



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
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Mayor Christian Price
Vice-Mayor Vincent Manfredi
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Nancy Smith
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, March 1, 2022

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:05 pm. Bishop Ely Carpenter from the Pacana Park ward of the Church of Jesus Christ of Latter-day Saints gave invocation, and Councilmember Nancy Smith led the Pledge of Allegiance.

2. Roll Call

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

3. Proclamations, Acknowledgements and Awards

There were no items reported.

4. Report from the Mayor

Councilmember Smith reported on the redistricting for Pinal County and commended the City of Maricopa community's feedback. She encouraged the community to provide more feedback or support on maps D or E. She stated there would be a meeting tomorrow at 1 o'clock. Next, she gave information on the March 18th Senior Lunch and Learn with the Red Cross.

Councilmember Marsh reported attending or participating in the following: A Boys and Girls Club meeting, a Microsoft sponsored event, a meeting with the City of Avondale's video production team to learn more on the Microsoft program, the City Council's meeting with Senator Kyrsten Sinema, an Economist seminar on carbon neutral energy systems, a discussion on health care, a Pinal County Water Augmentation Authority Board meeting, helped a widowed senior sort through her late husband's tools, volunteered at the Shred-A-Ton event at Copper Sky, and attended a Pinal County Supervisor's Board work session in Florence along with Councilmember Smith and Vice Mayor Manfredi on redistricting. He encouraged support of Map D.

Councilmember Wade reported attending the Exceptional Community Hospital ribbon cutting ceremony and the Mr. Maricopa High School (MHS) Fashion Extravaganza. Lastly, he acknowledged the passing of Maricopa Unified School District (MUSD) Vice-President, Jim Jordan and gave a brief statement in his honor.

Vice Mayor Manfredi reported on the Exceptional Community Hospital ribbon cutting and announced they would be expanding. He discussed the Pinal County Board of Supervisor's work session on redistricting and commended Councilmember Nancy Smith for her dedication on the issue.

Mayor Price elaborated on the meeting with Senator Kyrsten Sinema. Next, he discussed Exceptional Community Hospital's ribbon cutting ceremony and services.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Brooklyn M. provided feedback on the beautification efforts on the Heritage District and commended the progress. She encouraged prioritization of the sidewalk on Taft Avenue.

Denis W. with Recyclops introduced himself and discussed their recycling services. He announced they would be launching in Casa Grande and listed other municipalities using their services. He stated he would like to work with the City to offer their services locally as well.

Tori Anderson with Against Abuse Inc. reported on the fund-raising gala hosted by the nonprofit. She announced they raised over \$70,000 with over 51 sponsors. She thanked everyone who attended.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilmember Henry Wade, seconded by Councilmember Amber Liermann, to Adopt the Consent Agenda, and move Agenda Items 7.1 and 7.2 to the Regular Agenda. The motion carried by unanimous vote.

7.3 [ORD 22-04](#)

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 300 acres of land generally located southeast of the southeast corner of White and Parker Road and the Maricopa-Casa Grande Hwy., within the City of Maricopa incorporated limits, from Industrial (CI-2), Single Family Residence (CR-3), Transitional (TR), and Planned Area Development (PAD) to General Industrial (GI), as described in Zoning Case # ZON21-06. The parcel of land is located in a portion of Section 7 and 8 of Township 5 South, Range 4 East, Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

This Ordinance was Approved.

7.4 [RES 22-06](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the local internal streets within Lakes at Rancho El Dorado Subdivision Parcel 56A, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.5 [RES 22-07](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the local internal streets within Lakes at Rancho El Dorado Subdivision Parcel 56B, into the City Street/Road Maintenance System. Discussion and Action

This Resolution was Approved.

- 7.6 [RES 22-08](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the local internal streets within Lakes at Rancho El Dorado Subdivision Parcel 57A, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 7.7 [RES 22-09](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the local internal streets within Lakes at Rancho El Dorado Subdivision Parcel 57B, into the City Street/Road Maintenance System. Discussion and Action

This Resolution was Approved.

- 7.8 [RES 22-10](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting the amended City of Maricopa Personnel Policies and Procedures Handbook in its entirety. Discussion and Action.

This Resolution was Approved.

- 7.9 [RES 22-11](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a minor General Plan Land Use Amendment to change the land use from existing Master Planned Community to Employment for approximately 154 acres of land generally located southeast from the southeast corner of N. White and Parker Rd and W. Maricopa Casa-Grande Highway, within the City of Maricopa incorporated limits, as described in case # GPA22-01. The land is located in a portion of Section 7 and 8 of Township 5 South, Range 4 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

This Resolution was Approved.

- 7.10 [IGA 22-04](#) The Mayor and City Council shall discuss and take action on a request to approve an Intergovernmental Agreement (IGA) with Pinal County by and through Pinal County Sheriff's Office for the purpose of selling a 2005 ALF Rescue Master Mobile Command Vehicle to the County. Discussion and Action.

This Intergovernmental Agreement was Approved.

- 7.11 [SUB21-15 \(2\)](#) The Mayor and City Council shall discuss and take action to approve an amended final plat for Lakes at Rancho El Dorado, Parcel 55, residential subdivision, case #SUB21-15. Discussion and Action.

This Subdivision was Approved.

- 7.12 [CON 22-07](#) The Mayor and City Council shall discuss and take action on ratifying a Purchase and Sale Agreement and Escrow Instructions with DRA, LLC, an Arizona limited liability company for the purchase of approximately 5.1 acres of the real property, including

buildings and inventory, generally in, Maricopa, Pinal County, Arizona, Assessor Parcel Nos. 502-47-013F and 502-470-025D at a purchase price of \$2,400,000.00 and authorizing the City Manager to execute any necessary extensions and closing documents related thereto. Discussion and Action.

This Contract was Approved.

7.13 [MIN 22-10](#)

Approval of Minutes from the February 15, 2022 City Council Regular meeting. Discussion and Action.

This Minutes was Approved.

7.14 [ORD 22-06](#)

An Ordinance of the Mayor and the City Council of the City of Maricopa, Arizona, amending section 3.65.070(c) and deleting section 3.65.070(d) of the Maricopa City Code relating to bidding procedure and providing for severability and the effective date thereof. Discussion and Action.

This Ordinance was Approved.

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

7.1 [RES 22-12](#)

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 17: Subdivision and Title 18: Zoning," regarding the rules and regulations relating to subdivisions and zoning within the City of Maricopa and amending Section 17.20.050(D), Section 18.35.010, Section 18.35.030, Section 18.35.040, Section 18.45.030, Section 18.50.020, Section 18.80.080, Section 18.80.100, Section 18.90.040, Section 18.95.040 and Chapter 18.115 of the Maricopa City Code. Discussion and Action.

Development Services Director, Rodolfo Lopez stated that after the approval by the Planning and Zoning Commission there was a comment received from the State Land Department in regards to Table 18.80.080 which recommended increasing the maximum building height from the proposed 100 feet to 120 feet. He stated they recommended the 120 feet in order to appeal and attract development in the City. He stated staff recommended approval.

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

7.2 [ORD 22-03](#)

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting "2021 Amendments to Title 17: Subdivision and Title 18: Zoning" by reference to amend certain provisions of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

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

8.1 [PRES 22-03](#)

The Mayor and City Council shall hear a presentation by City Manager Horst regarding the current state of the housing market.

City Manager Horst gave a PowerPoint presentation by HomeArizona on the Current State of the Greater Phoenix Housing Market. He discussed the Arizona homeowner vacancy rate and rental rates and provided graphs. He detailed the population growth by decade from the 1950's to the 2020's. He explained that the household formations

were outpacing single and multifamily additions and then detailed the Greater Phoenix long history of employment growth. He further detailed population growth. He broke down homeownership rates by age group and the percentage of adults living with a parent. He discussed the supply of homes and stated prices were increasing rapidly. He discussed housing affordability and detailed the ability to buy by occupation. He reviewed what would happen if the affordability situation continued to deteriorate. He concluded that more affordable housing was needed to balance growth and development.

Councilmember Marsh recommended the presentation to the Planning and Zoning Commission.

The Presentation was heard.

9. Executive Session

10. Adjournment

A motion was made by Councilmember Nancy Smith, seconded by Councilmember Amber Liermann, to Adjourn at 7:51 pm. 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 March, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of April, 2022.

Vanessa Bueras
City Clerk