



City of Maricopa

Meeting Minutes - Draft City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

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, September 15, 2020

7:00 PM

Council Chambers

1. Call to Order

The City Council Regular Meeting was called to order at 7:14 p.m. Mayor Price gave an invocation and Councilwoman Gusse led the Pledge of Allegiance.

2. Roll Call

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

3. Proclamations, Acknowledgements and Awards

3.1 [PROC 20-04](#) Hispanic Heritage Month Proclamation

Mayor Price read the proclamation and proclaimed September 15th through October 15th as Hispanic Heritage Month, and presented it to Joanne Ortega and Veronica with the Hispanic Chamber of Commerce.

Next, Mayor Price invited Tommy and Jane Ronca to the front and acknowledged their community service. He announced that the Roncas were moving to Florida and presented them a plaque of appreciation. Vice Mayor Smith presented Mr. Ronca with a certificate of appreciation on behalf of the Parks, Recreation and Library (PRL) Advisory Committee. Mr. Ronca gave a few words of appreciation and commended City staff, City Council and the community. Maricopa Police Commander Hughes announced that the Ronca's would be added to the retired Maricopa Police Volunteer's plaque that sits in their main station lobby.

Next, Mayor Price invited Mike Richey, former owner of ACE Hardware, and former council member Peg Chapados to the front. Mayor Price acknowledged Mr. Richey and his family for their community involvement as local business owners. He announced an engraved paver would be installed in their honor at Copper Sky and presented him with a gift on behalf of the Council and Mrs. Chapados. Vice Mayor Smith thanked Mr. Richey on behalf of the Relay for Life and presented him with a gift. Mr. Richey gave a brief statement thanking the community.

Read**4. Report from the Mayor**

Mayor Price announced the Census was wrapping-up and encouraged everyone to participate. He stated the mobile outreach van from Pinal County would be at the Basha's parking lot from 10 a.m. through 2 p.m. next Wednesday.

Vice Mayor Smith reported meeting with a group who helped coordinate Copa Cares 2020 and elaborated. She stated a group of volunteers contacted her about continuing to offer help, and stated more information would come.

Councilmember Wade encouraged the community to vote on November 3rd.

5. Report from the City Manager

There were no items reported.

6. Call to the Public

City Council candidate, Andre LaFond commended the City for acknowledging community members and proclaiming Hispanic Heritage Month. He encouraged participation in the Census.

7. Minutes**7.1 [MIN 20-42](#)**

Approval of Minutes from the August 18, 2020 City Council Regular meeting.

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

8. Consent Agenda

Vice Mayor Smith requested that Agenda Item 8.1 be moved from the consent section.

Approval of the Consent Agenda

A motion was made by Councilwoman Julia R. Gusse, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda except Agenda Item 8.1. The motion carried by unanimous vote.

8.2 [SUB20-14](#)

The Mayor and City Council shall discuss and possibly take action to approve a re-plat of the Sonoran Creek Commercial Subdivision, case # SUB20-14. Discussion and Action.

This Subdivision was Approved.

8.3 [CON 20-11](#)

The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Eugene and Connie Nicholas for the purchase approximately .78 acres of real property generally located East of N. Pershing St. between W Maricopa Ave. and W Honeycutt Rd. for a purchase price of \$135,937.20. Discussion and Action.

This Contract was Approved.

- 8.4 [RES 20-40](#) 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 46 of the Rancho El Dorado Phase III subdivision, into the City Street/Road Maintenance System. Discussion and Action.

This Resolution was Approved.

- 8.5 [RES 20-41](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the First Amendment to Purchase and Sale Agreement and Escrow Instructions and Development Agreement between the City of Maricopa and Elpida, LLC, an Arizona limited liability company, in compliance with A.R.S. §9-500.05. Discussion and Action.

This Resolution was Approved.

- 8.6 [RES 20-42](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the First Amendment to Purchase and Sale Agreement and Escrow Instructions and Development Agreement between the City of Maricopa and J.E.T. Real Estate Holdings, LLC, an Idaho limited liability company in compliance with A.R.S. §9-500.05. Discussion and Action.

This Resolution was Approved.

- 8.7 [LIQ 20-04](#) The Mayor and City Council shall discuss and possibly take action recommending approval to the Arizona Department of Liquor License and Control regarding an application submitted by Jeffrey Miller on behalf of Honeycutt Coffee Cafe which is located at 44400 W. Honeycutt Road Suite 109. Discussion and Action.

This Liquor License was Approved.**9. Regular Agenda and/or Public Hearings**

- 8.1 [RES 20-39](#) 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 Employment to Mixed Use for approximately 46 acres of land generally located at the northwest corner of Maricopa-Casa Grande Hwy and Stonegate Road, within the City of Maricopa incorporated limits, as described in Case #GPA 20-06. The land is situated in a portion of Section 35 and 26 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

Vice Mayor Smith inquired about the height limit of the buildings. Mr. Lopez explained that, in terms of the General Plan Land Use designation, it would not change the height potential because that was governed by rezoning applications later in the process. Clarification ensued. Vice Mayor Smith explained she received a long letter from a resident across the street with concerns about view obstruction, and stated she wanted to understand the height requirements to help that resident. Discussion ensued.

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

10. Executive Session

- 10.1 ES 20-20** 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 an agreement with Private Motorsports Group, LLC regarding the extension of the water line main along SR 238, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).
- 10.2 ES 20-21** 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 receive legal advice concerning the City's legal options for addressing concerns regarding the services provided by Maricopa Consolidated Water Improvement District and the Seven Ranches Water Improvement District and provide direction on how to proceed to address these concerns, pursuant to A.R.S. §38-431.03(A)(3).
- 10.3 ES 20-22** 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 purchase agreements for real property within the City of Maricopa, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A)(7).

11. Adjournment

A motion was made by Councilmember Henry Wade, seconded by Councilmember Vincent Manfredi, to Adjourn at 7:51 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 15th day of September, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of October, 2020.

Vanessa Bueras
City Clerk