



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

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

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Tuesday, August 6, 2019

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:03 p.m. Mike Riggs, with the Church of Jesus Christ of Latter-day Saints, gave the invocation and Councilmember Smith led the meeting attendees in the Pledge of Allegiance.*

### 2. Roll Call

**Present:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

### 3. Proclamations, Acknowledgements and Awards

### 4. Report from the Mayor

*Councilmember Brown reported attending the following events: The ribbon cutting for Breaks Plus on July 18, a Pinal County Water Augmentation Authority (PCWAA) Executive Board meeting with Representative Tom O'Halleran on July 22, the Fire Administration facility grand opening ceremony and the ribbon cutting ceremonies for Compassionate Yoga and Great Escape on July 27.*

*Councilmember Smith reported on the July 19th Senior Lunch & Learn and then announced that the next one would be on August 16. She reported attending the ribbon cutting for compassionate Yoga and a family law practice, both at Stageshop.*

*Vice Mayor Wade reported attending some of the same events. He elaborated on the Fire Administration Building grand opening event.*

*Mayor Price reported attending the Arizona Department of Transportation (ADOT) meeting in Cottonwood, Arizona and elaborated on the meeting. He announced that the City of Maricopa would host the next ADOT meeting on September 20 at 9 a.m. in the Council Chambers. He encouraged the community to attend and reported attending various new business grand openings. He announced there were new extended hours at Copper Sky and gave information on the new Esports League. He stated that the pickleball courts would be opening Saturday, August 24 at 7 a.m. He stated he received a thank you letter from the Native American Basketball Invitational (NABI) and elaborated on the organization and the partnership with the Ak-Chin Community.*

**5. Report from the City Manager**

*City Manager Horst invited Finance and Budget Manager, Angele Ozoemelum to introduce her finance team and present them with the Government Finance Officers Association (GFOA) certificate of recognition for budget preparation. Ms. Ozoemelum acknowledged Valeriya Sattler, Kathleen Shipman and Jacque Martinez.*

**6. Call to the Public**

*Elizabeth Howell informed the public that the Pledge of Allegiance was not being recited correctly. She noted that there should not be any pauses in the phrase, "one nation under God." She encouraged the community to recite it correctly and added that she visited the schools as well.*

*Bob Marsh spoke in support of Agenda Item 8.3, CON 19-19 on the acquisition of land at the southeast corner of State Route 347 and Bowlin Road. He encouraged the City to purchase or condemn a small section of land in that same corner, owned by the Desert Cedars Homeowners Association (HOA).*

*Patti Coutre spoke on behalf of the Maricopa Football Boosters and announced the following pre-season events: The Maricopa High School (MHS) Rams Experience on Saturday, August 10 at the stadium from 4 p.m. to 8:30 p.m., the annual golf tournament on August 17 at The Duke golf course, the season opening scrimmage game on Friday, August 16 at 6 p.m. at the football field. She gave further information on the season game schedule and directed anyone interested in more information to the website: [MaricopaRamsfootball.com](http://MaricopaRamsfootball.com).*

*Maryeileen Flanagan from Hidden Valley spoke in opposition of the proposed Interstate 11 (I-11) route, and asked that the City and Council to invest in the orange route instead.*

*Maricopa Unified School District (MUSD) Superintendent, Dr. Tracey Lopeman thanked the City of Maricopa, the City Council, City Manager Horst and the Development Services Department. She stated the high school was over capacity and sixteen portable classrooms were opened as a temporary solution. Next, she thanked Community Services Director, Nathan Ulyot for inviting MUSD to participate in Maricopa Swims and elaborated. Lastly, she gave a quick progress report on their strategic planning.*

*Demetrius Seabrooks expressed concerns with the traffic signage at the Circle K on Honeycutt and Porter Road. He was directed to contact Public Services Director, Mike Riggs.*

*Councilmember Brown elaborated on Elizabeth Howell's comments on the Pledge of Allegiance.*

*Vice Mayor Wade invited the community to a prayer vigil on Thursday (August 8, 2019) at Copper Sky's Amphitheatre at 7:30 p.m. and elaborated on the event.*

**7. Minutes****7.1 [MIN 19-52](#)**

Approval of Minutes from the July 16, 2019 City Council Regular meeting.

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

## **8. Consent Agenda**

### **Approval of the Consent Agenda**

**A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Nancy Smith, to Adopt the Consent Agenda. The motion carried by a unanimous vote.**

- 8.1      [RES 19-37](#)**      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 Parcel 16 of the Homestead North Subdivision into the City Street/Road Maintenance System. Discussion and Action.
- This Resolution was Approved.**
- 8.2      [CON 19-18](#)**      The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Mel's Auto, LLC, an Arizona limited liability company dba NAPA Auto for the sale of approximately 2 acres generally located at the Northeast corner of Edison Road and Estrella Gin Business Parkway, commonly known as the Estrella Gin Business Park, for \$1.75 per square foot. Discussion and Action.
- This Contract was Approved.**
- 8.3      [CON 19-19](#)**      The Mayor and City Council shall discuss and possibly take action to ratify the Purchase and Sale Agreement and Escrow Instructions, and all amendments thereto, with Robert S. Elmore as the Trustee of the Mark Richard Walton 1999 Grantor Irrevocable Trust, the Leslie Ann Walton 1999 Grantor Irrevocable Trust, the Patrick Leslie Walton 1999 Grantor Irrevocable Trust, and the Michael Allen Walton 1999 Grantor Irrevocable Trust, and Bowlin Plaza, LLC, a Nevada limited liability company for the purchase of approximately 8.748 acres of real property generally located on the Southeast corner of SR 347 and Bowlin Road for a purchase price of \$2,667,440.00. Discussion and Action.
- This Contract was Approved.**
- 8.4      [CON 19-20](#)**      The Mayor and City Council shall discuss and possibly take action on approving a Lease Agreement with Duncan Family Farms, LLC. Discussion and Action.
- This Contract was Approved.**
- 8.5      [RES 19-40](#)**      The Mayor and City Council shall discuss and possibly take action to ratify a Resolution of the Mayor and City Council of the City of Maricopa, Arizona designating the City's Financial Services Manager as the Chief Financial Officer for purposes of submitting the City's Annual Expenditure Limitation Report to the Auditor General. Discussion and Action.
- This Resolution was Approved.**
- 8.6      [CON 19-17](#)**      The Mayor and City Council shall discuss and possibly take action on approving an amendment to the Employment Agreement with Ricky Horst. Discussion and Action.

**This Contract was Approved.**

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

**9.1 [PH 19-13](#)**

The Mayor and City Council shall hear public comment regarding a request by citizen initiation, Benjamin Johnson, on behalf of Heritage Academy Maricopa, to rename W. Lucera Lane to W. Heroes Way (ADDR19-09) in accordance with the City's Street Name Change Policy (RES 14-11). This item will be presented by Ryan Wozniak.

*Planning and Zoning Manager, Rodolfo Lopez gave a brief summary of the request. He noted no conflicts existed with the request per the City's Street Name Change Policy. He opened the public hearing at 7:36 p.m., there were no public comments. The public hearing was closed.*

**The Public Hearing was held.**

**9.2 [RES 19-38](#)**

A Resolution of the Mayor and City Council or the City of Maricopa, Arizona, approving the renaming of a portion of West Lucera lane, which is located within the subdivision of Glennwilde in the City of Maricopa, to West Heroes Way. Discussion and Action.

*Planning and Zoning Manager, Rodolfo Lopez explained the proposed change did not conflict with any existing street names within City limits. He stated staff recommended approval of the proposed street name change.*

*Councilwoman Gusse if the new street name was attached to Heritage Academy in any way. Benjamin Johnson explained how Heroes was connected to the school. Councilwoman Gusse further inquired if the circle would have three different names. Mr. Lopez elaborated*

**A motion was made by Councilmember Manfredi, seconded by Councilwoman Gusse, that this Resolution be Approved. The motion carried by a unanimous vote.**

**9.3 [APP 19-04](#)**

The Mayor and City Council shall discuss and possibly take action on making appointments to the various committees whose terms are expired or are vacant. Discussion and Action.

*Mayor Price nominated Grace Gomez to the Heritage District Committee, and Karen Sanchez to the Park Recreation and Library (PRL) Committee.*

**A motion was made by Mayor Price, seconded by Councilmember Manfredi, that the Appointments be Appointed. The motion carried by a unanimous vote.**

**9.4 [ORD 19-08](#)**

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 zone certain property described in Zoning Case # ZON19-01 for approximately 28.65 acres of land generally located south of the southeast corner of Bowlin Road and Hartman Road., within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of west half of Section 33 of Township 4 South, Range 4 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Planning and Zoning Manager, Rodolfo Lopez presented on the request (ZON 19-01), on behalf of Marbella Homes. He summarized the development process and the public comment outreach. He noted that no public comments were received. He reviewed the findings made by the Planning and Zoning Commission. He stated staff recommended approval of the request, subject to the conditions of approval stated in the staff report,*

*and as amended by the P&Z Commission. He opened the floor for questions.*

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

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

**9.5**      **ORD 19-09**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending the zoning requirements as described in Zoning Case PAD 19-02 for Stonegate Planned Area Development (PAD) for approximately 3.84 acres generally situated on the southwest 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 of Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Discussion and Action.

*Planning and Zoning Manager, Rodolfo Lopez presented on the request for PAD 19-02 by Sanks and Associates, LLC on behalf of Maricopa Stonegate, LLC. He discussed the development process and other site information. He reviewed the findings from the Planning & Zoning Commission and stated they recommended approval of the request, subject to the conditions of approval stated in the staff report. He opened the floor for questions.*

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

**Aye:** 7 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Nancy Smith, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

**10.      Executive Session**

*The meeting was paused at 7:48 p.m. to open the City Council Special Meeting.*

**A motion was made by Councilmember Vincent Manfredi, seconded by Vice Mayor Henry Wade, to move to Executive Session at 7:57 p.m. The motion carried unanimously.**

**10.1      ES 19-17**

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 how to proceed with the Master Planning and Marketing Agreement with J & J Commercial Properties, Inc. dba CPI, potential liability related thereto, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

**11.      Adjournment**

**This City Council Regular Meeting was Adjourned.**

**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 6th day of August, 2019. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of September, 2019.

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Vanessa Bueras  
City Clerk