the amount of \$64,000 from Ak-Chin Indian Community and enter into an Intergovernmental Agreement (IGA) between the City of Maricopa and Ak-Chin Indian

Community. There is no matching requirement. Discussion and Action.

This Grant Acceptance was Approved.

- 10.3 [MOU 20-06](#) The Mayor and City Council shall discuss and possibly take action on approving the One Arizona Opioid Settlement Memorandum of Understanding. Discussion and Action.

This Memorandum of Understanding was Approved.

- 10.4 [CON 20-19](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Urban Storage Maricopa, LLC for the sale of 10.19 acres generally located at the Southeast corner of Edison Road and Estrella Gin Business Parkway, commonly known as the Estrella Gin Business Park, for \$1,331,629.00 Discussion and Action.

This Contract was Approved.

- 10.5 [CON 20-20](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Urban Storage Maricopa, LLC for the purchase approximately 4.18 acres of real property generally located on the Northeast corner of N Maricopa Road and Honeycutt Ave., for an approximate purchase price of \$2,093,920.00. Discussion and Action.

This Contract was Approved.

- 10.6 [SUB20-15](#) The Mayor and City Council shall discuss and possibly take action to approve a final plat for the "Copper Sky" commercial development, case # SUB20-15. Discussion and Action.

This Subdivision was Approved.

11. Regular Agenda and/or Public Hearings

- 11.1 [ORD 20-19](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending the zoning requirements as described in Zoning Case Planned Area Development (PAD) 20-05 for the Stonegate PAD which is approximately 54 acres generally situated on the northwest corner of Alan Stephens Parkway and Stonegate Road within the City of Maricopa incorporated limits. The parcels of land are situated in a portion of Section 35 and 36 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 the Zoning Case Planned Area Development, PAD 20-05. He provided site information including visuals of the site location, and the General Plan. He discussed the existing PAD and the request. He presented a Concept Development Plan, the Bike and Pedestrian Plan, the Open Space Concept, the Concept Street Sign and the Concept Phasing Plan. He discussed the Design Guidelines and detailed the Public Comments Outreach. He stated the required finding concluded that the amendment was consistent with the General Plan, the Subdivision Ordinance and any applicable master plans. He stated, that on November 9, 2020 the Planning and Zoning Commission recommended approval of PAD 20-05 subject to the conditions of approval stated in the staff report and as amended by the commission. He opened the floor for questions.

Vice Mayor Smith commended the builder for listening to the community and making

changes that acknowledged any concerns. She asked for clarification on the visibility and distance restrictions. City Manager Horst clarified.

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

11.2 **PRES 20-11**

The Mayor and City Council shall hear a presentation regarding an update on Heritage District Enhancements and other Neighborhood Services accomplishments from the past year.

Economic and Community Development director, Nathan Steele introduced Neighborhood Services Manager, Judy Ramos. Mrs. Ramos gave a PowerPoint Presentation. She gave a brief background of the Redevelopment District Area Plan (RDA), the established Design Guidelines, and the District Overlay. She discussed the coordinated Code Compliance efforts and provided photos. She provided photos of the Mainstreet upgrades, the Heritage District Fencing, the Solar Streetlight Project and Housing Rehabilitation. She opened the floor for questions.

Councilmember Wade asked why it was referred to as the RDA as opposed to the Heritage District. Mrs. Ramos and Mr. Steele elaborated. Discussion ensued. Next, Councilmember Wade asked about an alternate access point for the Veteran Center. City Manager Horst elaborated on future plans for added access.

Councilmember Vitiello thanked Mike Riggs and his staff. Mr. Steele gave a brief statement of future development and projects in the area. Mayor Price gave a brief statement.

The Presentation was heard.

11.3 **MISC 20-28**

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 2.05.090. Discussion and Action.

Councilmember Manfredi nominated Nancy Smith to continue as Vice Mayor. Councilmember Marsh commended Vice Mayor Smith.

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

Aye: 7 - Mayor Christian Price, Vice Mayor Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Councilmember Henry Wade, Bob Marsh and Amber Liermann

Excused: 2 - Councilwoman Julia R. Gusse and Councilmember Marvin L. Brown

12. Executive Session

12.1 ES 20-27

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 possibly entering into the One Arizona Opioid Settlement Memorandum of Understanding, the terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A) (3) and (A)(4).

13. Adjournment

A motion was made by Vice Mayor Nancy Smith, seconded by Councilmember Amber Liermann, to Adjourn at 8:19 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 1st day of December, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 15th day of December, 2020.

Vanessa Bueras
City Clerk