City of Maricopa

Meeting Minutes - Final

City Council Regular Meeting

City Hall
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Mayor Nancy Smith
Vice-Mayor Vincent Manfredi
Councilmember Eric Goettl
Councilmember AnnaMarie Knorr
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Henry Wade

Tuesday, March 3, 2026 | **6:00 PM** | **Council Chambers**

1. Call to Order

The meeting was called to order at 6:01 p.m. An invocation was led by Pastor Rusty Akers from Community Hope Church, which was followed by The Pledge of Allegiance led by Councilmember Liermann.

2. Roll Call

Councilmember Liermann joined the meeting telephonically.

Present: 7 - Mayor Nancy Smith, Councilmember Eric Goettl, Councilmember AnnaMarie Knorr, Councilmember Amber Liermann, Councilmember Bob Marsh, Councilmember Henry Wade and Vice Mayor Vincent Manfredi

3. Proclamations, Acknowledgements, Awards and Presentations

There were no proclamations, acknowledgements, awards or presentations.

4. Report from the Mayor

Councilmember Marsh reported attending the February 19th Budget Workshop Meeting where the entire city council participated rather than the traditional committee. He also reported attending the Fire and Medical Annual Awards dinner on February 21st. Next, Councilmember Marsh reported participating in the Mike Ingram Heritage Park Ceremony on February 24th. Lastly, he reported attending the Pinal County Board of Adjustments meeting on February 26th, while expressing frustration with the county's lack of progress on updating their zoning code. Lastly, Councilmember Marsh shared a concerned regarding youth in the city not wearing any protective equipment while riding on their e-bikes.

Councilmember Wade reported attending the Mike Ingram Park Ceremony, which he shared was a full community turnout with beautiful weather. He added that the park was and would be an excellent benefit to all the families in the city.

Councilmember Eric Goettl also reported attending the Budget Workshop Meeting and actively encouraged public engagement during the review period of the Capital Improvement Plan. Councilmember Goettl also reported attending the Fire and Medical Awards Banquet. On February 25th, he reported participating in a collaborative meeting

between the Parks and Recreation Advisory Committee and the Youth Council. Next, Councilmember Goettl shared about a dementia caregiver support group that convenes monthly on the third Wednesday from 10:00-11:30 AM at the senior center, offering a supportive environment for caregivers of those with dementia by calling 520-836-2758. Lastly, he shared about a quarterly Memory Cafe, scheduled on March 13th from 9:30-11:30 AM in the Global Water council room. He added that this event provides a welcoming space for those with memory challenges and their caregivers, featuring social activities and entertainment. RSVPs are required.

Councilmember Knorr also reported participating in the Mike Ingram Heritage Park Ceremony, acknowledging the remarkable transformation the new park brought to the familiar area near the school district, enhancing its appeal and accessibility. She also reported attending the Fire Department Annual Awards Banquet, where she highlighted Ron Smith, who was awarded the prestigious Citizens Award for his impactful work on the Yellow Dot program, contributing significantly to community safety. Furthermore, Councilmember Knorr attended a Lions Club meeting, where she emphasized their admirable community fundraising initiatives whereby all funds raised are returned to benefit the community. Lastly, she took the opportunity to remind everyone about the upcoming Boys and Girls Club Dancing for Our Stars event scheduled for March 28th, encouraging community participation and support.

Councilmember Liermann congratulated the fire department for their well-organized awards banquet. Next, she reported on the success of the recently opened Mike Ingram Heritage Park, observing that it has been bustling with activity, which in turn has excited the Historical Society about the increased number of visitors to the area. Councilmember Liermann also reported attending the Veterans Business Expo at Central Arizona College, which showcased various veteran-owned businesses contributing creatively and in diverse ways to the community. She also reported participating in the statue unveiling ceremony at Pacana Park. Lastly, she reported attending the Greater Maricopa Business Alliance Banquet and took the opportunity to acknowledge and congratulate all the award recipients recognized during these gatherings for their exemplary contributions.

Vice Mayor Vincent Manfredi reported attending the February 18th Maricopa Association of Government's Transportation Policy Committee meeting. He stated that the meeting focused on exploring potential funding avenues for Highway 347 improvements. He also reported attending the Capital Improvement Plan Work Session. Additionally, Vice Mayor Manfredi reported attending a meeting with the city manager to discuss the revival of former city programs. Next, Vice Mayor Manfredi also reported attending the Mike Ingram Heritage Park Ceremony. He added that a local Facebook group had organized a meet-and-greet event at the park the following day, reflecting the park's immediate community impact. Next, Vice Mayor Manfredi reported attending the February 24th MPPA meeting, which centered around economic development for the city of Maricopa. On February 25th, Vice Mayor Manfredi reported serving as a guest speaker at Maricopa Wells Middle School's career day. Furthermore, on February 27th, he reported being a judge in a middle school debate on traditional water conservation methods versus technology-driven solutions. Next, he reported on Attorney General Kris Mayes' presentation about senior scams, spotlighting the prevalence of such crimes and urging victims that help is available and shame unwarranted. Vice Mayor Manfredi also attended the Veterans Business Expo and participated in Read Across America Program at multiple grade levels and encouraged others to volunteer for this program throughout the week.

Mayor Smith commended Vice Mayor Manfredi for organizing a session with Attorney

General Kris Mayes to discuss scam prevention at a previous meeting, and she suggested that similar topics could be covered in future senior-focused lunch-and-learn sessions to educate local seniors on avoiding scams. Regarding the Capital Improvement Plan Budget Workshop, the Mayor highlighted the availability of the document online for public review. She strongly encouraged the community to participate and provide feedback during the two-month review period. Mayor Smith also reported attending the Arizona Department of Transportation State Transportation Board meeting. She pinpointed two major weaknesses in the state agency's Prioritization to Programming process, including the lack of policy adjustments for rapidly expanding cities like Maricopa as well as inadequate focus on safety issues. She emphasized the significance of Highway 347 being listed among the top 10 most dangerous roads in the western U.S.

5. Report from the City Manager

City Manager Ben Bitter presented several updates with visual slides. He promoted the Sedona Red concert at Heritage Park on Sunday, March 8th from 5-7 PM. He highlighted the upcoming Wild West Music Fest March 27-29 at Copper Sky, featuring major headliners and encouraging tourism to the area. He also addressed community questions about small cell wireless infrastructure, explaining that 91 small cell wireless nodes will be installed across the city by private investment to enhance cellular and wireless internet connectivity. He provided context on electromagnetic spectrum safety, showing that 4G and 5G technology produces less electromagnetic exposure than microwaves, toasters, or light bulbs, and is significantly different from harmful radiation or x-rays. These nodes are well-established technology with hundreds of thousands operating safely throughout the Phoenix metro area. Finally, City Manager Bitter provided a development activity update, sharing that 278 new building permits for residential projects were issued this calendar year.

6. Call to the Public

Tena Dugan spoke on the pedestrian and bicycle safety concerns following recent incidents, including one fatality. She emphasized this is a community safety problem. Ms. Dugan noted incidents clustering near Walmart and the Glennwilde area with high-density multifamily housing, retail, schools, and pedestrian activity. She reminded the council that residents previously raised these concerns during development approval processes. Next, Ms. Dugan requested specific actions: lowering speed limits on Porter Road near schools where incidents are occurring, targeted enforcement during peak hours, especially school start and dismissal times. She add that education starts at home for both children about safe crossing and bicycling, and drivers about operating vehicles safely near families. She acknowledged that even small improvements in compliance could prevent tragedies and urged treating this as an emergency rather than waiting for another death.

Brandon Castro spoke about protecting children, advocating for raising the minimum age for adult content creation to 21. He referenced community discussions comparing this profession to military service and expressed concern about high school students being recruited into dangerous occupations. Mr. Castro asked the city to lead nationally in compassionate legislation.

Chrystal O'Jon announced the Maricopa Desert Music and Arts Fest presented by AARP Arizona, featuring jazz artist Brian Simpson and gospel artist Vicki Winans. She added that the two-day event, March 6-7 at Maricopa High School Performing Arts Center, expects 400-500 attendees each night. Ms. O'Jon shared that the proceeds will

benefit the high school's arts and theater department, which she emphasized provides crucial outlets for youth mental health and suicide prevention.

7. Consent Agenda

Approval of the Consent Agenda

A motion was made by Councilmember Wade, seconded by Councilmember Marsh to Approve the Consent Agenda. The motion carried unanimously.

7.1 ORD 26-03

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, adopting the document filed with the City Clerk and entitled "2026 Amendment to Title 18: Zoning Code" by reference to amend Chapters 18.135 and 18.155 of the Maricopa City Code and providing for severability and the effective date thereof. Discussion and Action.

This Ordinance was Approved.

7.2 SPEVLIQ 26-04

The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor Licenses and Control for an application for a special event liquor license provided by Brenda Campbell to allow Steve LeVine Entertainment to serve alcohol during a Tourism event known as Wild West Music Festival on March 27, March 28, and March 29th, 2026 at Copper Sky, 44345 W Martin Luther King Jr Boulevard, Maricopa AZ 85138. Discussion and Action.

Councilmember Knorr asked why a local restaurant or vendor was not being used for bar services. Director of Community Enrichment Quinn Konold explained that the event's scale requires a large-scale staffing agency. In the end, Councilmember Knorr requested that local businesses be asked first in the future.

This Special Event Liquor License was Approved.

7.3 CON 26-04

The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Nirosha Premeel Senerath and Nadeesha Nambukara Wellala, related to the sale of approximately 0.92 acres of the real property generally located at 44510 W. Mercado Street, Maricopa, Pinal County, Arizona, Assessor Parcel Nos. 510-26-0490, 510-26-048A, and 510-26-048B for $328,616.64 and authorizing the City Manager to execute the Agreement and any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.

This Contract was Approved.

7.4 MIN 26-18

Approval of Minutes from the January 22, 2026 City Council Special meeting, the February 17, 2026 City Council Regular meeting and the February 19, 2026 City Council Work Session. Discussion and Action.

These Minutes were Approved.

8. Regular Agenda and/or Public Hearings

8.1 RES 26-06

A Resolution of the Mayor and Council of the City of Maricopa, Pinal County, Arizona, (1) approving the form and authorizing the execution and delivery of a Second Purchase Agreement, a Second Trust Agreement, a Continuing Disclosure Undertaking, an Obligation Purchase Agreement and other necessary agreements, instruments and

documents, (2) approving the sale and execution and delivery of Pledged Revenue Obligations, Series 2026, evidencing a proportionate interest of the owners thereof in the Purchase Agreement; (3) delegating authority to the Mayor, the Manager and the Deputy City Manager/Chief Financial Officer of the City to determine certain matters and terms with respect to the foregoing; and (4) authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution. Discussion and Action.

Chief Financial Officer Matt Kozlowski outlined Resolution 26-06, aiming to secure $30 million for State Route 347 enhancements through unifying five projects. Mr. Kozlowski added that an integral facet of the strategy involves a $20 million contribution from Pinal County, slated for May 1, 2026. Next, he shared that the city would initiate the issuance of approximately $27.1 million in revenue bonds, supplemented by a reoffering premium to fulfill the $30 million funding target.

Mr. Kozlowski shared that this financial setup attracts investors pursuing a 5% interest return via a buy-down framework. He added that over the ensuing two decades, bond repayment hinges on an estimated annual fund collection of $7-8 million, achieving savings of $5.1 million credited to an aggressive schedule leading to a new total of $38.28 million, reduced from the original count of $43.39 million. Additionally, Mr. Kozlowski shared that the bonds encompass a 9-year call option, granting the city flexibility for early payoff if needed.

Lastly, Mr. Kozlowski shared that this fiscal plan eliminates additional taxpayer burden, as the sales tax already accounted for suffices to fulfill financial obligations. He added that staff have aimed for a bond closure in late April to early May as a prolonged measure to adhere to a June 1 Arizona Department of Transportation deadline.

A motion was made by Councilmember Goettl, seconded by Councilmember Marsh, that this Resolution be Approved. The motion carried by a unanimous vote.

8.2 **RES 26-04** A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, determining a need to acquire certain fire apparatus using a financing agreement and authorizing the City's Chief Financial Officer to execute any documents necessary to acquire the necessary fire apparatus and obtain financing therefore. Discussion and Action.

Mr. Kozlowski presented Resolution 26-04 for financing three fire apparatuses totaling approximately $4 million, previously approved in the current fiscal year Capital Improvement Plan, but he added that the vendor requires council resolution to proceed with financing agreements.

Next, Mr. Kozlowski shared that fire trucks have 3 to 4 year lead time, creating cash flow problems if paying $4 million upfront for assets not arriving for years. He added that two trucks can be funded with fire development impact fees, though these are collected over 10-year periods. Lastly, Mr. Kozlowski shared that the third truck uses asset replacement funds from vehicle sales.

He shared that the financing solution involves the vendor paying cash up front, which would secure negotiated prepayment discounts of about $100,000 per vehicle and then establishing a lease agreement with the city for 7-year payments. Mr. Kozlowski added that the total vehicle cost is $3.8 million with annual payments of approximately $642,000-$643,000, representing a 4.19% effective interest rate.

Lastly, he shared that since the city's long-term investments earn 3.78% yield and

short-term investments earn 3.2%, the actual effective borrowing rate is only 0.4% to 0.99%. Lastly, he added that this allows the city to retain cash flow for other capital projects with economic returns while still acquiring necessary public safety equipment within promised time frames.

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

8.3 PRES 26-04 The Mayor and City Council shall hear proposed Amendments to City Code - Sidewalk Use and Pedestrian Safety, including for e-bikes and electronic scooters, from Police Chief Mark Goodman. Discussion only.

Police Chief Mark Goodman presented proposed amendments to city code for sidewalk use and pedestrian safety, addressing e-bikes and electronic scooters. He thanked the traffic unit personnel in attendance for developing these proactive suggestions in response to developing community safety issues. Chief Goodman added that current code doesn't distinguish between safe and dangerous conduct, limiting officer discretion through blanket prohibitions on sidewalk use by cyclists and mobility device users.

He shared that federal studies show 70-90% of cyclists use sidewalks on arterial roadways regardless of legality, driven by perceived vehicle risk rather than compliance concerns. Chief Goodman added that pedestrian behavior has also changed, with more mid-block crossings and navigation in environments not originally designed for pedestrians. General discussion ensued regarding possible amendments to city code, which included the implementation of helmet requirements for riders under 17 or 18 years old.

Next, Vice Mayor Manfredi suggested the need for additional safety standards, including the use of reflectors and lights for bikes. Councilmember Marsh suggested further exploration of requirements for driver training and potential testing or licensing for young riders, who would be operating over 20 miles per hour. Lastly, Mayor Smith recommended the future development of infrastructure to include wider sidewalks or multi-use paths as necessary developments to accommodate diverse and safe usage. City Manager Bitter assured Mayor Smith that wider sidewalks were already a requirement for newer development.

Councilmember Wade volunteered to be a part of any task force that would be formed on the topic, to which, Mayor Smith suggested that any task force will wait until further staff recommendations. In the end, Chief Goodman indicated he would work with the city attorney's office to develop formal code amendments incorporating council feedback.

The Presentation was heard.

9. Executive Session

No executive session was held.

10. Adjournment

This meeting was adjourned at 7:51 p.m.

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 3rd day of March, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of April 2026.

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Vanessa Bueras
City Clerk