



**TIFFANY
& BOSCO**
P.A.

Citizen Participation Plan

HOGENES FARMS

Northwest corner of W. McDavid Road and N. Green Road, Maricopa, Arizona.

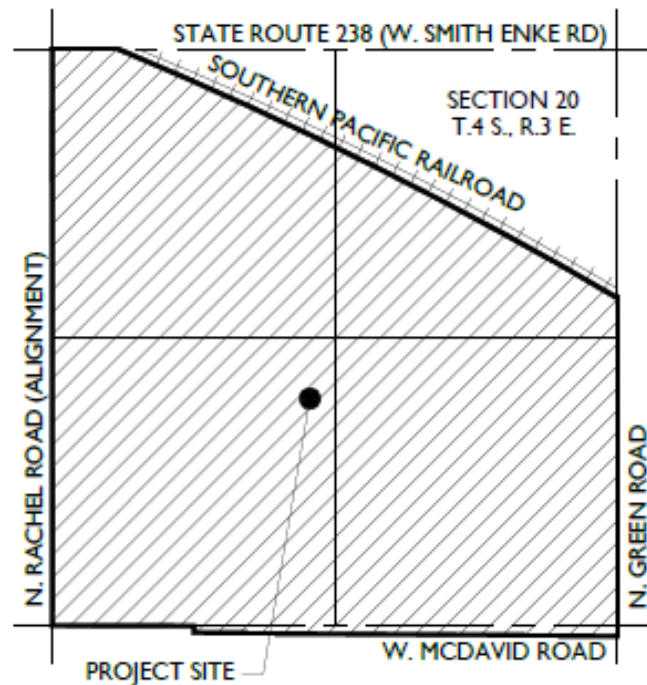
Case # PAD21-01

Plan Submitted: January 14, 2021

Resubmitted: March 24, 2021

Final Submittal: June 9, 2021

Updated: June 16, 2021





The Purpose of the Citizen Participation Plan (“CPP”) is to ensure that applicants pursue that early and effective citizen participation in conjunction with their land use applications. By doing so, this will allow residents and property owners the opportunity to understand and try to mitigate any real or perceived impacts the proposed land use application may have on the community. This will also ensure that the citizens and property owners of the City of Maricopa (“City”) have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and facilitate staff, and elected officials throughout the application review process.

Narrative

This CPP is for the proposed Hogenes Farms LTD Partnership located at the northwest corner of W. McDavid Road and N. Green Road (“Property”), in the City. The request is to create the first major phase of the Maricopa Meadows II development utilizing the City’s Planned Area Development (“PAD”) zoning district. Refer to **Tab 1** for a review of the Project Narrative and the Aerial Vicinity Map. The PAD will consist of 528+/- acres with the first phases on approximately 289 acres for approximately 812 single-family homes on six (6) parcels.

Draft Notification Letters

As part of the required City notification process, we have drafted a notification letter and sent the letter to all property owners within 300 feet of the Property. Refer to **Tab 2** for a copy of the notification letter. Refer to **Tab 3** for a copy of the legal ad published in the local newspaper. Refer to **Tab 4** for the site posting information.

Neighborhood Meeting

The applicant is required to hold one meeting prior to the first public hearing on an application for a specific site but may hold more if desired. The required meeting shall be held at least 15 days and not more than 90 days before the first public hearing on the application. Meetings held more than 90 days before the first public hearing shall be required to hold an additional neighborhood meeting. Neighborhood meetings shall not occur until after any required preliminary review meeting and consultation with the planning division staff.

The neighborhood notice and meeting materials must be submitted with the project application(s) to the development services department, unless otherwise deferred by the zoning administrator to a later date. At a minimum, the following materials must be submitted:

- a. A narrative discussing the proposed time, place, and location within the city of the neighborhood meeting;



- b. A list of names and addresses, labeled, stamped envelopes of all the property owners within the target area, and a notarized affidavit by the applicant that the list of names and addresses is accurate, current and complete;
- c. A list of names and addresses of all other interested parties who have requested that they be placed on a notification list maintained by the city clerk;
- d. A notification letter including a general explanation of the substance of the proposed application; the date, time and place within the city scheduled for a neighborhood meeting and for all other city meetings; and the city and applicant contacts;
- e. An eight-and-one-half-inch by 11-inch reduction of the proposed neighborhood sign; and
- f. The applicant's schedule for completion of the neighborhood meeting.

Our intent is to comply with the requirements set forth in the Zoning Code regarding the neighborhood meeting requirement by providing the zoning administrator or their designee an opportunity to (a) to review and approve all notification materials, neighborhood meeting location, a brief description of the property change and a land map; (b) to notify the applicant to proceed with the neighborhood meeting; and (c) for mailing the property owner notifications provided by the applicant.

In addition to the above, we intend to meet the remainder of the citizen involvement requirements by:

Notification Requirements

Notice of the neighborhood meeting shall be provided at least 15 calendar days prior to the neighborhood meeting by the applicant in the following manner:

1. Mailed Notice. Written notice shall be mailed to all owners and occupants within 300 feet of the subject property, or a larger area as determined by the zoning administrator, and to such other persons as the development services department, or authorized designee, determines to be other potentially affected citizens. See **Tab 5** for map of properties within 300 feet and list of properties.
2. Posted Notice. Notice shall be provided on the proposed site. The sign shall be waterproof and have a minimum size of 24 inches by 36 inches (36 inches by 48 inches for planned area developments, zoning code amendments and general plan amendments) with all information



evenly spaced and organized in a readable manner. The sign shall be placed on the property in a location determined by the zoning administrator or authorized designee.

3. **Electronic Notice.** Where applicable and not in violation of state law, notice may be provided by electronic means such as emailed notice, posted notice on the city's website, or other means determined by the zoning administrator. This type of notice may be substituted for advertised notice. Any persons or organizations may request that electronic notice be substituted for mailed notice through a request to the zoning administrator. Electronic notice cannot be substituted for certain legislative actions, such as rezoning.
4. **Contents of Notices.** All notices shall contain information about the proposal, project description, time, date, location of neighborhood meeting and subsequent city meetings for review and approval (if available), the names and telephone numbers of citizens may call with questions and issues, and applicant and city of Maricopa contacts, including name and telephone number.
- g. **Meeting Summary.** The applicant shall submit to the development services department 10 calendar days before the first public hearing on the matter a written summary of the issues and discussions from the meeting and the meeting notes. This report will be attached to the development services department's public hearing report and, at a minimum, include the following information:
 1. Details of techniques the applicant used to involve the public, including:
 - a. Date(s) and location of meeting;
 - b. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, maps and other publications;
 - c. A copy of the sign-in sheet from the neighborhood meeting which shall include attendee signatures, physical property address, date and the following language: "This sign-in sheet is intended to serve as proof that public input was pursued. Your personal information will not be used for solicitation purposes."
 - d. A photograph of the posted neighborhood meeting sign showing the date and time at which the photo was taken; and



- e. A newspaper clipping of the legal advertisement as published in the newspaper of general circulation in the city or the electronic notice if allowed as set forth in subsection (F)(4) of this section.
- 2. A summary of concerns, issues and problems expressed during the process, including:
 - a. The substance of the concerns, issues, and problems;
 - b. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process; and
 - c. Concerns, issues, and problems the applicant is unwilling or unable to address and why.

Once we conclude our public participation, we will meet all of the City's public hearing notification requirements per Section 18.140.060, Public hearing notification of the City's Zoning Code.

If requested, we will meet individually with anyone who contacts us for more information. We will detail our discussions in our final Citizen Participation Results Report.

Response Procedures

We will respond to all input and comments we receive from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided, and information is shared regarding the status of the request to interested stakeholders. We will provide the City with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of stakeholders and property owners will be included in our final Citizen Participation Results Report.

Schedule of Completion

We are submitting the PAD Rezoning request for the Property with this Citizen Participation Plan in December 2020. We will be prepared to meet with any other stakeholder, if requested, after sending the notification letter posting notification signs on the Property. We will provide City Staff with a completed Citizen Participation Results Report with the details and techniques used to involve the public and provide a summary of concerns, issues, and resolutions to these issues. We anticipate our public outreach to occur throughout the rezoning process.



Status Procedure

We will update the City staff via email and telephone calls of important issues that come about as the result of our public outreach. The entire report will be completed prior to the time the City informs us of the pending City Planning Commission hearing date. If additional public outreach occurs after the submittal of the Citizen Participation Results Report, we will provide updates to inform City Staff and board members.

CITIZEN PARTICIPATION PLAN UPDATE/RESULTS REPORT

The following is our Citizen Review Report (“CRR”) describing the extent of our outreach and the interactions we had within neighbors and stakeholders. The following items describe our latest outreach efforts:

Details and Techniques Used to Involve the Public

Include all dates and locations of all meetings where citizens were invited to discuss the owner or authorized agent’s proposal.

Response: A neighborhood open house was held on Tuesday evening, June 1, 2021 at the Maricopa Wells middle school in the Maricopa Meadows community to the southeast of the project. The meeting attended by approximately ten (10) attendees. None of the attendees lived within the current Maricopa Meadows residential community. Please refer to **Tab 6** for a copy of the sign-in sheet.

Provide the content, dates mailed, and number of mailings, including letters, meeting notices, Newsletters and other publications.

Response: Please refer to **Tab 2** for a copy of notification letter and **Tab 3** for legal publications.

Indicate the location of residents, property owners, and interested parties receiving notices, Newsletters or other written materials.

Response: Please refer **Tab 5** for a map of notified property owners within 300ft.

Indicate the number of people that participated in the process.

Response: Ten (10). Which includes the property owners listed in the notification list.

Summary of Concerns, Issues and Problems

Describe the substance of concerns, issues, and problems.



Kurt Jones, AICP (“Kurt”) and John Wittrock (“John”), as agents for the Applicant and Property Owner, gave an initial presentation of the proposed site plan including proposed roads, phases of the site, uses, and the amount of residences to be built on the Subject Property.

The meeting included ten (10) attendees who are owners of adjacent and neighboring parcels.

Access for Westerly Neighbors

Halim Hassani & Khan Hassani, Diane DeSilva (PDP Maricopa LLC), and Brian Butz (all collectively “Westerly Neighbors”) are individually owners of the three (3) adjacent properties to the west – APNs 510-16-001, 510-16-002A, and 510-16-002B. They collectively held the same concern with respect to access to their properties as it relates to the rezoning of the Subject Property. After researching this issue, we identified their access as McDavid Road to the southwestern boundary of Hogenes Farms and along a county road easement along the western property line. Therefore, we will maintain that access at the time of platting and designate this existing access on our plans.

Drainage Channel and Proposed Industrial Area

The Westerly Neighbors also discussed the drainage between the properties and logistics of access. There was additional concern in general for an industrial area being situated in such close proximity to a residential area.

Access for Easterly Neighbors

Susan and Van Pellernan (“Mr. and Mrs. Pellernan”) own an adjacent property to the east. They did not raise concern over the general nature of the site plan. However, they did express concern for current access to their property from Green Road. Additionally, they stated that Green Road was recently altered which denies them access to the road. They also stated concern about rezoning other neighboring parcel beyond the Subject Property at this time.

Describe how the owner or authorized agent has addressed or intends to address perceived or real concerns, issues, and problems expressed during the process.

With respect to all of the neighbors in attendance, they were encouraged to take Kurt’s contact information and business card so that they could reach out and explain in further detail the nature of their concerns. The dialogue throughout the open house between the attendees and the applicants was informative and all points were able to be expressed. The applicants researched the ALTA for Hogenes Farms and found the legal access to the Westerly property owners and the applicant intends to keep that access. Other than the proposed drainage plan for the first phase of the Hogenes Farms PAD, further drainage studies are needed on the westerly property to determine its viability for development.



The applicants spoke to Mr. and Mrs. Pellernan about their current lack of access and how the new site plan may not permit them any type of relief because the site plan does not contemplate access to property on the east side of Green Rd. John informed them that the issue needs to be dealt with directly through an authority in the City of Maricopa.

Describe perceived or real concerns, issues, and problems with which the owner or authorized agent disagrees, which the owner or authorized agent cannot address, or which the owner or authorized agent chooses not to address, including an explanation of the owner or authorized agent's reasoning.

Access for Westerly Neighbors

The access issue from the Westerly Neighbors arises from the fact that they may no longer have actual access to their properties even though legal access to their properties will go unchanged. In this particular circumstances, the Westerly Neighbors claim a right of access to their properties and the applicants intend to honor that legal access with the future design of the PAD.

Drainage Channel and Proposed Industrial Area

The Westerly Neighbors also had issues with the design of the drainage channel for the proposed residential portions of the PAD. The design of the proposed drainage channel on the western end of the Hogenes Farms property will better control and contain certain flows of this large, wide wash area/flood plain. Although it is not the responsibility to create drainage solutions for neighboring parcels, the design of the proposed drainage channel will not negatively affect the Westerly Parcels.

Access for Easterly Neighbors

In short, the site plan just so happens to be adjacent to Mr. and Mrs. Pellernan's property, but their access issues are best addressed through working in unison with City to alleviate those concerns.

Updated Notice Requirements

Per the City's notice requirements, refer to **Tab 7** for required notice documents.

If we have any further contact with the open house meeting attendees or any other stakeholder, we will continue to provide Staff with updates throughout the entitlement process.

TAB 1



Hogenes Farms

Planned Area Development (PAD)

PROJECT NARRATIVE

June 9, 2021

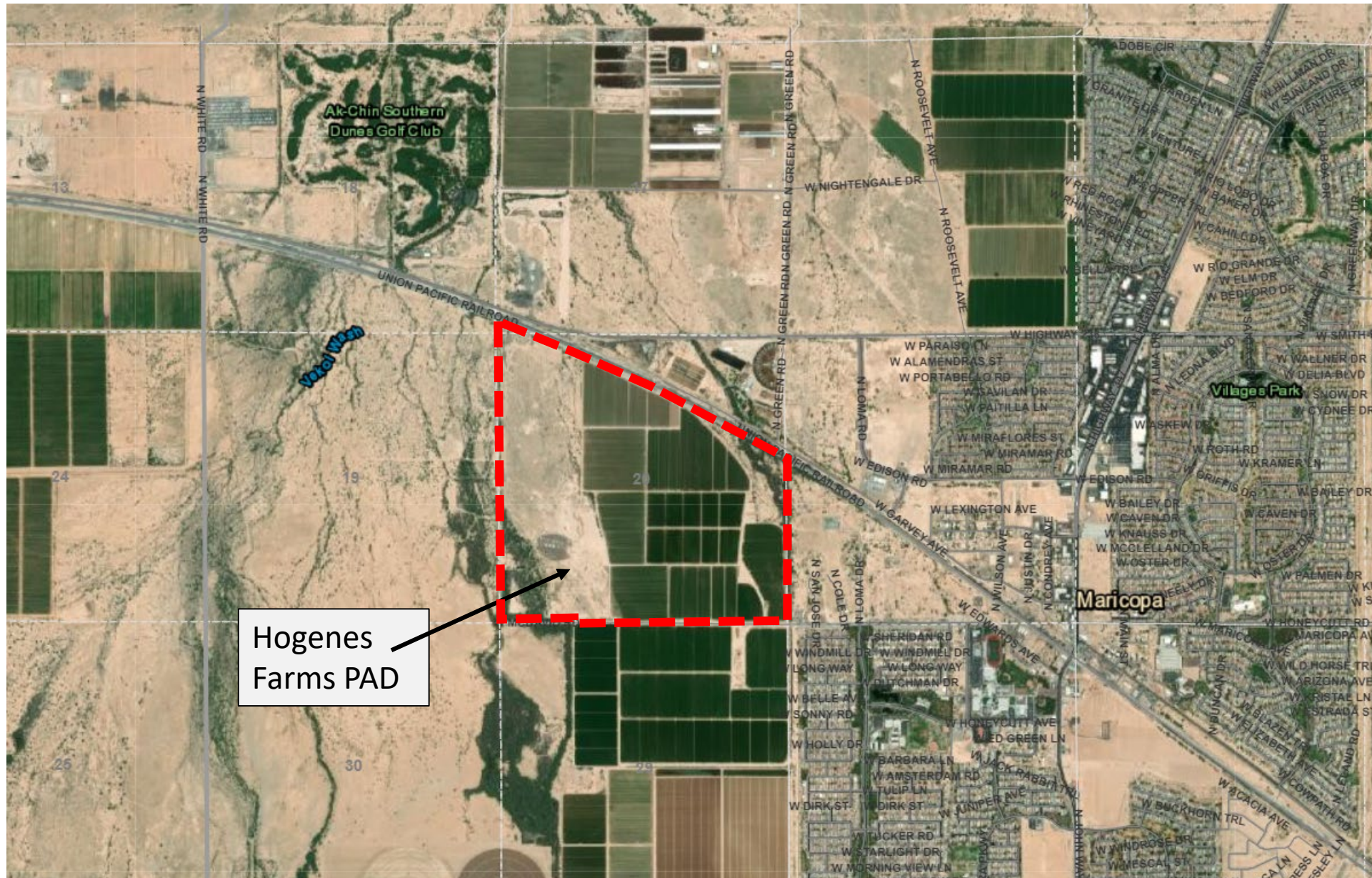
We represent Brian Hegardt of TRS 15 (“Applicant”), who is proposing a mixed-use community for property owned by Hogenes Farms LTD Partnership (“Owner”) at the northwest corner of W. McDavid Road and N. Green Road (“Property”), in the City of Maricopa, AZ (“City”). The initial phases will include a single-family community with public streets utilizing the City’s Planned Area Development (“PAD”) zoning district. Subsequent phases will include non-residential uses as the Green Road frontage develops and along the railroad property.

The request is to rezone approximately 528 +/- acres from the existing C1-2 (Industrial Zone) zoning to the City’s PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. The intent of this submittal is to provide for a unique set of residential subdivisions that will ultimately be a part of a larger mixed-use master planned community. The proposed PAD will allow for the preservation of a major wash corridor and development of public streets, along with passive and active open spaces for the future residents of the community.

The request is to rezone the Property consistent with the City’s General Plan land use designations, Master Plan Community and Medium Density Residential with a major first phase of the overall Property. This initial phases of the PAD is approximately 289 acres and planned for approximately 812 single-family residential lots at approximately 2.8 dwelling units to the acre (“du/ac”) utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The proposal is to develop the south and southwestern portions of the overall 528-acre Property. The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD. A roadway connection to the parcels within Maricopa to the west of Phase 2 will be provided as part of the master planning for the community.

Major drainage ways will be preserved and/or channelized and utilized as an amenity to the proposed residential neighborhoods. These drainage ways will be kept in a natural state as much as possible to allow conveyance of flows to occur in more natural vs. man-made design. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD.

Aerial Vicinity Map



TAB 2



**TIFFANY
& BOSCO**
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May 14, 2021

RE: PAD21-01 – Planned Area Development for Hogenes Farms LTD Partnership – Northwest corner of McDavid Road and Green Road, City of Maricopa incorporated limits.

Dear neighbor, homeowners' associations, and stakeholders:

Brian Hegardt, TRS 15 (the "Applicant") and the Property owners, Hogenes Farms LTD Partnership (the "Owner") are seeking input for our proposed redevelopment of the property located at the northwest corner of McDavid Road and Green Road and identified by Pinal County Assessor Parcel Numbers APN-501-12-0050 (the "Property"). The Applicant and the Owner has filed an application with the City of Maricopa for a proposed Planned Area Development (PAD) to develop the initial phases of what will eventually be a mixed-use, including Commercial/Industrial/Residential development, on Hogenes Farms. The initial phase of the PAD proposes to build approximately 812 single-family homes within several residential subdivision enclaves on approximately 527.5 acres of the larger Hogenes Farm property.

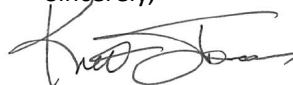
We invite you to join us for an open house meeting to discuss this proposal and learn more about the Applicant and the development proposal for the Property.

<p>Neighborhood Meeting: Date: June 1, 2021 Time: 6:00 P.M. – 7:00 P.M. Location: Maricopa Wells Middle School - Library 45725 W. Honeycutt Ave Maricopa, AZ 85139</p>	
<p>Planning & Zoning Commission: Date: June 21, 2021 Time: 6:00 P.M. Location: City Hall – 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: Date: August 3, 2021 Time: 6:00 P.M. Location: City Hall – 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each of the meetings listed above or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Kurt Jones, AICP, Senior Planner at Tiffany & Bosco representing the Applicant at kajones@tblaw.com or 602-452-2729. You may also contact the assigned City Senior Planner, Byron Easton, at 520-568-9098 or by email at Byron.Easton@maricopa-az.gov subject Hogenes Farms, case # PAD21-01.

Please see additional pages for project narrative and PAD exhibit.

Sincerely,

Kurt Jones, AICP



Hogenes Farms

Planned Area Development (PAD)

PROJECT NARRATIVE

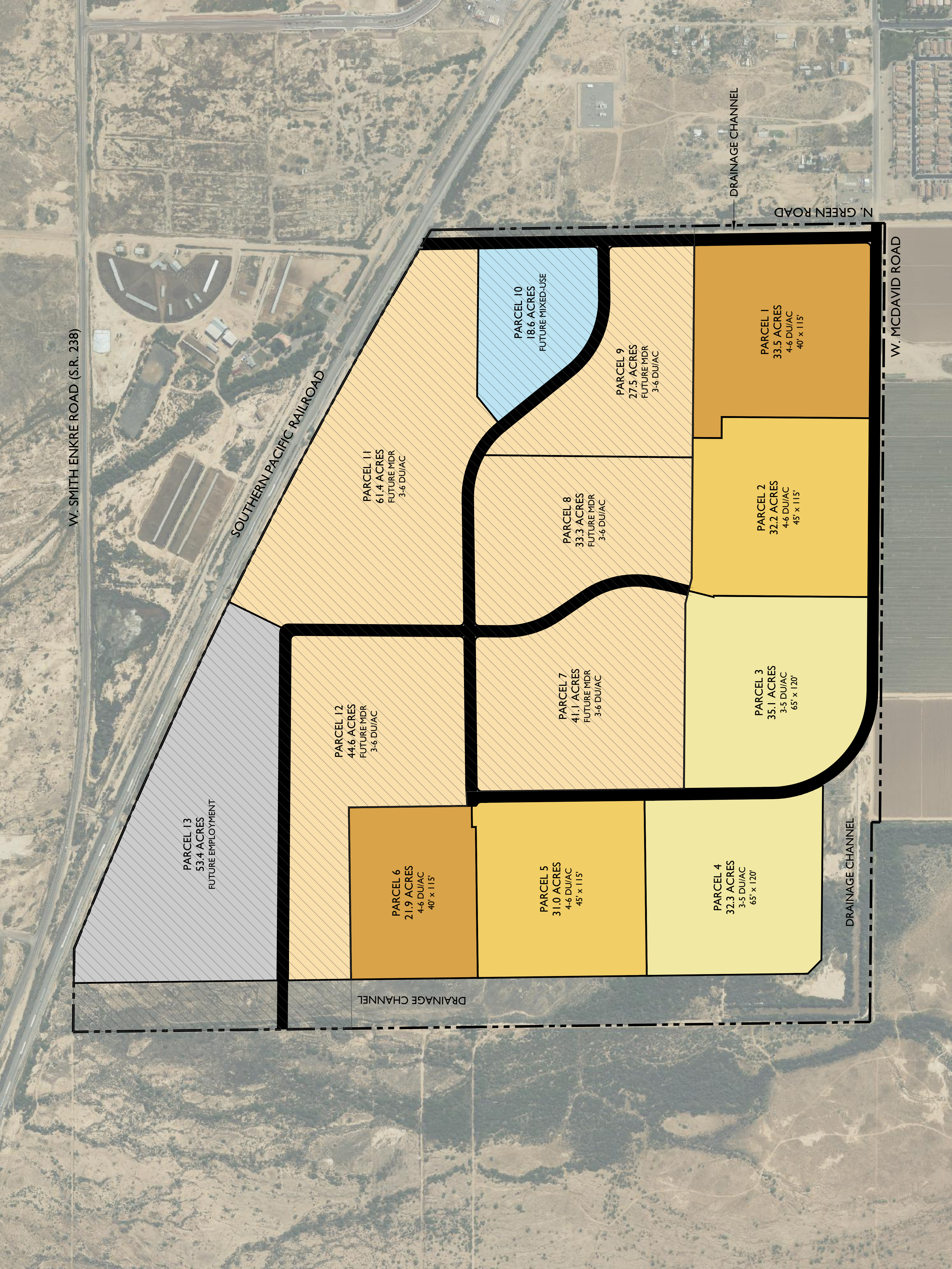
March 24, 2021

We represent Brian Hegardt of TRS 15 (“Applicant”), who is proposing a single-family community with public streets located at the property owned by Hogenes Farms LTD Partnership (“Owner”) at the northwest corner of W. McDavid Road and N. Green Road (“Property”), in the City of Maricopa, AZ (“City”). The request is to create the first major phase to the Hogenes Farms project utilizing the City’s Planned Area Development (“PAD”) zoning district. Subsequent phases will include non-residential uses as the Green Road frontage develops.

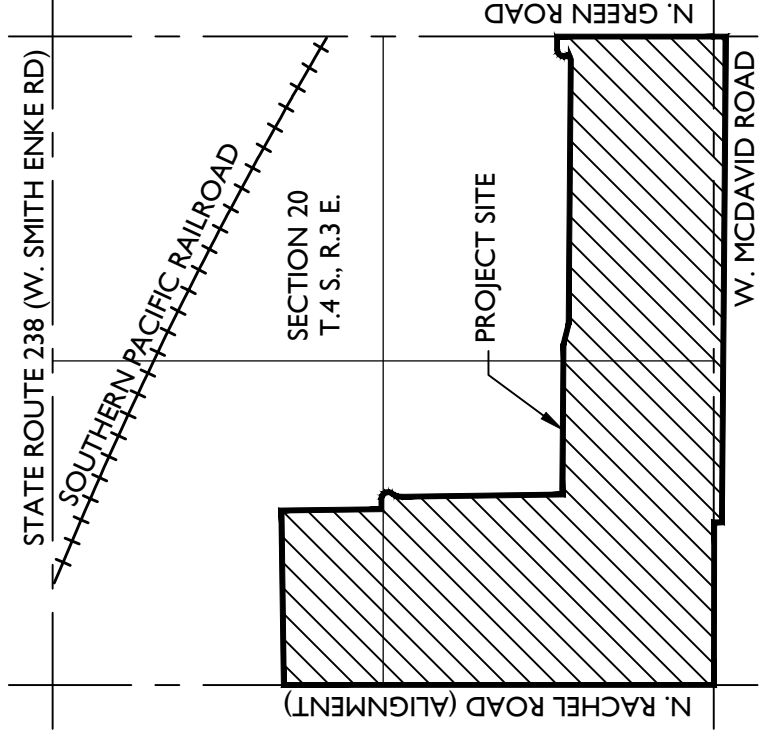
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VICINITY MAP



PROJECT TEAM

DEVELOPER:
MARBELLA HOMES
18835 N THOMPSON PEAK PKWY
SCOTTSDALE, AZ 85255
TEL: (480) 420-3935
CONTACT: JOHN WITTRICK
john@marbellahomes.com

LAND USE ATTORNEY:
TIFANY & BOSCO, P.A.
2525 E CAMELBACK RD., 7TH FL.
PHOENIX, AZ 85016
TEL: (602) 452-2729
CONTACT: KURT JONES, AICP
kjones@tblaw.com

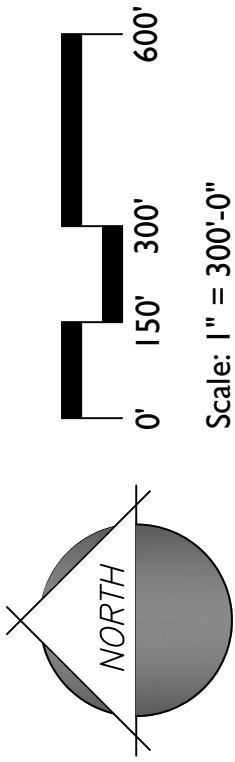
ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, PE
Dauxier@epg-corp.com

PROJECT DATA

A.P.N.: 510-12-0050
EXISTING GENERAL PLAN: MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY
EXISTING ZONING: RESIDENTIAL (MDR), EMPLOYMENT (E)
PROPOSED ZONING: RS-5 PAD
GROSS AREA: 232.07 ACRES

LEGEND

- BOUNDARY**
- COLLECTOR ROAD
 - 40' x 115' PARCEL
 - 45' x 115' PARCEL
 - 65' x 120' PARCEL
 - MEDIUM DENSITY RESIDENTIAL (3-6 DU/JAC)
 - MIXED USE
 - EMPLOYMENT
 - FUTURE PARCELS (NOT A PART)



TAB 3

Owner of severed finger arrested

By KATIE SAWYER
Staff Writer

MARICOPA — Ten-year Maricopa resident Francesca Wikoff got quite the surprise as she exited her home in the Homestead South community on April 15: a severed phalange lying on the concrete.

Her GMC Yukon parked in the driveway also had two slashed tires on one side, but there was no sign of the owner of the finger. The trail of blood left at the scene led to a nearby residence. Wikoff said one resident of the home is out of town, and the other is the man she believes is the owner of the appendage.

Maricopa Police came out to the home to document the scene and took the finger into custody. Wikoff speculates the owner of the finger is a neighbor who had gotten into a disagreement with Wikoff and her husband the night before.

Maricopa Police spokesman Hal Koozer confirmed that officers arrested Kevin Johnson and identified him as the owner of the finger found lying on the driveway.

According to Wikoff, the couple went over to a neighbor's home on the night of April 14 with their children for a get-together, and Wikoff said their male neighbor tagged along uninvited. The man allegedly became increasingly intoxicated and aggressive as the night

wore on.

"He tried to get in an altercation with my husband, who is injured. Then after (that), he shoved me twice," Wikoff said. "He was asked to leave, and he didn't like that, so he tried to retaliate by slashing my tires. However, he left a little consolation prize."

Wikoff is a retired firefighter and EMT, and said that was likely the only reason she was able to stomach the sight of the lone appendage. The neighbor in question has not returned to his residence since the night before, when a neighbor last heard him cry out.

"My neighbor heard him yelling and crying, probably about like 10:30 p.m., so we figured that's when it happened," Wikoff said.

After speaking with Maricopa officers April 15, Wikoff said that when the person responsible is located, she anticipates charges will be filed for property damage and other related charges.

Though the family has cameras, Wikoff said the tire-slasher managed to avoid being caught on video. Their Yukon is the family car and will need to have its tires replaced due to the damage. She has since had the vehicle towed.

Johnson was charged with criminal damage, assault, threatening and intimidating, and disorderly conduct stemming from both the slashed tires and the previous night's disagreement.

WE THE PEOPLE ...

have the right to know what's happening in
our cities, towns and neighborhoods.

To submit a public notice call 520-423-8602 or
email to publicnotices@pinalcentral.com




Access all public notices published in print within the last 7 days at: PinalCentral.com
As well as public notices throughout the state: www.arizonapublicnotices.com/
You can view all current and archived notices on this site.

Public Notices

proposed amended development standards. The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a rezoning to a PAD.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

Insert date: May 21, 2021
Published in: Maricopa Monitor
Date of publication: May 21, 2021
No. of publications: 1; dates of publication: May 21, 2021.



Thank you for
reading the
Maricopa Monitor!

Public Notices

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
Rezoning Case PAD21-01
Neighborhood Meeting
Maricopa Wells Middle School -
Library; June 1, 2021 at 6:00 PM
45725 W. Honeycutt Ave., Maricopa, AZ 85139
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
June 21, 2021 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
August 3, 2021 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Public Notices

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time,
and location.
Hogenes Fams LTD Partnership
is proposing a rezoning from C1-2
Industrial Zone to Planned Area
Development (PAD) at 47892 W.
McDavid Road generally located
at the northwest corner of McDavid Road and Green Road alignment. The PAD is approx. 527.5 acres of Mixed Use, including Commercial/Industrial/Residential. The initial development will be 232 +/- acres planned for approx. 812 single-family residential lots at approximately 3.5 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with

Global Water discusses 13% rate hike with city council

By KATIE SAWYER
Staff Writer

MARICOPA — Ron Fleming, CEO of Global Water, gave the City Council an update on a proposed 13% rate hike as well as a possible "phase two" to the rate case.

Rate cases determine whether the base rates for a given utility are accurate and fair and are usually proposed by the utility company through a two-year analysis process. Global Water is nearing the end of this process and is waiting on approval from the Arizona Corporation Commission.

On April 20, Fleming said Global Water had faced many challenges over the last few decades, exacerbated by the recession in 2008. Fleming is now hoping to turn those challenges into opportunities.

During the meeting, Fleming told the council that a 13% increase over the course of three years, or about \$13.23 by 2025, would recoup lost revenue from the recession and be more accurate for the 2021 community. The last rate case was passed in 2014 and was based on data gathered in 2011.

The proposed rate case will go through approval or denial in the summer but would not take effect until Jan. 1.

On the line of lost revenue, Fleming brought up the loss of the company's southwest plant. According to Fleming, the southwest plant was a \$32.8 million investment made by Global Water shortly before the recession that never opened due to lack of funding to run the facility.

"We built ... a lot of plant that, because of the

Great Recession, never got turned on," said Fleming. "We're here to talk about how to turn what's been a 15-year burden, or challenge, into an opportunity for all of us and the city of Maricopa."

Global Water wants to recoup lost funds by proposing a "phase two" rate hike in 2025 and waive it from the current process. This proposed phase two would be an additional 4% increase to consumers over the course of three years, from 2026-28.

The waiver is in part due to the fact that adding the percentage onto the current case would create complications.

"If there's an issue that bubbles up in a rate case that's really big and a little bit complicated, don't try to shove it into the existing, active rate case. ... That's what we're proposing, is to take this phase two approach and basically take the southwest plant item and put it in a box," Fleming said, acknowledging the phase two approach is still in approval process with the ACC. "Let's assume we do get that approved, then it goes into a box and we complete the current rate case, and when that rate case is over — you open the box and put it back on the table."

Putting it back on the table would involve a "mini-rate case" and would be simpler than adding it to the current one. Global Water's presentation was for information purposes only, and Mayor Christian Price encouraged those who had questions regarding the rate hike to come forward to the city and Global Water.

"I would urge the customers and the consumers and the citizens of this city to certainly come to the council with questions, come to you all with questions," Price said.

As temperatures rise, area pet store issues hot-car-warning campaign

By KATIE SAWYER
Staff Writer

MARICOPA — In 2020, 31 pets died in hot cars in the United States, and a total of 50 animals were rescued from a similar fate, according to People for the Ethical Treatment of Animals.

Temperatures are already in the triple digits in Maricopa, and these conditions can kill a dog in minutes. A vehicle's internal temperature has been proven to rise 20 degrees in just 10 minutes — effectively turning the car into an oven, according to a study done by Jan Null at San Francisco State University. Even on a 70-degree day, the internal temperature of a vehicle has been proven to rise 40 degrees in just one hour.

These are numbers that Bowser Pet Care owner Monica Staggs is already familiar with, and it's why she's participating in a window

sticker campaign in Maricopa that stops pet owners in their tracks.

The stickers say, "WARNING don't leave pets in hot vehicles! Keep pets safe. Heat can be fatal to pets. Temperatures inside a vehicle can climb rapidly, even with the windows cracked. Please consider leaving your pets safe at home instead of confined in a hot vehicle." They can be placed in the windows of local businesses to help remind pet owners of their furry friends.

Staggs said part of the hot car issue is due to misunderstanding the factors involved.

"Some pet owners do not realize that even if they crack the windows or leave their automobiles running with the air conditioner on, temperatures inside vehicles can still become dangerously hot very quickly," Staggs said in a press release. "These temperatures put pets at risk of illness, or even death."

TAB 4

ZONING

City of Maricopa - Planning Division

Proposal: Hogenes Farms LTD Partnership is proposing a rezoning from C1-2 Industrial Zone to Planned Area Development (PAD) at 47892 W. McDavid Road generally located at the northwest corner of McDavid Road and Green Road alignment.

Description of Request: The PAD will consist of approx. 527.5 acres of Mixed Use, including Commercial/Industrial/Residential. The initial development will be 232 +/- acres planned for approx. 812 single-family residential lots at approximately 3.5 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards.

NEIGHBORHOOD MEETING

When: June 1, 2021

Time: 6:00 P.M. – 7:00 P.M.

Location: Maricopa Wells Middle

School – Library

45725 W. Honeycutt Ave

Maricopa, AZ 85139

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT

CASE PLANNER: Byron Easton,

Senior Planner (520) 316-6936

Byron.Easton@Maricopa-az.gov

PLANNING AND ZONING COMMISSION

When: June 21, 2021

Time: 6:00 P.M.

Location: City Hall 39700 W. Civic Center

Plaza Maricopa, AZ 85138

CITY COUNCIL MEETING

When: August 3, 2021

Time: 6:00 P.M.

Location: City Hall 39700 W. Civic Center

Plaza Maricopa, AZ 85138

Posting Date: 5/14/2021

5/14/21 18:01:22

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number _____, located at 47892 W. McDavid Road generally located at the northwest corner of McDavid Rd and Green Road alignment, on May 14th, 2021.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.

Sign Company Name

Maria Hitt

Sign Company Representative

Subscribed and sworn to be on this 14th day of May 2021 by

Maria Hitt.

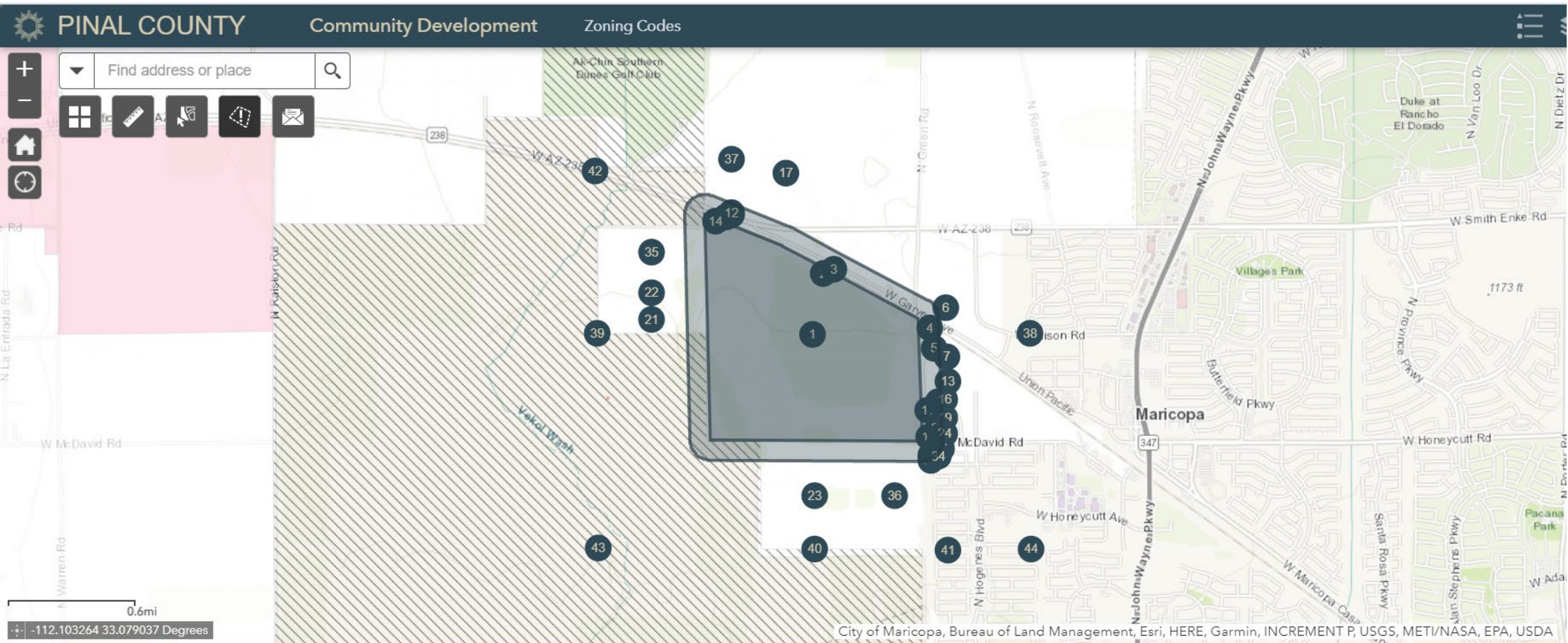
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-2024



TAB 5

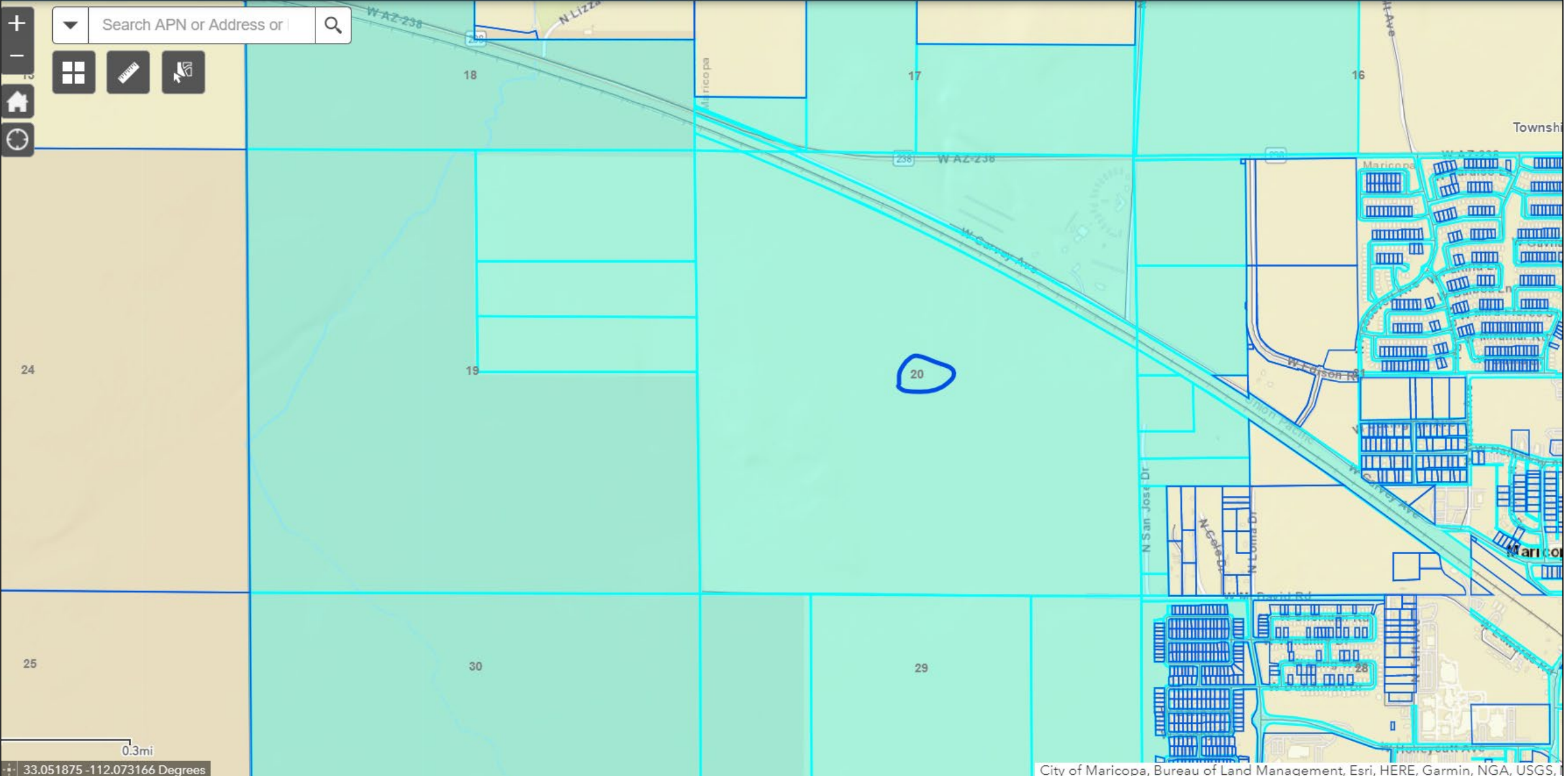
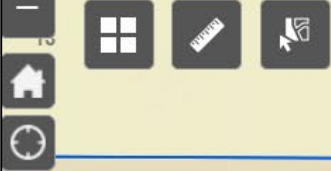


Property Mail Out		Parcel Identification Nu...					
	1	2	3	4	5	6	7
	510120050 HOGENES FARMS LTD PSHIP	NAP	510120040 HOGENES AL & BARBARA CO-TRS	51017004B CITY OF MARICOPA	510170070 VNS INV LLC	51017004C CITY OF MARICOPA	51017006B ELECTRICAL



600 Feet

Search APN or Address or



0.3mi
33.051875 -112.073166 Degrees

PARCEL	OWNER	PHYSICAL ADDRESS	TAX BILLING ADDRESS	ADDRESS	CITY	STATE	ZIP
512-34-742A	MARICOPA MEADOWS HOMEOWNERS ASSOCIATION		PO BOX 1326, QUEEN CREEK, AZ 85142	PO BOX 1326	QUEEN CREEK	AZ	85142
512-34-4870	KUNKLE, DONALD KUNKLE, TONYA	19508 N SMITH DR., MARICOPA, AZ 85139	20674 US HIGHWAY 20, Maricopa, AZ 8139	20674 US HIGHWAY 20	ALVORDTON	OH	43501
512-34-4340	FRANCISCO, MARISSA ADLER, HOWARD	46194 W SHERIDAN RD., MARICOPA, AZ 85139	88 LUCAS PARK DR., SAN RAFAEL, CA 94903	88 LUCAS PARK DR	SAN RAFAEL	CA	94903
510-12-0100	HOGENES FARMS LTD PSHIP	47892 W MCDAVID RD., MARICOPA, AZ 85139	PO BOX 570 MARICOPA, AZ 85139	PO BOX 570	MARICOPA	AZ	85139
510-16-002A	PDP MARICOPA LLC		1927 E WOODMAN DR., TEMPE, AZ 85283	1927 E WOODMAN DR	TEMPE	AZ	85283
510-16-002B	BUTZ BRIAN E & MEREDITH H ETAL		PO BOX 698, MARICOPA, AZ 85139	PO B OX 698	MARICOPA	AZ	85139
510-16-0010	HASSANI HALIM		23456 S 132ND ST., CHANDLER, AZ 85249	23456 S 132ND ST	CHANDLER	AZ	85249
510-15-002D	WOOLLEY-BUTLER NORMA T TR		519 E HIGH BERRY LN., DRAPER, UT 84020	519 E HIGH BERRY LN	DRAPER	UT	84020
510-15-002B	STATE OF ARIZONA		1616 W ADAMS ST., PHOENIX, AZ 85007	1616 W ADAMS ST	PHOENIX	AZ	85007
510-17-0150	CITY OF MARICOPA	46250 W MCDAVID RD., MARICOPA, AZ 85139	39700 W CIVIC CENTER PLZ., MARICOPA, AZ 85138	39700 W CIVIC CENTER P	MARICOPA	AZ	85138
510-15-002F	ANGEL INVESTORS LLC	47726 W HIGHWAY 238 MARICOPA, AZ 85139	PO BOX 82545 LINCOLN, NE 68501	PO BOX 82545	LINCOLN	NE	68501
510-12-035A	DRA FAMILY LLC	22227 N GREEN RD., MARICOPA, AZ 85139	22292 N GREEN RD., MARICOPA, AZ 85139	22292 N GREEN RD	MARICOPA	AZ	85139
510-17-003D	SANTA CRUZ LAND & DEV LLC		39700 W CIVIC CENTER PLZ., MARICOPA, AZ 85138	6849 E COUNTY 9 1/2 ST	YUMA	AZ	85365
510-17-0070	VNS INV LLC		19132 W TOWNLEY CT., WADDELL, AZ 85355	19132 W TOWNLEY CT	WADDELL	AZ	85355
510-17-006B	ELECTRICAL DISTRICT NO 3	20228 N LOMA DR., MARICOPA, AZ 85139	41630 W LOUIS JOHNSON DR., MARICOPA, AZ 85138	41630 W LOUIS JOHNSON	MARICOPA	AZ	85138
510-17-0080	LECUORE PROPERTIES LLC		51556 W DEER RUN RD., MARICOPA, AZ 85139	51556 W DEER RUN RD	MARICOPA	AZ	85139
510-17-0140	JCD PROPERTIES LLC	19884 N SAN JOSE DR., MARICOPA, AZ 85139	49237 W PAPAGO RD STE 007., MARICOPA, AZ 85139	49237 W PAPAGO RD, ST	MARICOPA	AZ	85139
510-17-009N	BRETHOUR RUSSELL T (EST OF)		PO BOX 402, MARICOPA, AZ 85139	PO BOX 402	MARICOPA	AZ	85139
510-17-009T	BRANDIN ARNULFO JR	46114 W MCDAVID RD., MARICOPA, AZ 85139	46114 W MCDAVID RD., MARICOPA, AZ 85139	46114 W MCDAVID RD	MARICOPA	AZ	85139
510-17-009R	TOW HERMELINDA H	46160 W. MCDAVID RD., MARICOPA, AZ 85139	PO BOX 402, MARICOPA, AZ 85139	PO BOX 402	MARICOPA	AZ	85139
510-17-009S	BROWN ALVA		PO BOX 373, MARICOPA, AZ 85139	PO BOX 373	MARICOPA	AZ	85139
512-34-4350	OPENDOOR PROPERTY TRUST I	46180 W SHERIDAN RD., MARICOPA, AZ 85139	1 POST ST FL 11, SAN FRANCISCO, CA 94104	1 POST ST FL 11	SAN FRANCISCO CA		94104
512-34-4860	KUROCHKINA ANNA S	19494 N SMITH DR., MARICOPA, AZ 85139	19494 N SMITH DR., MARICOPA, AZ 85139	19494 N SMITH DR	MARICOPA	AZ	85139
512-34-4360	VARGAS-CRUZ ERMIS	46166 W SHERIDAN RD., MARICOPA, AZ 85139	46166 W SHERIDAN RD., MARICOPA, AZ 85139	46166 W SHERIDAN RD	MARICOPA	AZ	85139
512-34-4850	ROSAS RODIMIRO RUMBO	19480 N SMITH DR., MARICOPA, AZ 85139	19480 N SMITH DR., MARICOPA, AZ 85139	19480 N SMITH DR	MARICOPA	AZ	85139
512-34-4370	GUTIERREZ LANDY	46152 W SHERIDAN RD., MARICOPA, AZ 85139	46152 W SHERIDAN RD., MARICOPA, AZ 85139	46152 W SHERIDAN RD	MARICOPA	AZ	85139
512-34-4840	2018-3 IH BORROWER LP	19464 N SMITH DR., MARICOPA, AZ 85139	1717 MAIN ST STE 2000, DALLAS, TX 75201	1717 MAIN ST., STE 2000	DALLAS	TX	75201
512-34-4880	BURGESS MARIA DANIELLE & DONNIE JOE	46193 W SHERIDAN RD., MARICOPA, AZ 85139	46193 W SHERIDAN RD., MARICOPA, AZ 85139	46193 W SHERIDAN RD	MARICOPA	AZ	85139
512-34-4890	RODRIGUEZ NOE & BERTA	46179 W SHERIDAN RD., MARICOPA, AZ 85139	PO BOX 974 COALVILLE, UT 84017	PO BOX 974	COALVILLE	UT	84017

TAB 6

NEIGHBORHOOD MEETING SIGN-IN SHEET

Maricopa Wells Middle School

Date : 6/1/2021 Time: 6:00PM - 7:00PM

NAME	ADDRESS	EMAIL	PHONE #
Susan + Van Pelleran		Susanpelleran@gmail.com	623-256-4759
BRAD BOZ			602 319 2088
Diana DeSilva			480-209-7793
Will French			602 738 0118
Jim Bell			505-577-2001
Halim Hassani		rxdoc1119@gmail.com	480.250.0187
Khan. Hassani		Khan.hassani@gmail.com	//

TAB 7



**TIFFANY
& BOSCO**
P.A.

June 11, 2021

***HEARING UPDATE**

RE: PAD21-01 – Planned Area Development for Hogenes Farms LTD Partnership – Northwest corner of McDavid Road and Green Road, City of Maricopa incorporated limits.

Dear neighbor, homeowners' associations, and stakeholders:

Brian Hegardt, TRS 15 (the "Applicant") and the Property owners, Hogenes Farms LTD Partnership (the "Owner") are seeking input for our proposed redevelopment of the property located at the northwest corner of McDavid Road and Green Road and identified by Pinal County Assessor Parcel Numbers APN-501-12-0050 (the "Property"). The Applicant and the Owner has filed an application with the City of Maricopa for a proposed Planned Area Development (PAD) to develop the initial phases of what will eventually be a mixed-use, including Commercial/Industrial/Residential development, on Hogenes Farms. The initial phase of the PAD proposes to build approximately 812 single-family homes within several residential subdivision enclaves on approximately 527.5 acres of the larger Hogenes Farm property.

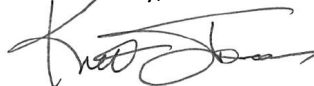
We invite you to join us for an open house meeting to discuss this proposal and learn more about the Applicant and the development proposal for the Property.

<p>Neighborhood Meeting: Date: June 1, 2021 Time: 6:00 P.M. – 7:00 P.M. Location: Maricopa Wells Middle School - Library 45725 W. Honeycutt Ave Maricopa, AZ 85139</p>	
<p>Planning & Zoning Commission: Date: June 21, 2021 June 28, 2021 Time: 6:00 P.M. Location: City Hall – 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: Date: August 3, 2021 Time: 6:00 P.M. Location: City Hall – 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each of the meetings listed above or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Kurt Jones, AICP, Senior Planner at Tiffany & Bosco representing the Applicant at kajones@tblaw.com or 602-452-2729. You may also contact the assigned City Senior Planner, Byron Easton, at 520-568-9098 or by email at Byron.Easton@maricopa-az.gov subject Hogenes Farms, case # PAD21-01.

Please see additional pages for project narrative and PAD exhibit.

Sincerely,

Kurt Jones, AICP



**TIFFANY
& BOSCO**
P.A.

11 de Junio de 2021

***ACTUALIZACIÓN DE LA AUDIENCIA**

RE: PAD21-01 – Desarrollo de área planificada para Hogenes Farms LTD Partnership – Norte de la esquina de McDavid Road y Green Road, Ciudad de Maricopa límites incorporados.

Estimado vecino, asociaciones de propietarios y partes interesadas:

Brian Hegardt, TRS 15 (el "Solicitante") y los propietarios, Hogenes Farms LTD Partnership (el "Propietario") están buscando información para nuestra propuesta de remodelación de la propiedad ubicada en la esquina noroeste de McDavid Road y Green Road e identificada por los números de parcela del Asesor del Condado de Pinal APN-501-12-0050 (la "Propiedad"). El solicitante y el propietario han presentado una solicitud ante la ciudad de Maricopa para una propuesta de desarrollo de área planificada (PAD) para desarrollar las fases iniciales de lo que eventualmente será un uso mixto, incluido el desarrollo comercial / industrial / residencial, en Hogenes Farms. La fase inicial del PAD propone construir aproximadamente 812 viviendas unifamiliares dentro de varios enclaves de subdivisión residencial en aproximadamente 527,5 acres de la propiedad más grande de Hogenes Farm.

Lo invitamos a unirse a nosotros para una reunión de casa abierta para discutir esta propuesta y aprender más sobre el solicitante y la propuesta de desarrollo para la propiedad.


<p>Reunión vecinal: Fecha: 1 de Junio de 2021 Hora: 6:00 P.M. – 7:00 P.M. Ubicación: Escuela Intermedia Maricopa Wells - Biblioteca 45725 W. Honeycutt Ave Maricopa, AZ 85139</p>	
<p>Comisión de Planificación y Zonificación: Fecha: 21 de Junio de 2021 28 de Junio de 2021 Hora: 6:00 P.M. Ubicación: Ayuntamiento – 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>ayuntamiento: Fecha: 3 de Agosto de 2021 Hora: 6:00 P.M. Ubicación: Ayuntamiento – 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>

De acuerdo con los registros del Asesor del Condado de Pinal, usted es un propietario dentro de 600 pies de la propiedad bajo consideración. Con el fin de informarle mejor de la reunión pública programada para este asunto, este aviso se le envía a través de correo de primera clase.

Si desea proporcionar información sobre este asunto, puede asistir a cada una de las reuniones enumeradas anteriormente o enviar comentarios por escrito antes o en la reunión. Si tiene alguna pregunta sobre este asunto, comuníquese con Kurt Jones, AICP, Planificador Senior en Tiffany & Bosco que representa al Solicitante en kajones@tblaw.com o 602-452-2729. También puede comunicarse con el Planificador Senior de la Ciudad asignado, Byron Easton, al 520-568-9098 o por correo electrónico a Byron.Easton@maricopa-az.gov asunto Hogenes Farms, caso #PAD21-01.

Por favor, consulte las páginas adicionales para la narrativa del proyecto y la exposición PAD.

Sinceramente,


Kurt Jones, AICP



Hogenes Farms

Planned Area Development (PAD)

PROJECT NARRATIVE

June 9, 2021

We represent Brian Hegardt of TRS 15 (“Applicant”), who is proposing a mixed-use community for property owned by Hogenes Farms LTD Partnership (“Owner”) at the northwest corner of W. McDavid Road and N. Green Road (“Property”), in the City of Maricopa, AZ (“City”). The initial phases will include a single-family community with public streets utilizing the City’s Planned Area Development (“PAD”) zoning district. Subsequent phases will include non-residential uses as the Green Road frontage develops and along the railroad property.

The request is to rezone approximately 528 +/- acres from the existing C1-2 (Industrial Zone) zoning to the City’s PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. The intent of this submittal is to provide for a unique set of residential subdivisions that will ultimately be a part of a larger mixed-use master planned community. The proposed PAD will allow for the preservation of a major wash corridor and development of public streets, along with passive and active open spaces for the future residents of the community.

The request is to rezone the Property consistent with the City’s General Plan land use designations, Master Plan Community and Medium Density Residential with a major first phase of the overall Property. This initial phases of the PAD is approximately 289 acres and planned for approximately 812 single-family residential lots at approximately 2.8 dwelling units to the acre (“du/ac”) utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The proposal is to develop the south and southwestern portions of the overall 528 +/- acre Property. The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD. A roadway connection to the parcels within Maricopa to the west of Phase 2 will be provided as part of the master planning for the community.

Major drainage ways will be preserved and/or channelized and utilized as an amenity to the proposed residential neighborhoods. These drainage ways will be kept in a natural state as much as possible to allow conveyance of flows to occur in more natural vs. man-made design. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD.



Granjas Hogenes

Desarrollo de Área Planificada (PAD)

NARRATIVA DEL PROYECTO

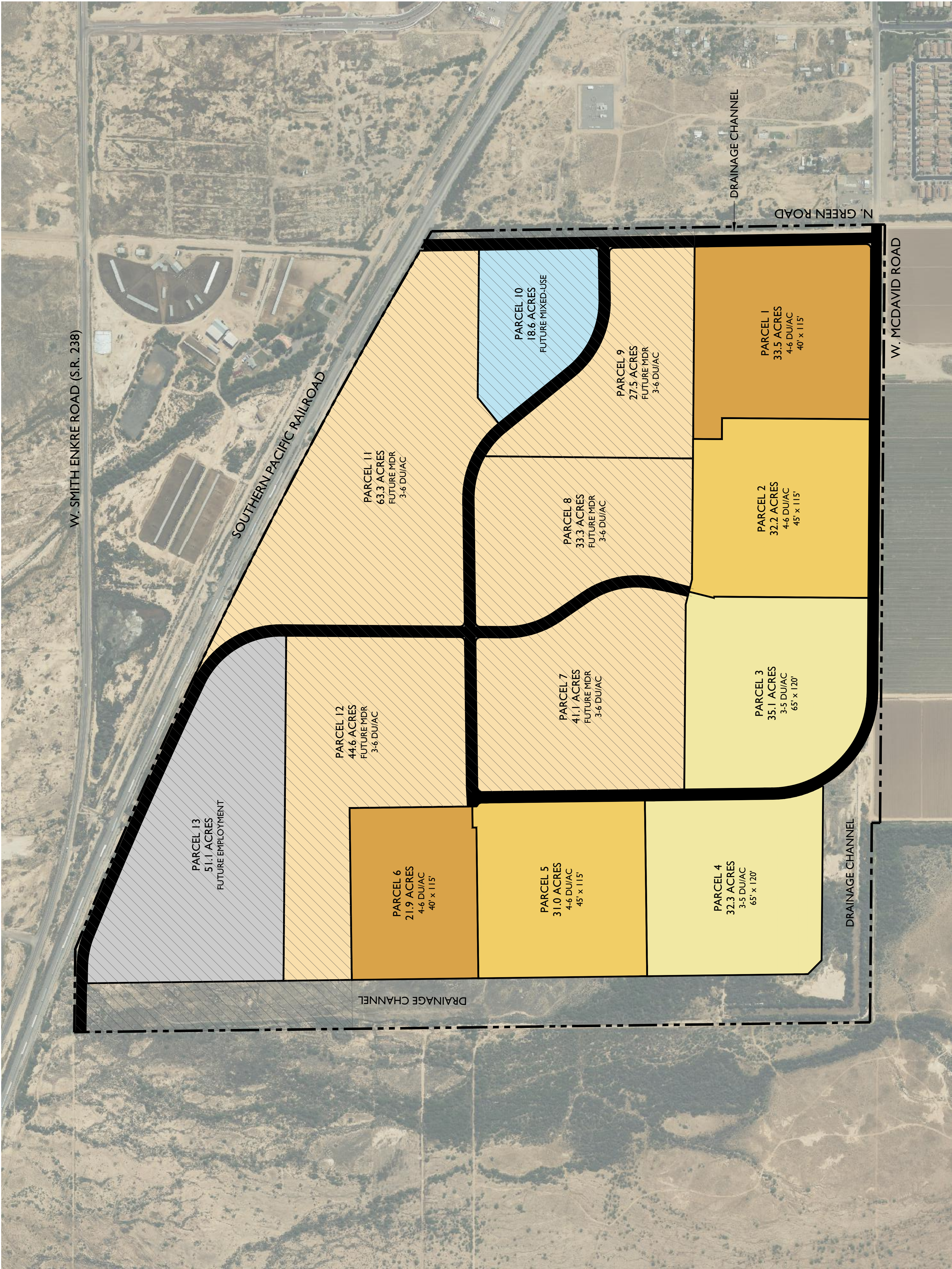
9 de junio de 2021

Representamos a Brian Hegardt de TRS 15 ("Solicitante"), quien está proponiendo una comunidad de uso mixto para la propiedad propiedad de Hogenes Farms LTD Partnership ("Propietario") en la esquina noroeste de W. McDavid Road y N. Green Road ("Propiedad"), en la Ciudad de Maricopa, AZ ("Ciudad"). Las fases iniciales incluirán una comunidad unifamiliar con calles públicas que utilizan el distrito de zonificación de Desarrollo de Área Planificada ("PAD") de la Ciudad. Las fases posteriores incluirán usos no residenciales a medida que se desarrolle la fachada de Green Road y a lo largo de la propiedad del ferrocarril.

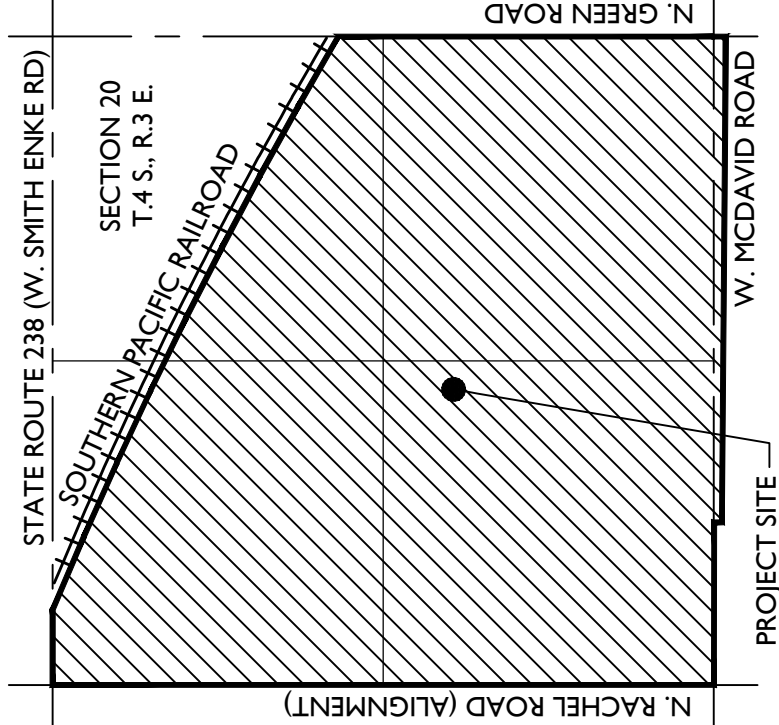
La solicitud es rezonificar aproximadamente 528+/- acres de la zonificación C1-2 (Zona Industrial) existente a la zonificación PAD de la Ciudad para permitir un conjunto innovador de subdivisiones unifamiliares y vecindarios que se planean como parte de un plan maestro más grande. La intención de esta presentación es proporcionar un conjunto único de subdivisiones residenciales que, en última instancia, serán parte de una comunidad planificada maestra de uso mixto más grande. El PAD propuesto permitirá la preservación de un importante corredor de lavado y el desarrollo de calles públicas, junto con espacios abiertos pasivos y activos para los futuros residentes de la comunidad.

La solicitud es para rezonificar la Propiedad de acuerdo con las designaciones de uso de la tierra del Plan General de la Ciudad, plan maestro comunitario y residencial de densidad media con una primera fase importante de la Property general. Esta fase inicial del PAD es de aproximadamente 289 acres y se planea para aproximadamente 812 lotes residenciales unifamiliares en aproximadamente 2.8 unidades de vivienda al acre ("du / ac") utilizando el distrito de zonificación RS-5 (Residencial de Densidad Media) con estándares de desarrollo enmendados propuestos. La propuesta es desarrollar las porciones del sur y suroeste de la propiedad total de 528+/- acres. La propiedad en general se desarrollará con el tiempo con vecindarios residenciales adicionales y futuros usos no residenciales para apoyar la densidad adicional en el área. La propuesta extenderá McDavid Road hacia el oeste a través de Green Road. El diseño principal de la carretera dentro del PAD comenzará un camino de bucle importante para el futuro desarrollo con McDavid Road en bucle hacia el norte y de vuelta hacia el este hasta Green Road como la principal vía interna a través del PAD. Se proporcionará una conexión de carretera a las parcelas dentro de Maricopa al oeste de la Fase 2 como parte de la planificación maestra para la comunidad.

Las principales vías de drenaje se conservarán y/o canalizarán y utilizarán como un servicio a los vecindarios residenciales propuestos. Estas vías de drenaje se mantendrán en un estado natural tanto como sea posible para permitir que el transporte de flujos se produzca en un diseño más natural frente a un diseño hecho por el hombre. Una vez diseñado en la etapa de platting, la incorporación de paisajes naturales y senderos / caminos peatonales permitirá que este espacio abierto sea utilizado por los futuros residentes dentro del PAD.



VICINITY MAP



PROJECT TEAM

DEVELOPER:
MARBELLA HOMES
18835 N THOMPSON PEAK PKWY
SCOTTSDALE, AZ 85255
TEL: (480) 420-3935
CONTACT: JOHN WITTROCK
john@marbellahomes.com

LAND USE ATTORNEY:
TIFANY & BOSCO, P.A.
2525 E CAVELBACK RD., 7TH FL.
PHOENIX, AZ 85016
TEL: (602) 452-2729
CONTACT: KURT JONES, AICP
kjones@tblaw.com

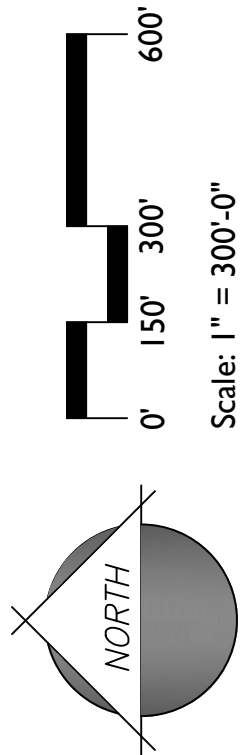
ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE. 120
MESA, AZ 85201
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: DANIEL AUXIER, PE
Dauxier@epg-couplac.com

PROJECT DATA

A.P.N.: 510-12-0050
EXISTING GENERAL PLAN: MASTER PLANNED COMMUNITY (MCP), MEDIUM DENSITY RESIDENTIAL (MDR), EMPLOYMENT (E)
EXISTING ZONING: CI-2
PROPOSED ZONING: RS-5 PAD
GROSS AREA: 527.57 ACRES

LEGEND

- BOUNDARY**
- COLLECTOR ROAD
 - 40' x 115' PARCEL
 - 45' x 115' PARCEL
 - 65' x 120' PARCEL
 - MEDIUM DENSITY RESIDENTIAL (3-6 DU/JAC)
 - MIXED USE
 - EMPLOYMENT
 - FUTURE PARCELS



ZONING

City of Maricopa - Planning Division

Proposal: Hogenes Farms LTD Partnership is proposing a rezoning from C1-2 Industrial Zone to Planned Area Development (PAD) at 47892 W. McDavid Road generally located at the northwest corner of McDavid Road and Green Road alignment.

Description of Request: The PAD will consist of approx. 527.5 acres of Mixed Use, including Commercial/Industrial/Residential. The initial development will be 232 +/- acres planned for approx. 812 single-family residential lots at approximately 3.5 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards.

NEIGHBORHOOD MEETING

When: June 1, 2021

Time: 6:00 P.M. – 7:00 P.M.

Location: Maricopa Wells Middle School – Library
45725 W. Honeycutt Ave
Maricopa, AZ 85139

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**

CASE PLANNER: Byron Easton,
Senior Planner (520) 316-6936
Byron.Easton@Maricopa-az.gov

PLANNING AND ZONING COMMISSION

When: June 28, 2021

Time: 6:00 P.M.

Location: City Hall 39700 W. Civic Center
Plaza Maricopa, AZ 85138

CITY COUNCIL MEETING

When: August 3, 2021

Time: 6:00 P.M.

Location: City Hall 39700 W. Civic Center
Plaza Maricopa, AZ 85138

Posting Date: 5/14/2021

6/11/21 13:14:33

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number _____, located at 47892 W. McDavid Road generally located at the northwest corner of McDavid Road and Green Road alignment, on June 11th, 2021.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

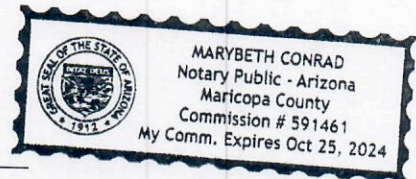
Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 11th day of June 2021 by
Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10.25.2024



WE THE PEOPLE ...

have the right to know what’s happening in our cities, towns and neighborhoods.

All across America, Public Notices are your ‘Right to Know.’ A single database of Public Notices has been created by newspapers in thirteen states. Legislatures require many kinds of public notices so you stay informed about government, corporate and private activities that touch your world. Newspapers have enhanced the legislative intent and made them available in one place, any time you need them.

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Public Notices

NOTICE OF THE FILING OF ARTICLES OF ORGANIZATION OF FBF, LLC
Pursuant to, and in accordance with, Arizona, Revised Statutes Section 29-635(C), notice is hereby given that the Articles of Organization of FBF, LLC, an Arizona limited liability company, have been filed by the Arizona Corporation Commission. The following information is included in such Articles of Organization:
1. The name of the limited liability company is FBF, LLC.
2. The address of the registered office of the limited liability company and the name and business address of the agent for service of process are:
Registered Office: 1729 E. Primera Drive, Casa Grande, AZ 85122
Mailing Address: 1729 E. Primera Drive, Casa Grande, AZ 85122
Statutory Agent: Denis M. Fitzgibbons, FITZGIBBONS LAW OFFICES, P.L.C., 1115 E. Cottonwood Lane, Suite 150, Casa Grande, AZ 85122
3. Management of this limited liability company is vested in a manager, Francis Anthony Fiori of 1729 E. Primera Drive, Casa Grande, AZ 85122 and Beatriz Fiori of 1729 E. Primera Drive, Casa Grande, AZ 85122 shall serve as managers of the limited liability company at the time of its formation.
4. The name and mailing address of the member with a 20% ownership interest or greater interest of this limited liability company at the time of its formation is:
The Francis and Beatriz Fiori Family Trust dated March 25, 2021, 1729 E. Primera Drive, Casa Grande, AZ 85122
Dates this 25 day of March, 2021.
FBF, LLC
Member: The Francis and Beatriz Fiori Family Trust
Dated March 25, 2021
By: /s/Francis Anthony Fiori
Francis Anthony Fiori, Trustee
By: /s/Beatriz Fiori
Beatriz Fiori, Trustee
No. of publications: 3; dates of publication: Jun. 10, 12, 15, 2021.

NOTICE OF THE FILING OF ARTICLES OF ORGANIZATION OF JE & JN HOMES, LLC
Pursuant to, and in accordance with, Arizona, Revised Statutes Section 29-635(C), notice is hereby given that the Articles of Organization of JE & JN HOMES, LLC, an Arizona limited liability company, have been filed by the Arizona Corporation Commission. The following information is included in such Articles of Organization:
1. The name of the limited liability company is JE & JN HOMES, LLC.
2. The address of the registered office of the limited liability company and the name and business address of the agent for service of process are:
Registered Office: 609 E. Melrose Dr., Casa Grande, AZ 85122
Mailing Address: 609 E. Melrose Dr., Casa Grande, AZ 85122

Public Notices

Statutory Agent: Denis M. Fitzgibbons, FITZGIBBONS LAW OFFICES, P.L.C., 1115 E. Cottonwood Lane, Suite 150, Casa Grande, AZ 85122
3. Management of this limited liability company is vested in a manager, John Poor of 609 E. Melrose Dr., Casa Grande, AZ 85122, and James Michael Fleming of 548 E. Manor Dr., Casa Grande, AZ 85122 shall serve as Co-Managers of the limited liability company at the time of its formation. The names and mailing addresses of the members with a 20% ownership interest or greater interest of this limited liability company at the time of its formation is:
John Poor and Elizabeth Bell, 609 E. Melrose Dr., Casa Grande, AZ 85122
James Michael Fleming and Nishoni Lopez, 548 E. Manor Dr., Casa Grande, AZ 85122
Dated this 22 day of April, 2021.
JE & JN HOMES, LLC
/s/John Poor
JOHN POOR
/s/James Michael Fleming
JAMES MICHAEL FLEMING
/s/Elizabeth Bell
ELIZABETH BELL
/s/Nishoni Lopez
NISHONI LOPEZ
No. of publications: 3; dates of publication: Jun. 12, 15, 17, 2021.

ARTICLES OF ORGANIZATION OF LIMITED LIABILITY COMPANY
ENTITY INFORMATION
ENTITY NAME: JRCL, LLC
ENTITY ID: 23201327
EFFECTIVE DATE: 04/26/2021
MANAGEMENT STRUCTURE:
Manager-Managed
STATUTORY AGENT INFORMATION
STATUTORY AGENT NAME:
Jose Rafael Cervantes Lozano
PHYSICAL ADDRESS:
3193 W. Cottonwood Rd., CASA GRANDE, AZ 85194
PRINCIPAL ADDRESS
Alt Jose R. Cervantes Lozano, 3193 W. Cottonwood Rd., Apt. 2, CASA GRANDE, AZ 85194
PRINCIPALS
Manager: Jose Rafael Cervantes Lozano, 3193 W. Cottonwood Rd., CASA GRANDE, AZ 85194, USA, rafael@hotmail.com
ORGANIZERS
Jose Rafael Cervantes Lozano: 3193 W. Cottonwood Rd., Apt. 2, CASA GRANDE, AZ 85194, USA, rafael75@hotmail.com
SIGNATURES
Organizer: Jose Rafael Cervantes Lozano, 04/26/2021
No. of publications: 3; dates of publication: Jun. 10, 12, 15, 2021.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
Rezoning Case PAD21-01
Neighborhood Meeting
Maricopa Wells Middle School – Library; June 1, 2021 at 6:00 PM
45725 W. Honeycutt Ave., Maricopa, AZ 85139

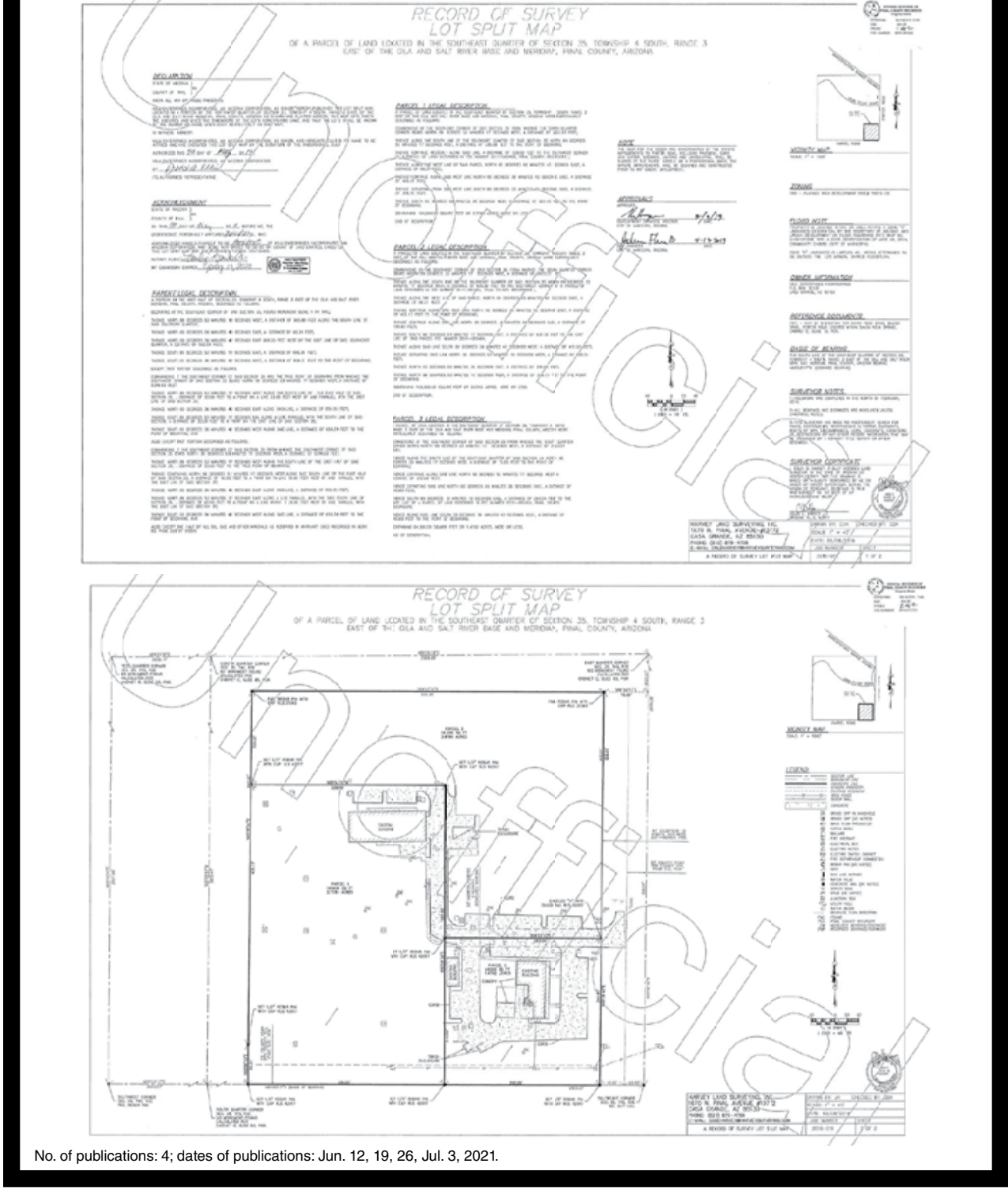
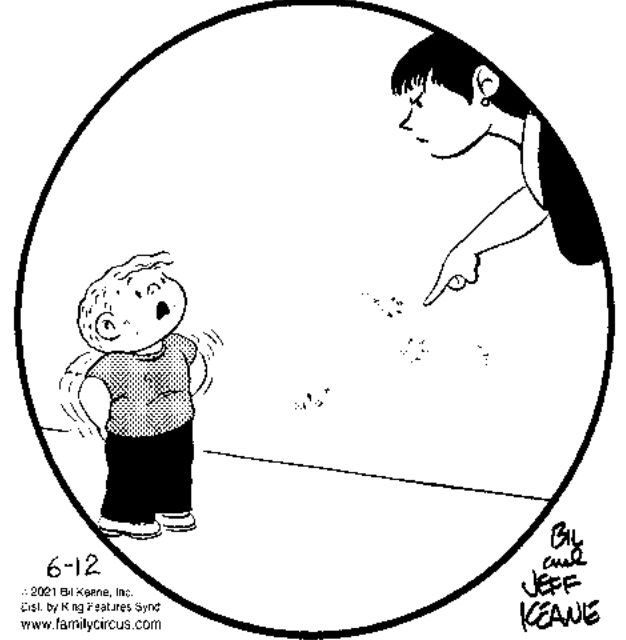
Public Notices

NOTICE OF TRUSTEE'S SALE
The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded at Document Number 2011-065471, Official Records of Pinal County, Arizona. **Notice! If you believe there is a defense to the trustee's sale or if you have an objection to the trustee's sale, you must file an action and obtain a court order pursuant to Rule 65, ARIZONA RULES OF CIVIL PROCEDURE, stopping the sale no later than 5:00 p.m. mountain standard time of the last business day before the scheduled date of the sale, or you may have waived any defenses or objection to the sale.** Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder at the Pinal County Superior Court, 971 Jason Lopez Circle, Building A, Florence, Arizona 85132, on **Thursday, July 15, 2021, at 10:00 o'clock a.m. (MST – ARIZONA)** of said day.
**16540 North Porter Road
Maricopa, Arizona 85139**
(according to the aforesaid Deed of Trust or upon information supplied by the beneficiary thereof):
See Exhibit "A" attached hereto and incorporated herein by reference.
TAX PARCEL NUMBER: 510-12-018-P
ORIGINAL PRINCIPAL BALANCE: \$3,275,000.00
NAME AND ADDRESS OF CURRENT BENEFICIARY:
**West Town Savings Bank
7820 W. 26th Street
North Riverside, IL 60546**
NAME AND ADDRESS OF ORIGINAL TRUSTOR:
**KDJJ Enterprise, Inc.; a/k/a KDJJ Enterprises Inc.; a/k/a KDJJ Enterprises Incorporated
850 Cottonwood Lane
Casa Grande, AZ 85122**
NAME, ADDRESS AND TELEPHONE NUMBER OF CURRENT TRUSTEE:
**Christopher J. Charles, Esq.
Provident Law®
14646 N. Kierland Boulevard, Suite 260
Scottsdale, AZ 85254**
MANNER OF SUCCESSOR TRUSTEE: Pursuant to A.R.S. § 33-803(A)(2), the Successor Trustee is a member of the State Bar of Arizona.
DATED this 8 day of April 2021.
/s/CHRISTOPHER J. CHARLES
CHRISTOPHER J. CHARLES
Trustee
STATE OF ARIZONA)
County of Maricopa)ss.
On this 8th day of April 2021, before me personally appeared Christopher J. Charles, whose identity was proved to me on the basis of satisfactory evidence, to be the person who he claims to be and acknowledged that he signed the above document.
My commission expires:
03/07/2024
/s/Kristal L. Holbrook
Notary Public
(stamp)

EXHIBIT "A"
PARCEL 1
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35 FROM WHENCE THE SOUTH QUARTER CORNER BEARS NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 2623.27 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 335.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 329.92 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN FEE NUMBER 2011-065464, PINAL COUNTY RECORDERS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, A DISTANCE OF 66.31 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 435.17 FEET; THENCE DEPARTING FROM SAID WEST LINE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST, A DISTANCE OF 326.10 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 501.45 FEET TO THE POINT OF BEGINNING; CONTAINING 164,609.24 SQUARE FEET OR 3.7789 ACRES, MORE OR LESS.
END OF DESCRIPTION.

PARCEL 2
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35 FROM WHENCE THE SOUTH QUARTER CORNER BEARS NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 2623.27 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 665.80 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN FEE NUMBER 2011-065464, PINAL COUNTY RECORDERS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, A DISTANCE OF 66.31 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 435.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 156.83 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 591.38 FEET TO THE EAST LINE OF SAID PARCEL FEE NUMBER 2011-065464; THENCE ALONG SAID LINE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 412.51 FEET; THENCE DEPARTING SAID LINE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 263.04 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 255.65 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 326.10 FEET TO THE POINT OF BEGINNING. CONTAINING 160,280.68 SQUARE FEET OR 3.6795 ACRES, MORE OR LESS.
END OF DESCRIPTION.
Aka Parcel 1 and Parcel 2 in the Record of Survey found at Pinal County Recorder Document Number 2019-037223, and attached hereto at **Exhibit 1.**

THE FAMILY CIRCUS By Bil Keane



Public Notices

Planning & Zoning Commission Meeting
(PUBLIC HEARING)
June 28, 2021 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138)
City Council Meeting
August 3, 2021 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.
Hogenes Farms LTD Partnership is proposing a rezoning from C1-2 Industrial Zone to Planned Area Development (PAD) at 47892 W. McDavid Road generally located at the northwest corner of McDavid Road and Green Road alignment. The PAD is approx. 527.5 acres of Mixed Use, including Commercial/Industrial/Residential. The initial development will be 232 +/- acres planned for approx. 812 single-family residential lots at approximately 3.5 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a rezoning to a PAD.
Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.
Insert date: June 12, 2021
Published in: Casa Grande Dispatch
Date of publication: June 12, 2021
No. of publications: 1; dates of publication: Jun. 12, 2021.

ORDINANCE NO. 3266

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, ACCEPTING THE DEDICATION OF PUBLIC RIGHT OF WAY FROM TFI GROUP, INC. LOCATED GENERALLY AT THE NORTHEAST CORNER OF FLORENCE BOULEVARD AND TREKELL ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTATION

WHEREAS, the City is working on an improvement project for a portion of the intersection of Florence Boulevard and Trekell Road to improve traffic flow and turning movements at the intersection; and

WHEREAS, in order to complete the project, the City needs additional right of way at the northeast corner of the intersection, and the owner of the property located at 1112 East Florence Boulevard is willing to dedicate right of way to the City to accommodate the improvements, including the relocation of traffic signals, sidewalks, and other public improvements; and

WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting the Public Right-Of-Way through Easement, Deed, or Map of Dedication is in the best interest of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Casa Grande, Arizona, as follows:

1. The Mayor and Council of the City of Casa Grande hereby authorize acceptance of right of way as described in Exhibit A, attached hereto, and incorporated herein by this reference from TFI Group, Inc. to the City of Casa Grande.

2. The Mayor and Council of the City of Casa Grande authorize the City Manager to execute any and all documentation necessary to accept the right of way, whether by easement, deed, or map of dedication, in a form acceptable to the City Attorney.

PASSED AND ADOPTED, by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021.

Craig H. McFarland
/s/Craig H. McFarland
Mayor

ATTEST:
Gloria Leija
/s/Gloria Leija, MMC
City Clerk

APPROVED AS TO FORM:
Brett Wallace
/s/Brett Wallace
City Attorney

Exhibit A available for review at the City Clerk's Office.
No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3267

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, ACCEPTING A BID FROM XEROX BUSINESS SOLUTIONS FOR THE PURCHASE OF MANAGED PRINT SERVICES; AUTHORIZING THE EXPENDITURE OF PUBLIC FUNDS; AND AUTHORIZING EXECUTION OF A CONTRACT WITH, OR PURCHASE ORDER TO, XEROX BUSINESS SOLUTIONS

WHEREAS, the City of Casa Grande current has an agreement with Arizona Office Technologies (AOT) which is now operating as Xerox Business Solution (XBS) in which its agreement has reached its term; and

WHEREAS, the current printer hardware supplied is beginning to show its wear and tear, staff satisfaction is declining, and there have been considerable improvements made to printer management technologies since the initial deployment in 2016; and

WHEREAS, a new contract with XBS, through its Arizona State Contract, will produce a better "cost per copy" cost structure to reduce recurring Managed Print Services (MPS) costs, use the cost reduction to refresh and standardize Multi-Function Printer (MFP) hardware, and implement PaperCut Multi-Function Printers (MFD) to accommodate easier and secure printing with audit capabilities which could reduce print volumes up to 30%; and

WHEREAS, under the new terms the Master Lease Schedule is \$3,339.22 per month for a sixty (60) month term service rate

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which is a total expenditure of \$200,353.20.00 over the initial 5 year term and the Managed Document Services Agreement is \$2,530.00 per month for a sixty (60) month term service which is a total expenditure of \$151,800.00 over the initial 5-year term; and

WHEREAS, by entering into the new agreement the City expects an immediate month-to-month cost reduction of \$1,919.78 per month or \$23,037.36 annually over the current agreement structure; and

WHEREAS, it is cost efficient to lease MFP hardware since it requires specialized technical skills to troubleshoot, and the long-term service and supply costs would be reduced relative to overall MFP value; and

WHEREAS, the City staff, after evaluation of the value and terms, determined the quoted price was a good value to provide the City's Managed Print Services and recommends accepting the contract from 2021 through 2026 with a total not to exceed cost of \$441,617.00 for the five (5) year contract; and

WHEREAS, the Mayor and Council have reviewed the procurement and have determined that awarding the contract to Xerox Business Solutions is in the best interest of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande hereby authorize:

1. Accepting a proposal from Xerox Business Solutions, which was identified as the successful proposer based on the City's reliance on another governmental entity's Request for Proposals for the same item, to provide up to five (5) years of centralized managed print services beginning in 2021 and continuing through 2026; and

2. Expenditure of public funds in an aggregate amount not to exceed \$441,617.00 over the five-year initial term of the contract, which includes a \$53,000.00 contingency over the contracted price of \$352,153.20 to address the possibility of excess print charges or change orders issued in accordance with the City's Purchasing Policy; and

3. Execution by the City Manager of agreements with, or Purchase Orders to, Xerox Business Solutions, in accordance with the terms and conditions contained in its proposal to the Arizona State Procurement Contract ADSP018-216033 (to be identified in City records as C.G. Contract No. 0521-9) and Save Contract 2011113 (to be identified in City Records as C.G. Contract No. 0521-10).

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021.

Craig H. McFarland
/s/Craig H. McFarland
Mayor

ATTEST:
Gloria Leija
/s/Gloria Leija, MMC
City Clerk

APPROVED AS TO FORM:
Brett Wallace
/s/Brett Wallace
City Attorney

No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3268

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING THE TERMS AND CONDITIONS OF TWENTY-EIGHT (28) AGREEMENTS WITH VARIOUS COMPANIES FOR THE PURPOSE OF PROVIDING VARIOUS MAINTENANCE AND REPAIR SERVICES FOR FISCAL YEAR 2022; AUTHORIZING EXPENDITURE OF PUBLIC FUNDS; AND AUTHORIZING EXECUTION BY THE CITY MANAGER OF THE TWENTY-EIGHT (28) AGREEMENTS

WHEREAS, the City of Casa Grande's Public Works Department utilizes a pre-qualified list of contractors and vendors to provide non-exclusive maintenance and repair services on an as-needed basis in support of various City departments and projects; and

WHEREAS, when necessary, to support any given project or department, assignment of maintenance and repairs are made to one or more of the selected contractors possessing the necessary specialty required, any project assigned to any one contractor will not exceed a maximum of \$24,999.00 per project, and nor will any single contractor be given projects that exceed \$150,000.00 in aggregate fees for Fiscal Year 2022; and

WHEREAS, the City published a Request for Qualifications to provide a Statement of Qualifications detailing capabilities and experiences in one or more of the categories listed in the RFQ, and staff determined that these twenty-eight (28) companies would be the most advantageous to the City based upon the contractors' qualifications; and

WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting proposals from the thirty-five (35) selected contractors for the purpose of professional services for Fiscal Year 2022 is in the best interest of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande authorize:

1. The terms and conditions of twenty-eight (28) agreements to provide maintenance and repair services with:

a) 365 Technologies Security & Electrical (C.G. Contract No. 0521-11);

b) A & D Eagle Towing & Auto Repair, LLC (C.G. Contract No. 0521-12);

c) Al & Riley's Air Conditioning & Sheet Metal, Inc. (C.G. Contract No. 0521-13);

d) American Fitness Services, LLC (C.G. Contract No. 0521-14);

e) Ancon Marine, Inc. (C.G. Contract No. 0521-15);

f) Artistic Land Management, Inc. (C.G. Contract No. 0521-16);

g) The Ashton Company, Inc., Contractors and Engineers (C.G. Contract No. 0521-17);

h) Capital Pump & Equipment, LLC (C.G. Contract No. 0521-18);

i) Carranza Landscaping, LLC (C.G. Contract No. 0521-19);

j) Clark Electric Sales, Inc. dba Clark Transportation (C.G. Contract No. 0521-20);

k) Desert Septic, LLC (C.G. Contract No. 0521-21);

l) Desert View System, Inc. (C.G. Contract No. 0521-22);

m) Diaz Developing Contractor, LLC (C.G. Contract No. 0521-23);

n) Ellison-Mills Construction, LLC (C.G. Contract No. 0521-24);

o) FloFlight Pump & Repair, LLC (C.G. Contract No. 0521-25);

p) Foster Electric Motor Service, Inc. (C.G. Contract No. 0521-26);

q) James, Cooke & Hobson, Inc. (C.G. Contract No. 0521-27);

r) Kear Civil Corporation (C.G. Contract No. 0521-28);

s) Okanogan Trail Construction, Inc. (C.G. Contract No. 0521-29);

t) Phoenix Pumps, Inc. (C.G. Contract No. 0521-30);

u) RDH Environmental Services, LLC (C.G. Contract No. 0521-31);

v) Santa Rita Landscaping, LLC (C.G. Contract No. 0521-32);

w) SMS Construction, LLC (C.G. Contract No. 0521-33);

x) Southwest Environmental, Inc. (C.G. Contract No. 0521-34);

y) Vertech Industrial Systems, LLC (C.G. Contract No. 0521-35);

z) West Coast Arborists, Inc. (C.G. Contract No. 0521-36);

aa) Zak Controls, Inc. (C.G. Contract No. 0521-37);

bb) K & F Electric, Inc. (C.G. Contract No. 0521-38); and

2. Expenditure of public funds to any single contractor shall not exceed (a) a maximum of \$24,999.00 for any single project or (b) a maximum of \$150,000.00 in aggregate fees for Fiscal Year 2022; and

3. Execution by the City Manager of the twenty-eight (28) agreements.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021.

Craig H. McFarland
/s/Craig H. McFarland
Mayor

ATTEST:
Gloria Leija
/s/Gloria Leija, MMC
City Clerk

APPROVED AS TO FORM:
Brett Wallace
/s/Brett Wallace
City Attorney

No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

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tract No: 0521-20);
k) Desert Septic, LLC (C.G. Contract No: 0521-21);
l) Desert View System, Inc. (C.G. Contract No: 0521-22);
m) Diaz Developing Contractor, LLC (C.G. Contract No: 0521-23);
n) Ellison-Mills Construction, LLC (C.G. Contract No: 0521-24);
o) FloFlight Pump & Repair, LLC (C.G. Contract No: 0521-25);
p) Foster Electric Motor Service, Inc. (C.G. Contract No: 0521-26);
q) James, Cooke & Hobson, Inc. (C.G. Contract No: 0521-27);
r) Kear Civil Corporation (C.G. Contract No: 0521-28);
s) Okanogan Trail Construction, Inc. (C.G. Contract No: 0521-29);
t) Phoenix Pumps, Inc. (C.G. Contract No: 0521-30);
u) RDH Environmental Services, LLC (C.G. Contract No: 0521-31);
v) Santa Rita Landscaping, LLC (C.G. Contract No: 0521-32);
w) SMS Construction, LLC (C.G. Contract No: 0521-33);
x) Southwest Environmental, Inc. (C.G. Contract No: 0521-34);
y) Vertech Industrial Systems, LLC (C.G. Contract No: 0521-35);
z) West Coast Arborists, Inc. (C.G. Contract No: 0521-36);
aa) Zak Controls, Inc. (C.G. Contract No: 0521-37);
bb) K & F Electric, Inc. (C.G. Contract No: 0521-38); and

2. Expenditure of public funds to any single contractor shall not exceed (a) a maximum of \$24,999.00 for any single project or (b) a maximum of \$150,000.00 in aggregate fees for Fiscal Year 2022; and

3. Execution by the City Manager of the twenty-eight (28) agreements.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021.

Craig H. McFarland
/s/Craig H. McFarland
Mayor

ATTEST:
Gloria Leija
/s/Gloria Leija, MMC
City Clerk

APPROVED AS TO FORM:
Brett Wallace
/s/Brett Wallace
City Attorney

No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3269

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING THE TERMS AND CONDITIONS OF THIRTY-FIVE (35) AGREEMENTS WITH VARIOUS COMPANIES FOR THE PURPOSE OF PROVIDING VARIOUS PROFESSIONAL SERVICES FOR FISCAL YEAR 2022; AUTHORIZING EXPENDITURE OF PUBLIC FUNDS; AND AUTHORIZING EXECUTION BY THE CITY MANAGER OF THE THIRTY-FIVE (35) AGREEMENTS

WHEREAS, the City of Casa Grande's Public Works Department utilizes a pre-qualified list of contractors to provide non-exclusive professional consulting services on an as-needed basis in support of various City departments and projects; and

WHEREAS, when necessary, to support any given project or department, assignment of projects is made to one or more of the selected contractors possessing the necessary specialty as required, projects assigned to any single contractor will not exceed a maximum of \$150,000.00 in aggregate fees within the Fiscal Year 2022, and no single award to any individual contractor will be in excess of \$100,000.00; and

WHEREAS, the City published a Request for Qualifications (RFQ) to provide a Statement of Qualifications (SOQ) detailing capabilities and experiences in one or more of the categories listed in the RFQ, and staff determined that thirty-five (35) companies to be the most advantageous to the City based upon the contractors' qualifications; and

WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting proposals from the thirty-five (35) selected contractors for the purpose of professional services for Fiscal Year 2022 is in the best interest of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande authorize:

1. The terms and conditions of thirty-five (35) agreements to provide professional services with:

a) Archaeological Consulting Services, Ltd (C.G. Contract No: 0521-39);

b) Bo Arch, LLC (C.G. Contract No: 0521-40);

c) Carollo Engineers, Inc. (C.G. Contract No: 0521-41);

d) CivTech, Inc. (C.G. Contract No: 0521-42);

e) Dibble & Associates Consulting Engineers, Inc. (C.G. Contract No: 0521-43);

f) EPS Group, Inc. Engineers, Planners & Surveyors (C.G. Contract No: 0521-44);

g) Geotek, Inc. (C.G. Contract No: 0521-45);

h) GHD, Inc. (C.G. Contract No: 0521-46);

i) Gravity research, LLC (C.G. Contract No: 0521-47);

j) Greenlight Traffic Engineering, LLC (C.G. Contract No: 0521-48);

k) HDR Engineering, Inc. (Contract No: 0521-49);

l) HilgartWilson, LLC (Contract No: 0521-50);

m) Horrocks Engineers, Inc. (C.G. Contract No: 0521-51);

n) J2 Engineering & Environmental Design, LLC (C.G. Contract No: 0521-52);

o) Logan Simpson Design, Inc. (C.G. Contract No: 0521-53);

p) M3 Engineering & Technology Corporation (C.G. Contract No: 0521-54);

q) Matrix Design Group, Inc. (C.G. Contract No: 0521-55);

r) Michael Baker International, Inc. (C.G. Contract No: 0521-56);

s) Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc. (C.G. Contract No: 0521-57);

t) Plinyon Environmental, Inc. (C.G. Contract No: 0521-58);

u) Quality Testing, LLC (C.G. Contract No: 0521-59);

v) Rick Engineering Company, Inc. (C.G. Contract No: 0521-60);

w) Rider Levett Bucknall, Ltd. (C.G. Contract No: 0521-61);

x) Pitloch-Powell & Associates Consulting Engineers, Inc. (C.G. Contract No: 0521-62);

y) Schlesinger Consulting Engineering, PLLC (C.G. Contract No: 0521-63);

z) Stantec Consulting Services, Inc. (C.G. Contract No: 0521-64);

Public Notices

aa) Stearns, Conrad and Schmidt Consulting Engineers, Inc. (C.G. Contract No: 0521-65);
bb) Strand Associates, Inc. (C.G. Contract No: 0521-66);
cc) Sunrise Engineering, Inc. (C.G. Contract No: 0521-67);
dd) The Moore Swick Partnership (C.G. Contract No: 0521-68);
ee) VIA Firma Environmental Services, PLLC (C.G. Contract No: 0521-69);
ff) Water Works Engineers, LLC (C.G. Contract No: 0521-70);
gg) Willdan Engineering, Inc. (C.G. Contract No: 0521-71);
hh) Wilson & Company, Inc., Engineers & Architects (C.G. Contract No: 0521-72);
ii) Wright Geotechnical of Arizona dba Alta Arizona (C.G. Contract No: 0521-73);
2. Expenditure of public funds to any single contractor shall not exceed (a) a maximum of \$100,000 for any single project and (b) a maximum of \$150,000.00 in aggregate fees for Fiscal Year 2022; and
3. Execution by the City Manager of the thirty-five (35) Agreements.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021.

Craig H. McFarland
/s/Craig H. McFarland
Mayor

ATTEST:
Gloria Leija
/s/Gloria Leija, MMC
City Clerk

APPROVED AS TO FORM:
Brett Wallace
/s/Brett Wallace
City Attorney

No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3270

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING THE TERMS AND CONDITIONS OF FIFTEEN (15) AGREEMENTS WITH VARIOUS COMPANIES FOR THE PURPOSE OF PROVIDING VARIOUS FACILITIES MAINTENANCE AND REPAIR SERVICES FOR FISCAL YEAR 2021-2022; AUTHORIZING EXPENDITURE OF PUBLIC FUNDS; AND AUTHORIZING EXECUTION BY THE CITY MANAGER OF THE FIFTEEN (15) AGREEMENTS

WHEREAS, the City of Casa Grande's Public Works Department utilizes a pre-qualified list of contractors and vendors to provide non-exclusive facilities maintenance and repair services on an as-needed basis in support of various City departments and projects; and

WHEREAS, when necessary, to support any given project or department, assignment of maintenance and repairs are made to one or more of the selected contractors possessing the necessary specialty required, any project assigned to any one contractor will not exceed a maximum of \$24,999.00 per project, and nor will any single contractor be given projects that exceed \$150,000.00 in aggregate fees for the Fiscal year 2022; and

WHEREAS, the City published a Request for Qualifications to provide a Statement of Qualifications detailing capabilities and experiences in one or more of the categories listed in the RFQ, and staff determined that fifteen (15) companies would be the most advantageous to the City based upon the contractors' qualifications; and

WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting proposals from the sixteen (16) selected contractors for the purpose of facilities maintenance and repairs services for Fiscal Year 2022 is in the best interest of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande authorize:

1. The terms and conditions of fifteen (15) agreements to provide facilities maintenance and repair services with:

a) 365 Technologies Security & Electrical (C.G. Contract No: 0521-74);

b) A5 Design + Construction (C.G. Contract No: 0521-75);

c) Brutinel Plumbing & Electrical, Inc. (C.G. Contract No: 0521-76);

d) Capital R Construction (C.G. Contract No: 0521-77);

e) Carranza Landscaping, LLC (C.G. Contract No: 0521-78);

f) Cooper Painting, Inc. (C.G. Contract No: 0521-79);

g) Desert View System, Inc. (C.G. Contract No: 0521-80);

h) Ellison-Mills Construction, LLC (C.G. Contract No: 0521-81);

i) JC Tarasco Construction & Painting, LLC (C.G. Contract No: 0521-82);

j) K&M Distributing and Roofing Systems, Inc. (C.G. Contract No: 0521-83);

k) Pueblo Mechanical and Controls, LLC (C.G. Contract No: 0521-84);

l) Quest Electric, Inc. (C.G. Contract No: 0521-85);

m) Rush Air Conditioning & Refrigeration, LLC. (C.G. Contract No: 0521-86);

n) SDB, Inc. (C.G. Contract No: 0521-87);

o) Tungsten Mechanical, LLC (C.G. Contract No: 0521-88); and

2. Expenditure of public funds to any single contractor shall not exceed (a) a maximum of \$24,999.00 for any single project or (b) a maximum of \$150,000.00 in aggregate fees for Fiscal