



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

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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.**

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Tuesday, May 17, 2022

6:00 PM

Council Chambers

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**1. Call to Order**

*The meeting was called to order at 6:06 pm. Church of Celebration Pastor, Andy Lockridge gave the invocation and Councilmember Wade 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 presented.*

**4. Report from the Mayor**

*Councilmember Marsh reported speaking at the Maricopa High School Jr. Air Force JROTC. He reported attending the Planning and Zoning (P&Z) Commission meeting, and a Pinal County Water Augmentation Authority Board meeting. He reported interviewing a gentleman for the upcoming empty City Council seat. Lastly, he detailed attending the Canadian American Business Council meeting.*

*Councilmember Smith reported participating in Teacher Appreciation week by serving ICEE's from Bahama Bucks to the teachers in Santa Cruz Elementary along with Councilmember Wade. She acknowledged teachers for their work. She reported attending the Be Awesome Beach party and encouraged parents to look into the organization. Lastly, she reminded the public of the upcoming Senior Lunch & Learn on Friday at the Library at 11 AM on the topic of the great resignation and job opportunities.*

*Councilmember Wade gave a brief statement in honor of his late mother, Claudia Lee Wade Mendoza.*

*Councilmember Liermann reported on her trip to Washington D.C. and her attendance to the Maricopa Police Department Special Olympics Torch Run event.*

*Vice-Mayor Manfredi reported meeting with a group called The Concerned Citizens of*

*Maricopa. He stated on Thursday he would host a Facebook Live stream to answer questions on transportation. He reported also participating in the Jr. ROTC event as well.*

*Mayor Price reported on Washington D.C. with the Greater Phoenix Economic Council. He elaborated on the organization and the trip. He emphasized the importance of building relationships.*

**5. Report from the City Manager**

*There were no items reported.*

**6. Call to the Public**

*Susan Buonsante expressed concerns that the voices from the community were not being heard. She addressed concerns with traffic, home values and infrastructure with the recent development projects.*

*Ron Angerame expressed concerns that the traffic on State Route (SR) 347 would be worsened by the addition of high density housing. He stated development fees should be competitive to Phoenix's and elaborated.*

*Linda T. commented on international affairs regarding the pandemic.*

**7. Consent Agenda**

*Agenda Item 7.3 was moved to the first item of the Regular Agenda section.*

**Approval of the Consent Agenda**

**A motion was made by Councilmember Rich Vitiello, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda .The motion carried unanimously.**

**7.1 [RES 22-27](#)**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for all local internal streets within Parcel I of the Tortosa South subdivision, into the City street/road maintenance system. Discussion and Action.

**This Resolution was Approved.**

**7.2 [RES 22-28](#)**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for all local internal streets within Parcel H of the Tortosa South subdivision, into the city street/road maintenance system H. Discussion and Action.

**This Resolution was Approved.**

**7.4 [ORD 22-13](#)**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 2.05.090 of the Maricopa City Code regarding the Vice-Mayor and providing for severability and the effective date thereof. Discussion and Action.

**This Ordinance was Approved.**

- 7.5      [RES 22-29](#)      A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an Amended and Restated Development Agreement between the City of Maricopa and Vestar Arizona XLIX, LLC, in compliance with A.R.S. § 9-500.05. Discussion and Action.

**This Resolution was Approved.**

- 7.6      [MIN 22-23](#)      Approval of Minutes from the May 3, 2022 City Council Regular meeting. Discussion and Action.

**This Minutes was Approved.**

- 7.7      [ORD 22-12](#)      An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending Section 1.10.010(B)(3)(a) of the Maricopa City Code relating to the authority to file a complaint for civil code enforcement and providing for severability and the effective date thereof. Discussion and action.

**This Ordinance was Approved.**

- 7.8      [MISC 22-17](#)      The Mayor and City Council shall discuss and take action on accepting the resignation of Mayor Price. Discussion and Action.

**This Miscellaneous Item was Approved.**

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

- 7.3      [SUB 22-02](#)      The Mayor and City Council shall discuss and take action to approve subdivision cases #SUB 21-50, -37, -43 and -47, four (4) final plats for Sorrento - Phase 2, to subdivide 102.57 acres of land into 455 single-family residential lots. Discussion and Action.

*Mayor Read stated staff requested an amendment with an additional note to each of the Final Plats that reads: "Property owner or Homeowners Association will assume responsibility for the monthly operating and maintenance costs for all streetlights within the development and adjacent arterials."*

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

- 8.1      [APP 22-02](#)      The Mayor and City Council shall discuss and possibly take action on making an appointment to fill the vacancy on the Age-Friendly Advisory Committee. Discussion and Action.

*Councilmember Vitiello nominated Al Juarez III to the Age-Friendly Committee.*

**A motion was made by Councilmember Vitiello, seconded by Vice Mayor Manfredi, that this Appointment be Appointed. The motion carried by a unanimous vote.**

- 8.2      [PRES 22-04](#)      The Mayor and City Council shall hear a presentation from Global Water Resources. Discussion only.

*Jon Corwin with Global Water gave a PowerPoint presentation. Discussion ensued.*

**The Presentation was heard.**

- 8.3      [PH 22-10](#)      The Mayor and City Council shall hear public comment regarding the request by Don

Leake of Shelter Asset Management, on behalf of property owner El Dorado 27, LLC to amend the General Plan Future Land Use Map (GPA22-05) and Planned Area Development (PAD22-05) for approximately 25.3 acres generally located northeast corner of N. Porter Rd. and W. Applegate Rd., just north of Maricopa-Casa Grande Hwy.

*Derek Scheerer, Planner II gave a presentation on GPA 22-05 and PAD 22-05, requested by Don Leake of Shelter Asset Management on behalf of El Dorado 27, LLC. He stated the general plan amendment (GPA) would change the existing Public/Institutional (PI) to Mixed Use (MU) and the Planned Area Development from the existing Light Industry & Warehouse (CI-1) to Planned Area Development (PAD). He detailed the site location and information including that it would be a proposed multi-family development of 536 units. He further detailed proposed parking spaces. He provided visuals of the existing and proposed general plan. He provided visuals of the existing and proposed zoning. He discussed the City's 2018 Housing Plan and the adopted housing plan goals including the need for more multi-family housing. He detailed the housing affordability by occupations. He provided conceptual site plans and traffic generation. He stated the proposed amendments would equal a trip reduction of 70 percent and elaborated. He detailed the capacity of Porter Road and concluded it was at 21 percent of its design capacity. He provided the commercial concept and area compatibility. He detailed the public comment process and stated that at the May 9, 2022 Planning and Zoning (P&Z) Commission meeting, members of the public presented concerns on area traffic and incidences of vehicle/dedestrial accidents. He provided statistics from Maricopa Police Department on accidents in the area. He stated the P&Z Commission recommended approval of GPA 22-05 and PAD 22-05, subject to the conditions of approval in the staff report. He stated staff, the applicant and MPD were present for questions. The public hearing was opened at 7:33 PM.*

*Sue Van Gosen expressed concerns with the 4-5 story level height. She stated it would look out of place and set a precedent. She expressed concerns with increased traffic and stated a grocery store was needed on that part of town.*

*Jeannie Ellis expressed concerns with increased traffic. She stated that school traffic was already an issue.*

*Dustin Williams expressed concerns with increased traffic and kids safety with all the schools located along Porter Road. He stated there were not enough cross walks and safety measures.*

*Brittany Pisola expressed concerns with increased traffic to a road that was already dangerous. She discussed her personal experience with walking and driving through the area. She expressed concerns with the lack of school zone speed areas. She stated she agreed with residential, instead of commercial but disagreed with the 5 story height. She stated information was not accessible for the public hearings.*

*Councilmember Smith asked B. Pisola to clarify that she was not opposed to multi-family residential, and just the 5 story. B. Pisola clarified.*

*Sadie Barnum expressed concerns with water usage and electricity.*

*Michelle Shiley reiterated she also had no issue with residential, but did not want the 5 story height. She expressed concerns with a lack of commercial sites in the area.*

*Heather Williams stated she was not within the 600 feet for required notification and*

*recommended better notification standards. She asked whether more police officers would be hired to account for all the new housing. She expressed concerns with increased traffic and child safety.*

*Councilmember Smith shared information on state legislation bills that would have taken away local control on affordable housing development. She addressed concerns with SR 347 and the upcoming proposition on the continuation of the half cent tax. She discussed the height of the building and the amenities. She asked the developer verify whether if by putting the same amount of units in 3 stories, meant they would have to lose the amenities. Greg Davis affirmed that would be the case and the height would be free up open space. Councilmember Smith stated she would prefer the amenities. Discussion ensued. Councilmember Smith addressed the traffic concerns and stated that the residential would not create the problem, that the problem was the school traffic. City Manager Horst stated staff had met with schools about their failure to comply with their original traffic plans and were given the summer to revise those plans. He elaborated on enforcement at the beginning of the new school year.*

*Councilmember Liermann inquired about the schools. City Manager Horst elaborated on the schools safe paths. Councilmember Liermann asked about the 5 story setback design to be less imposing. Mr. Davis elaborated on the design to soften the height. Councilmember Liermann spoke in support of diversified housing.*

*Councilmember Wade stated that he lived in the Glennwilde community and elaborated on his first-hand experience and shared concerns with the community. He spoke in opposition of a 5 story building. He stated that he agreed there was a need for multi-family housing, but did not agree with the process.*

*Councilmember Marsh stated he was in favor of intelligent growth and elaborated on the multi village concept. He stated more apartments were needed to support teachers and other workers. He supported the proposed amendments.*

*The public hearing was closed at 8:22 PM.*

**The Public Hearing was held.**

**8.4      [RES 22-26](#)**

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 Public/Institutional (P) and Mixed Use (MU) to Mixed Use (MU) for approximately 25.3 acres generally located at the northeast corner of N. Porter Rd. and W. Applegate Rd., just north of Maricopa-Casa Grande Highway, within the City of Maricopa incorporated limits, as described in case #GPA 22-05. The land is located in a portion of Section 36, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

*Vice Mayor Manfredi thanked the public for attending and elaborated on his public engagement. He addressed concerns with public safety and stated that public safety was allocated approximately 43 percent of the budget. He addressed concerns with traffic and transportation issues. He stated he talked with the Maricopa Unified School District on possible solutions but the Charter schools relied on volunteers. He encouraged volunteers. He talked about MUSD and stated the foreign teachers, police officers, firefighters and medical employees needed housing. He stated there was a shortage of affordable housing in Maricopa.*

*Councilmember Wade discussed commuting the SR 347 and stated a solution was important to everyone.*

*Councilmember Smith asked staff to elaborate on the traffic impact study. City Engineer, Eduardo Raudales elaborated on the process of the traffic impact analysis. He stated growth was accounted and elaborated. He stated it included traffic generated by all development in the area. He stated it also took into account the school traffic. City Manager Horst stated the traffic analysis also included future land use. Discussion ensued. Councilmember Smith asked Mr. Davis how it would affect the project if they had to go to 3 stories. Mr. Davis stated it would definitely reduce the amenities and would change the prestige and scope of the project. Discussion ensued.*

*Vice Mayor Manfredi asked City Attorney Denis Fitzgibbons clarification on whether the vote would approve the height. Mr. Fitzgibbons and City Manager Horst clarified it would approve the height for five stories.*

*Councilmember Marsh spoke in support in order to attract more companies. Vice Mayor Manfredi elaborated he didn't initially like the idea of five stories but he would rather have five stories with amenities. He addressed concerns with traffic and public safety. Discussion ensued.*

*Mayor Price discussed balancing issues and the by-right concept. He elaborated on the proposed bills that keep going before legislation to limit local power on zoning for affordable housing. He discussed the inconvenience of growth of the city and stated he understood the Glennville community because Maricopa Meadows and other communities had similar concerns. He stated he struggled with the height issue however he didn't want something ordinary and was in favor of the amenities. A brief discussion ensued.*

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

**Aye:** 5 - Mayor Christian Price, Vice Mayor Vincent Manfredi, Councilmember Amber Liermann, Councilmember Bob Marsh and Councilmember Nancy Smith

**Nay:** 2 - Councilmember Rich Vitiello and Councilmember Henry Wade

**8.5**      **ORD 22-11**

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 25.3 acres of land generally located at the northeast corner of N. Porter Rd. and W. Applegate Rd., just north of Maricopa-Casa Grande Hwy, within the City of Maricopa incorporated limits, from Light Industry & Warehouse (CI-1) to Planned Area Development (PAD) as described in Zoning Case #PAD 22-05. The parcel of land is located in a portion of Section 36, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

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

**Aye:** 5 - Mayor Christian Price, Vice Mayor Vincent Manfredi, Councilmember Amber Liermann, Councilmember Bob Marsh and Councilmember Nancy Smith

**Nay:** 2 - Councilmember Rich Vitiello and Councilmember Henry Wade

**8.6**      **MISC 22-15**

The Mayor and City Council shall discuss and possibly take action on adopting a

tentative budget for fiscal year 2022-2023 (FY22-23) and the 5-Year Capital Improvement Plan. Discussion and Action.

*Mayor Price recused himself to avoid any perception of conflict of interest.*

*Matt Kozlowski, Chief Financial Officer gave a PowerPoint Presentation on the proposed budget. He provided highlights of the FY 2023 process. He read the Budget Transmittal Letter from City Manager Rick Horst. He detailed the primary and secondary tax rates. He stated the proposed tax reduction would give back to residents. He discussed Revenues over Expenditures for FY 22-23 including the projected growth of revenues and expenditures. He turned the presentation to Ben Bitter to present on the Capital Improvement Projects, (CIP).*

*Mr. Bitter detailed where the money for the CIP was going and where it was coming from. He detailed projects such as the light at Chase, pavement improvements of Anderson Road and Peters and Nall Road, the SR 347 widening project by Cobblestone Farms Drive, the new Police administration and dispatch center, and the right of way landscaping beautification projects throughout the city.*

*Brian Ott commended the proposed budget. He stated he would like more money to go to the Police Department. He commended the City Manager and Council.*

*City Manager Horst discussed public safety and stated the city was adding 4 more officers and would use more non-sworn officers.*

*Councilmember Smith stated she was proud of the fiscal responsibility of the City and that the revenue was higher than the expenditures. She discussed the business analyst positions. She invited MPD Chief Hughes elaborate on the new 4 officer positions and non-sworn positions.*

*Chief Hughes discussed non-sworn officers. City Manager Horst discussed the new 311 service, and that it would take approximately a year to set up.*

*Councilmember Wade asked if there were promotion opportunities for officers. City Manager Horst responded they authorized a new rank of corporal and there would be 6 new positions. Chief Hughes elaborated. A brief discussion ensued.*

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

**Aye:** 6 - Vice Mayor Vincent Manfredi, Councilmember Amber Liermann, Councilmember Bob Marsh, Councilmember Nancy Smith, Councilmember Rich Vitiello and Councilmember Henry Wade

**Recused:** 1 - Mayor Christian Price

## **9. Executive Session**

- 9.1 ES 22-21** The Mayor and 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 the Intergovernmental Agreement with Pinal County for co-located court services, the terms thereof; and legal advice regarding the same, pursuant to A.R.S. §38-431.03(A) (1), (A)(3) and (A)(4).

**10. Adjournment**

A motion was made by Councilmember Henry Wade, seconded by Vice Mayor Vincent Manfredi, to Adjourn at 10:01 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 17th day of May, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of June, 2022.

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**Vanessa Bueras**  
City Clerk