



# City of Maricopa

## Meeting Minutes - Draft City Council Regular Meeting

City Hall  
39700 W. Civic Center  
Plaza  
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**Mayor Nancy Smith**  
**Vice-Mayor Henry Wade**  
**Councilmember Eric Goettl**  
**Councilmember AnnaMarie Knorr**  
**Councilmember Amber Liermann**  
**Councilmember Vincent Manfredi**  
**Councilmember Bob Marsh**

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Tuesday, April 1, 2025

6:00 PM

Council Chambers

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**1. Call to Order**

*The meeting was called to order at 6:29 p.m. Church of Celebration Lead Pastor Josh Barrett gave an invocation and Councilmember Manfredi led the Pledge of Allegiance.*

**2. Roll Call**

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

**3. Proclamations, Acknowledgements, Awards and Presentations**

*There were no proclamations, acknowledgements, awards or presentations.*

**4. Report from the Mayor**

*Councilmember Liermann reported attending the Senior Lunch and Learn on March 20th with Councilmember Marsh, where Suzanne Payan from Community Action Human Resource Agency presented on resources available to Maricopa citizens. She provided details on various assistance programs offered, including utility assistance, housing assistance, weatherization, home repair, and nutrition programs. She shared the phone number, (520) 466-1112, for those interested in these services. Councilmember Liermann also reported on attending the Pinal County Board of Supervisor meeting regarding air quality on March 19th. She noted that a small portion of Pinal County is not meeting national ambient air quality standards for ozone, and provided details on contributors to ozone and ways citizens can help reduce ozone. She mentioned Pinal County is updating codes to match Maricopa County. Additionally, she reported on a Pinal County Board of Supervisors work session regarding fire risk in the county. She shared information on fire prevention efforts and the Pinal Emergency Notification System for various alerts. She also announced several upcoming events, including a Scottish Heritage Month cultural event, Week of the Child activities, and a Pinal County Summer Youth Employment Program. She concluded by expressing condolences to the family of Alma Farrell, noting Farrell's contributions to the community.*

*Councilmember Knorr reported on attending the Pinal County Board of Supervisors meeting with Mayor Smith to advocate for Supervisor Rich Vitello's resolution to*

contribute \$20M towards State Route 347 widening. She also reported attending the new county attorney's open house, where she learned about a new special victims' unit focused on child sex trafficking. Councilmember Knorr mentioned she is the liaison to the Cultural Affairs and Arts Committee and announced an upcoming call for artists for the next gallery in the library. She encouraged attendance at a play being performed at Heritage Academy. She echoed condolences regarding Alma Farrell's passing.

Councilmember Marsh provided updates on water committee activities and legislation. He reported on attending a Board of Adjustments meeting in Florence. He mentioned the success of the Senior Lunch and Learn program and expressed excitement for the upcoming Wild West Music Festival. He also acknowledged the passing of Alma Farrell.

Councilmember Goettl reported on a couple of upcoming performances of "Anastasia" at Heritage Academy and "Little Women" at Maricopa High School. He invited participation in a backpack drive for Desert Sunrise High School students. He reported on attending a memorial service for Vietnam Veterans and a fundraiser for a Veterans Memorial.

Councilmember Manfredi gave an extensive report on transportation issues, particularly focusing on advocacy efforts for improvements to State Route 347. He emphasized the importance of continued pressure on state officials and encouraged citizens to contact legislators. He also discussed Senate Bill 1229, expressing strong opposition to the bill which he said would negatively impact city planning and development.

Vice Mayor Wade briefly spoke to honor Alma Farrell's memory and her contributions to the community.

Mayor Smith reported on a recent trip to Washington D.C. with Councilmember Knorr and Councilmember Manfredi, where they met with congressional representatives to discuss State Route 347, ozone regulations, and potential grants for ambulance services. She also discussed the state transportation board meeting in Yuma, where city representatives advocated for 347 improvements. Mayor Smith reported attending the Dancing for Our Stars event benefiting the Boys and Girls Club, where Rusty Akers raised over \$40,000. She reported on the 10th anniversary of the Rocket Challenge event. Mayor Smith encouraged residents to watch the recent work session video for accurate information on committee changes and partnerships with nonprofits. She also reported on attending the grand opening of the Desert Sunrise High School Greenhouse, a fire alarm installation event, the Copa Creates art festival, a police volunteer barbecue, a Veterans Chili Cookoff, and the Relay for Life event. Lastly, Mayor Smith shared information about increased patrols on State Route 347 due to resident feedback and encouraged attendance at upcoming informational meetings about a proposed half-cent sales tax.

## **5. Report from the City Manager**

City Manager Ben Bitter provided a brief update on the upcoming Wild West Music Fest, announcing a new headliner for Friday night. He also reported on the installation of pedal boats at Copper Sky, which will be available for rent to the public.

## **6. Call to the Public**

Peg Chapados spoke on an upcoming charity basketball game between the Police Union and Fire Union on April 11th at Leading Edge Academy. She encouraged

residents to attend and support local first responders. Ms. Chapados also invited residents to attend "Coffee on the Porch" events at the Historical Museum on Wednesdays to connect with long-time Maricopa residents.

Judith Lang Zaimont, representing Maricopa Arts Council, spoke on the upcoming All Arizona Poetry Slam Championship and an online abstract art contest on April 12th. She provided details on the events and encouraged public participation.

Supervisor Rich Vitiello spoke about the importance of continued advocacy for State Route 347 improvements. He presented letters to the council members acknowledging the county's \$20 million donation for the 347 project. Supervisor Vitiello also praised State Representative Teresa Martinez for her quick action in addressing road repairs on 347.

## 7. Consent Agenda

**A motion was made by Councilmember AnnaMarie Knorr, seconded by Vice Mayor Henry Wade, to Approved on the Consent Agenda. The motion carried unanimously.**

- 7.1 [IGA 25-05](#) The City Council shall discuss and take action to approve an Intergovernmental Agreement with the City of Chandler for the purpose of the Maricopa Fire/Medical Department (MFMD) to participate in Fire Service trainings hosted by the Chandler Fire Department. The Maricopa Fire/Medical Department wishes to enter into this IGA to improve its capabilities thereby directly advancing the City of Maricopa's interest in protecting the health, safety and welfare of its citizens. Discussion and Action.

**This Intergovernmental Agreement was Approved.**

- 7.2 [SPEVLIQ 25-03](#) The Mayor and City Council shall discuss and take action on recommending approval to the Arizona Department of Liquor Licenses and Control for a Special Event Liquor License application submitted by Susan Lindsey for approval of an event known as Pre Mother's Day Sneaker Ball Soiree & Fundraiser on May 3, 2025 to be held at 17945 N Regent Drive, Maricopa, Arizona 85138. Discussion and Action.

**This Special Event Liquor License was Approved.**

- 7.3 [IGA 25-06](#) The Mayor and City Council shall discuss and take action on approving an Intergovernmental Agreement between the Phoenix Police Department/Arizona ICAC Task Force and the City of Maricopa through the Maricopa Police Department for the Arizona Internet Crimes Against Children (ICAC) Task Force. Discussion and Action.

**This Intergovernmental Agreement was Approved.**

- 7.4 [CON 25-09](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Northrim Elevate Holdings, LLC, an Arizona limited liability company, related to the sale of approximately 2.06 acres of the real property generally located west of the southwest corner of N Alterra Parkway and State Route 347, Maricopa, Pinal County, Arizona, Assessor Parcel No. 510-27-016V for \$897,336.00 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.**

- 7.5 [MIN 25-18](#) Approval of Minutes from the March 4, 2025 City Council Regular meeting. Discussion and Action.

**These Minutes were Approved.**

## 8. Regular Agenda and/or Public Hearings

- 8.1 [CON 25-01](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with BR RED Copper Sky 1, LLC, an Arizona limited liability company, related to the sale of approximately 4.00 acres of the real property generally located on the southeast corner of W Bowlin Road and N John Wayne Parkway, Maricopa, Pinal County, Arizona, for \$1,375,000.00 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.

*Josh Bowman, Chief Strategic Officer, presented information on three related agreements for a new hospital development in Maricopa. He highlighted key aspects of the agreements, including specifications for an acute care hospital with a minimum of 24 beds, emergency department, diagnostic imaging services, and medical office buildings.*

*Councilmember Knorr asked about the relatively low escrow amount for the property purchase. City Manager Bitter explained that larger, undeveloped properties often involve more risk and investment from buyers compared to typical home purchases, justifying the lower escrow amount.*

*Councilmember Marsh inquired about how the new hospital would differ from the existing Exceptional Community Hospital. Director Bowman emphasized that the goal was not to compare hospitals but to add capacity to the city's healthcare services.*

*Mayor Smith expressed pride in the council's work to ensure the development meets the city's needs and thanked the developer for their cooperation.*

**A motion was made by Vice Mayor Wade, seconded by Councilmember Liermann, that this Contract be Approved. The motion carried by a unanimous vote.**

- 8.2 [CON 25-02](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with BR RED Copper Sky 3, LLC, an Arizona limited liability company, related to the sale of approximately 0.89 acres of real property, based on final subdivision and certain improvements generally located on the southeast corner of W Bowlin Road and N John Wayne Parkway, Maricopa, Pinal County, Arizona, for \$290,763.00 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.

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

- 8.3 [CON 25-03](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with BR RED Copper Sky 2, LLC, an Arizona limited liability company, related to the sale of approximately 4.7 acres of real property, based on final subdivision and certain improvements generally located on the southeast corner of W Bowlin Road and N John Wayne Parkway, Maricopa, Pinal County, Arizona, for \$1,467,928.44 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.

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

**9. Executive Session**

*There was no executive session.*

**10. Adjournment**

**This meeting was adjourned at 7:19 p.m.**