



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, April 5, 2022

7:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 7:10 pm. Pastor Kevin Teeling from the Door Church of Maricopa gave the invocation and Councilmember Liermann led the Pledge of Allegiance.

2. Roll Call

Councilmember Wade was present telephonically.

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 presented.

4. Report from the Mayor

Councilmember Marsh reported on the March 2nd Pinal County Board of Supervisors meeting on the redistricting map and elaborated. Next, he reported on the following: A Council for Foreign Relations meeting, a meeting with Judith Zaimont to accept her resignation from the Cultural Affairs and Arts Committee, attendance to the Master Gardner's event, a Pinal County Water Augmentation Authority meeting, the Maricopa Police Department (MPD) Neighborhood Watch meeting at the Library, a Pinal Regional Transportation Authority (PRTA) Board meeting, a Pinal Partnership meeting, an Age-Friendly Committee meeting, that City Clerk, Vanessa Bueras would be overseeing the library, attendance to the Copa Cultural Night Market, a Planning & Zoning Commission meeting, and a meeting with Brandy Hughes from the Community Center to discuss the possibility of a photo scanner.

Vice Mayor Manfredi commented on the Master Gardeners plant sale. He commended Councilmember Nancy Smith for her involvement with the Pinal County redistricting.

Councilmember Liermann elaborated on the Neighborhood Watch meeting and encouraged the public to the next meeting at the library on Saturday, April 23rd at 2 pm. She commended the Copa Cultural Night Market. She reported attending the

American Cancer Society Maricopa Relay for Life's first planning meeting for the event scheduled for November 5th, she invited anyone interested in joining the planning team to the next meeting on April 28. Next, she reported attending the Maricopa High School's JROTC ball and elaborated. Lastly, she announced that April 5th was recognized as Gold Star Spouses Day and that April was the month of the Military Child. She acknowledged both groups.

Councilmember Wade recognized Ellen Buddington and Brenda Campbell for the Copa Cultural Night Market. He reported also attending the MHS Airforce ROTC ball. He announced that April was also Fair Housing Month and elaborated. Next, he reported attending the Maricopa Music Circle's event on Saturday. He stated the Maricopa Pantry was destroyed by fire and encouraged donations. He recognized Alice and Jim Shoaf.

Mayor Price reported attending the monthly Arizona Department Of Transportation (ADOT) meeting in Marana with Councilmember Liermann where he talked about State Route 347. He reported on his attendance to a sight-selector meeting in which Maricopa was a finalist for an industrial project. He discussed the PRTA and gave an update on proposition 417 and explained the benefits of it passing if it went back out to the voters. He discussed Jim Shoaf and the Maricopa Food Pantry and encouraged support and donations.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

Kevin Teeling expressed gratitude and commended the City Council and City staff. He introduced his church to the community and invited anyone interested. He stated he looks forward to the new businesses coming in.

Elizabeth Howell reported on the Shred-a-ton held in February, 2022.

Barry McCain wished Maricopa Police Department Chief James Hughes a happy birthday. He discussed legislation, and highlighted cross-cultural communication.

John P. suggested a speed sign when entering the City. Next, he commented on schools and special needs children. He thanked the City for the beautification in the main road.

7. Consent Agenda

Agenda Item 7.2 was moved to the Regular Agenda to be tabled. Agenda Item 7.10 was moved to the end of the Regular Agenda for a presentation.

Approval of the Consent Agenda

A motion was made by Councilmember Rich Vitiello, seconded by Councilmember Bob Marsh, to Adopt the Consent Agenda. The motion carried by unanimous vote.

7.1 [CON 22-08](#)

The Mayor and City Council shall discuss and take action to ratify the Amendment and

Consent to Assignment of Purchase and Sale Agreement and Escrow Instructions and Development Agreement with Elpida, LLC, J.E.T. Real Estate Holdings, LLC, West Edison, LLC, and Estrella Gin Business Park, LLC, and authorizing the City Manager to execute any future amendments and any other necessary documents related to this agreement. Discussion and Action.

This Contract was Approved.

7.3 [CON 22-10](#)

The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Maricopa 30, LLC, for the purchase of approximately 11.73 acres of real property generally located west of the southwest corner of N White and Parker Rd and W Honeycutt Rd, for an approximate purchase price of \$3,321,234.00, and authorizing the City Manager to execute any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.

This Contract was Approved.

7.4 [CON 22-11](#)

The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Estrella Gin Business Park, LLC, for the sale of approximately 2 acres of real property generally located north of W Edison Rd and west of N Roosevelt Ave, for an approximate purchase price of \$261,360.00, and authorizing the City Manager to execute any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.

This Contract was Approved.

7.5 [RES 22-15](#)

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 58A, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

7.6 [RES 22-16](#)

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 58B, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

7.7 [RES 22-17](#)

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 52, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

7.8 [SUB21-44](#)

The Mayor and City Council shall discuss and take action to approve subdivision case # SUB21-44, Anderson Farms Phase 1B, a request for final plat approval to subdivide 28.65 acres of land into a 115 single-family residential lot subdivision. Discussion and Action.

This Subdivision was Approved.

- 7.9 [SUB21-36](#) The Mayor and City Council shall discuss and take action to approve a subdivision case # SUB21-36, Hancock Gunsmoke, a request for final plat approval combining 27.79 acres of land into a single lot and dedicating necessary right-of-way and easement for the development of a multi-family community at the southwest corner of Honeycutt Road and Gunsmoke Road. Discussion and Action.

This Subdivision was Approved.

- 7.11 [ORD 22-08](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 3.10.090 of the Maricopa City Code relating to the appointment of assistant city managers and providing for severability and the effective date thereof. Discussion and Action.

This Ordinance was Approved.

- 7.12 [MIN 22-15](#) Approval of Minutes from the March 1, 2022 City Council Regular meeting. Discussion and Action.

This Minutes was Approved.

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

- 7.2 [CON 22-09](#) The Mayor and City Council shall discuss and take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Honeycutt Ranch Apartments, L.P, for the sale of approximately 11.73 acres of real property generally located on the south east corner of N White and Parker Rd and W Lococo St, for an approximate purchase price of \$3,065,752.00, and authorizing the City Manager to execute any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.

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

- 8.1 [CON 22-12](#) The Mayor and City Council shall discuss and take action to approve the Sublease and Facility Usage Agreement with the Maricopa Chamber of Commerce, Inc., and authorize the City Manager to execute the agreement and any future amendments or other necessary documents related to this agreement. Discussion and Action.

Councilmember Smith spoke in support of the Chamber of Commerce. She proposed modifying the current contract of one year with renewal of 2 years, and change it from a free lease, to 200/month for the first year 700/month the following year. She discussed the business directory and stated she was fine as part of the partnership, she'd like the strike the \$25 and leave it up to the Chamber to set the fee. She stated the deliverable should include a report after the year, and hires and executive director within 6-9 months of the contract. And include a business plan, and business retention in 3-6 month window within contract. Joint meeting within 6 months, and that a Councilmember be assigned as a non-voting member to their board.

Councilmember Wade stated that he wanted to make sure that Councilmembers have an opportunity for discussion and reasonable request during the joint meetings.

Councilmember Liermann stated she looked forward to a strategic plan for business retention and added the annual presentation should be during a Council meeting.

Mayor Price gave a brief background on the role of the Chamber of Commerce. He

spoke in support of proposed changes and elaborated.

Vice Mayor Manfredi elaborated on why he wanted additional discussion on this item.

A motion was made by Councilmember Smith, seconded by Councilmember Vitiello, that this Contract be Approved as Amended. The motion carried by a unanimous vote.

8.2 RES 22-20

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, adopting the Policy Guidelines and Application Procedures for the establishment of Community Facilities Districts. Discussion and Action.

Director of the Office of Business Management (OBM) & Chief Financial Officer Matt Kozlowski gave a PowerPoint presentation on Community Facilities Districts, CFD's. He explained what CFD's could accomplish and why use them. He discussed this was in the initiation stage of general policies and detailed City of Maricopa CFD Policy Highlights. He opened the floor for questions.

City Manager Horst emphasized that CFD would be for new development, not existing tax-payers.

Mayor Price stated he appreciated the proposed policies and procedures. He asked for further explanation how CFD's would be balanced so developers don't over-rely on them. Mr. Kozlowski explained that the City was under no obligation to create a CFD in the first place even after the application fee was paid and elaborated on the section on savings for homeowners. City Manager Horst further elaborated that all CFD's would require a development agreement that would establish any requirements to the City's standards.

John P., resident, expressed concerns with developers focusing only on areas within their development. City Manager Horst elaborated that impact fees would still apply.

Councilmember Smith explained that CFD's would allow them to put in the infrastructure and apply an assessment to those who purchase in that area. She asked if the assessment fee ever went away. Mr. Kozlowski explained that the CFD's historically tend to exist as long as the financial obligation were complete. He stated the board then could make the decision to stop assessments once the infrastructure was complete and paid for. City Manager Horst elaborated on different variations.

Councilmember Marsh asked about the funds from the sale of bonds and the fees for maintenance. Mr. Kozlowski and City Manager Horst elaborated on CFD's and Home Owner Associations (HOA's). Discussion ensued.

Councilmember Wade inquired about the length of impact fees. City Manager Horst elaborated. Further discussion ensued on how CFD's would be used for new development.

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

8.3 ORD 22-07

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending sections 2.15.010 and 2.15.060 (G) of the Maricopa City Code relating to the start time for regular City Council meetings and the time allotted to each speaker during the Call to the Public and providing for severability and the effective date thereof. Discussion and Action.

Mayor Price clarified that regularly the call to the public limited speakers to 3 minutes and the ordinance was simply reflecting that, he asked if there was still discretion to allow more when necessary. City Attorney, Denis Fitzgibbons clarified the Council still had discretion to adjust the amount of time. Mayor Price stated this item would also change the time for regular meetings to start an hour earlier at 6 pm. A brief clarification ensued for Councilmember Wade.

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

7.10 [RES 22-19](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving an Intergovernmental Agreement between the State of Arizona, acting by and through its Department of Transportation, and the City of Maricopa for capacity improvements along State Route 347 from north of State Route 238 to Maricopa City limits. Discussion and Action.

Deputy City Manager, Ben Bitter gave a presentation on the proposed intergovernmental agreement (IGA) with the Arizona Department of Transportation (ADOT) for widening of State Route (SR) 347 from SR 238 to City limits. He explained that SR 347 is owned and maintained by ADOT per Arizona Revised Statutes and the City alone had no authority or jurisdiction to do projects on its own. He stated that following this project, the City would be required to take over all future maintenance of this roadway. He broke down the City's share in the project's cost and details. He detailed the anticipated schedule and stated the estimated completion would not be until 2024. He stated this was only a portion of the SR 347 master plan and elaborated. He provided visuals of the project and explained the beautification project was done with this project in mind.

Vice Mayor Manfredi further explained the master plan and emphasized that this project would only cover City limits. Mayor Price asked if there was anything the City could do to expedite the anticipated schedule. Mr. Bitter explained that as part of sharing costs, the City would have a seat at the table the whole time. Councilmember Vitiello expressed concerns with traffic in the turn lane coming into town. Mr. Bitter explained that would be part of the design process. A brief discussion ensued regarding traffic congestion. Councilmember Marsh asked if traffic and maximum capacity was being actively tracked. Mr. Bitter explained the ranking of roads and elaborated. City Manager Horst discussed changes in traffic patterns.

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

9. Executive Session

A motion was made by Councilmember Amber Liermann, seconded by Vice Mayor Vincent Manfredi, to go in to Executive Session at 8:42 pm .The motion carried unanimously.

10. 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 5th day of April, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of April, 2022.

Vanessa Bueras
City Clerk