



# City of Maricopa

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## Meeting Minutes - Final City Council Regular Meeting

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

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Tuesday, September 3, 2019

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council Regular Meeting was called to order at 7:03 p.m. Community of Hope Pastor, Rusty Akers gave the invocation, Councilmember Manfredi led the Pledge of Allegiance and the Maricopa High School Band performed The Star-Spangled Banner.*

### 2. Roll Call

*Mayor Price was present telephonically.*

**Present:** 6 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

**Excused:** 1 - Councilmember Nancy Smith

### 3. Proclamations, Acknowledgements and Awards

#### 3.1 [PROC 19-05](#) Paint the Town Red Proclamation

*Vice Mayor Wade read the proclamation and proclaimed September 9, 2019 to September 13, 2019 as Paint the Town Red Week, and September 13th as Ram Pride Day. He presented the proclamation on the Maricopa High School Band.*

**Read**

### 4. Report from the Mayor

*Councilmember Brown reported attending the prayer vigil for the victims of El Paso, Texas and Dayton, Ohio at Copper Sky on August 8. Next, he reported attending the Arizona League of Cities and Towns Conference and elaborated on the transportation workshop. He discussed participating in a roundtable discussion with other elected officials and elaborated. Next, he reported attending a Pinal County Water Augmentation Authority (PCWAA) meeting on August 26 and elaborated. He reported meeting with State Representative, Rusty Bowers as a members of the Attorney General's African-American Council to discuss the justice system and minorities.*

*Councilwoman Gusse announced that American Legion Post 133 was having a book drive for imprisoned veterans and asked for used book donations. Next, she*

*announced that Hispanic Heritage Month would be celebrated at the next council meeting on September 17. She stated Hispanic Heritage Month was observed from September 15 through October 16. She detailed other activities and recognized the Maricopa Public Library, Ultra-Star and Copper Sky.*

*Mayor Price reported attending the Arizona League of Cities and Towns Conference. He reported that he was interviewed by the KJZZ radio station and by 12 News. Next, he reported participating in a Greater Phoenix Economic Council (GPEC) Ambassador's meeting and speaking to students from Heritage Academy.*

**5. Report from the City Manager**

*There were no items reported.*

**6. Call to the Public**

*Chamber Ambassador Co-Chair, Tammy Kidd with the Maricopa Chamber of Commerce (Chamber) introduced Chamber Ambassador Chair, Antonia Pr sum . She thanked all members including the board members. She gave an update on the organization.*

*Chamber Ambassador Chair, Antonia Pr sum  acknowledged other organizations that the Chamber works with. She discussed events and activities of Chamber members.*

*Jennifer Birk, with Ultra Star Multi-tainment Center announced she was the new Chair for the new Women in Business Committee and gave detailed information on the committee. She stated the Chamber would also roll out a 110% Club and elaborated. She discussed future events and programs and encouraged the community to participate.*

*Susan Cameron gave information on the new art gallery displayed at City Hall. She discussed the 22 pieces of art and thanked the Chamber of Commerce for their support. She stated the display would be up until the end of December. She thanked everyone for the support.*

*Dr. John Donahue and May gave information on the 12th Annual Kids Day Maricopa. The event would take place at Maricopa Wells Middle School on September 21st from 10 a.m. to 4 p.m. They gave details on the event and stated they could be contacted by phone (520)494-7788 or on Facebook at Kids Day Maricopa. They thanked all of the event sponsors. Councilmember Brown and Vice Mayor Wade commended the event.*

*Maricopa Arts Council (MAC) Co-Director, Judith Zaimont announced that the Arizona Commission on the Arts awarded community investment grants to MAC and to Copa Shorts Film Fest. Next, she gave information on Artfest Maricopa. She stated it would be two events at the Maricopa High School Performing Arts Center on October 19, 2019 and February 1, 2020. She detailed the participating groups and discussed the events. She thanked the City's Arts Committee, Nathan Ullyot, and their sponsors. She stated MAC could be reached by email at [MACMaricopa@gmail.com](mailto:MACMaricopa@gmail.com) and added tickets were available at [artsfestmaricopa.bronpapertickets.com](http://artsfestmaricopa.bronpapertickets.com).*

*Vice Mayor Wade asked the audience to observe a moment of silence for the daughter of employee, Jackie Martinez.*

**7. Minutes**

- 7.1 [MIN 19-56](#) Approval of Minutes from the August 6, 2019 City Council Work Session.

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

- 7.2 [MIN 19-57](#) Approval of Minutes from the August 6, 2019 City Council Regular meeting.

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

- 7.3 [MIN 19-58](#) Approval of Minutes from the August 6, 2019 City Council Special meeting.

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

**8. Consent Agenda****Approval of the Consent Agenda**

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

- 8.1 [IGA 19-04](#) The Mayor and City Council shall discuss and possibly take action on approving an agreement to install and maintain pre-emption equipment at traffic signals along State Route 347. This agreement does obligate the City to operational costs associated with replacement and corrective maintenance responsibility for equipment once installed. Discussion and Action.

**This Intergovernmental Agreement was Approved.**

- 8.2 [PUR 19-05](#) The Mayor and City Council shall discuss and possibly take two actions: First, amending the Capital Improvement Program (CIP) to approve a new project to install solar street lights in under-lit neighborhoods within the Heritage District; and second, to approve a transfer from the Grants CIP Fund (Fund 352) to the Capital Projects Fund (Fund 350) in the amount of \$180,000 to provide funding for the purchase of twenty-three (23) SolarOne street lights and installation costs. Discussion and Action.

**This Purchase was Approved.**

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

- 9.1 [RES 19-42](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving the Land Use Assumptions, Infrastructure Improvements Plan, and Preliminary Development Fee report and declaring those certain documents filed with the City Clerk of the City of Maricopa to be a public record. Discussion and Action.

Senior Financial Analyst, Brenda Hasler explained that in order to continue collecting Development Impact Fees, the City must update the Land Use Assumptions (LUA), Infrastructure Improvement Plan (IIP) and the Preliminary Development Fee report. She stated that although the draft LUA, IIP and Development fee report contained all three of the required elements, the LUA and IIP had to be approved prior to the adoption of the proposed development impact fees. She stated staff recommended formal adoption, pursuant to Arizona Revised Statutes §9-463.05, of the LUA, IIP, and Preliminary Development Fees report which served as the basis for the development impact fees proposed for February 2020. If adopted, staff recommended posting the notice of intent to modify the Development Impact Fees effective February 2, 2020 and to establish October 15, 2019 as the date of the public hearing.

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

**9.2      [RES 19-43](#)**

A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a minor General Plan land use amendment to change the land use from Commercial/Employment to Mixed Use for approximately 30 acres of land generally located on the southeast corner of Bowlin Rd and John Wayne Pkwy (SR 347), within the City of Maricopa incorporated limits, as described in Case # GPA 19-02. The land is situated in a portion of west half of Section 34 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Planning and Zoning Analyst, Adam Shipley detailed the request to initiate a General Plan Amendment (GPA 19-02) of three city properties, approximately 30 acres, from designated Commercial and Employment Land Use to Mixed Use as identified in the General Plan. He provided an aerial map of the properties and discussed the site location. He stated that notification letters were mailed out, a sign was posted on the property and an ad was published with the local newspapers as required per the Zoning Code. He detailed staff findings and recommended approval of GPA 19-02.*

*Councilwoman Gusse asked for clarification on the acreage. Mr. Shipley and City Manager Horst clarified. Vice Mayor Wade inquired if any public comments were received. Mr. Shipley elaborated on a mailed comment from a resident who wanted the land used as park space. City Manager Horst explained that other parcels would be included later on, and that the area was zoned specifically for this purpose.*

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

**Aye:** 6 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

**9.3      [ORD 19-11](#)**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an amendment to the City's Zoning Map to zone certain property described in Zoning Case # ZON19-02 for approximately 20.2 acres of land generally located on the south east corner of John Wayne Pkwy (SR-347) and Bowlin Rd., within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of west half of Section 34 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Assistant Planner, Peter Margoliner detailed the request to rezone 20.5 acres from*

*existing General Business Zone CB-2 and Transitional TR to Mixed Use General MU-G, as identified in the New Zoning Code. He provided an aerial map of the site location and current zoning. He stated that notification letters were mailed out, a sign was posted on the property and an ad was published in the local newspaper as required per the Zoning Code. He detailed staff findings and recommended approval of the zone change request case ZON 19-02.*

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

**Aye:** 6 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

**9.4**      **ORD 19-12**

An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting an amendment to the City's Zoning Map to zone certain property described in Zoning Case # ZON19-03 for approximately 4.75 acres of land generally located on the north east corner of White and Parker Rd. and Bowlin Rd., within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of west half of Section 30 of Township 4 South, Range 4 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

*Assistant Planner, Peter Margoliner detailed the request to rezone 4.5 acres from existing Transitional TR to Public Institution PI, as identified in the New Zoning Code. He provided an aerial map of the site location, current and proposed zoning. He gave a brief site history and explained the new library would be one of the first steps for the location. He stated that notification letters were mailed out to an expanded area, a sign was posted on the property and an ad was published in the local newspaper as required per the Zoning Code. He detailed staff findings and recommended approval of the zone change request case ZON 19-03. Councilmember Manfredi asked if there was any opposition received during the public comment period. Mr. Margoliner stated there was no opposition received.*

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

**Aye:** 6 - Councilwoman Julia R. Gusse, Mayor Christian Price, Councilmember Vincent Manfredi, Councilmember Rich Vitiello, Vice Mayor Henry Wade and Councilmember Marvin L. Brown

**10.      Executive Session**

**11.      Adjournment**

**A motion was made by Councilwoman Julia R. Gusse, seconded by Councilmember Marvin L. Brown, to Adjourn at 8:04 p.m. The motion carried unanimously.**

**Certification of Minutes**

**I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of Maricopa, Arizona, held on the 3rd day of September, 2019. I further certify that the meeting was duly called and held and that a quorum was present.**

Dated this 17th day of September, 2019.

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Vanessa Bueras  
City Clerk