



City of Maricopa

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

Meeting Minutes - Final City Council Special Meeting

Mayor Nancy Smith
Vice-Mayor Amber Liermann
Councilmember Eric Goettl
Councilmember Vincent Manfredi
Councilmember Bob Marsh
Councilmember Rich Vitiello
Councilmember Henry Wade

Tuesday, December 12, 2023

6:30 PM

Council Chambers

1. **Call to Order**

The meeting was called to order at 6:32 p.m. Mayor Smith led the Pledge of Allegiance.

2. **Roll Call**

Present, 7 - Mayor Smith, Vice Mayor Liermann, Councilmember Goettl, Councilmember Manfredi, Councilmember Marsh, Councilmember Vitiello, and Councilmember Wade

3. **Consent Agenda**

Approval of the Consent Agenda

A motion was made by Councilmember Bob Marsh, seconded by Councilmember Henry Wade, to Adopt the Consent Agenda. The motion carried by unanimous vote.

3.1 **[CON 23-37](#)**

The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with S3 Biotech, LLC for the sale of approximately 4 acres of real property generally located on the southeast corner of N. John Wayne Parkway and W. Bowlin Road, for an approximate purchase price of \$1,375,000 which represents \$7.90 per sq. ft, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.

This Contract was Approved.

3.2 **[CON 23-38](#)**

The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with Copper Sky Hotel and Residential Group, LLC for the sale of approximately 4.7 acres of real property generally located on the southeast corner of N. John Wayne Parkway and W. Bowlin Road, for an approximate purchase price of \$1,467,928.77 which represents \$7.17 per sq. ft, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.

This Contract was Approved.

- 3.3 [CON 23-39](#) The Mayor and City Council shall discuss and take action to approve a Purchase and Sale Agreement and Escrow Instructions with Copper Sky Extended Care, LLC for the sale of approximately .89 acres of real property generally located on the southeast corner of N. John Wayne Parkway and W. Bowlin Road, for an approximate purchase price of \$290,763.00 which represents \$7.50 per sq. ft, and authorizing the City Manager to execute the agreement, any future amendments to extend closing and any other necessary closing documents related to this agreement. Discussion and Action.

This Contract was Approved.

- 3.4 [RES 23-77](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a Development Incentive Agreement between the City of Maricopa, TTRG AZ Maricopa Honeycutt 1, LLC, a Delaware limited liability company, TTRG AZ Maricopa Honeycutt 2, LLC, a Delaware limited liability company, TTRG AZ Maricopa Honeycutt 3, LLC, a Delaware limited liability company, TTRG AZ Maricopa Honeycutt 4, LLC, a Delaware limited liability company, TTRG AZ Maricopa Honeycutt 5, LLC, a Delaware limited liability company, TTRG AZ Maricopa Honeycutt 6, LLC, a Delaware limited liability company, TTRG AZ Maricopa Honeycutt 7, LLC, a Delaware limited liability company, and Thompson Thrift Development, Inc., an Indiana corporation in compliance with A.R.S. §9-500.05. Discussion and Action.

This Resolution was Approved.

4. **Agenda Items**

- 4.1 [CON 23-40](#) The Mayor and City Council shall discuss and take action on offering a three (3) year Employment Agreement to Ben Bitter to serve the City of Maricopa as its City Manager. Discussion and Action.

Mayor Smith elaborated on the City Manager selection process and the options that were explored. She stated that the process was very eye-opening and discussed what the city needed. She explained the direction they decided was to interview internal candidates first and see if any of the internal candidates could fit the role. She commended all three internal candidates, and announced they selected Ben Bitter as the person to move forward with the position.

Councilmember Marsh elaborated on his experience with interviews and commended the internal candidates for working well together. He thanked them all.

Vice Mayor Liermann stated she took into consideration discussions with the community and stated it was a big decision. She commended all candidates and stated she was impressed with Mr. Bitter's previous city manager experience.

Councilmember Goettl congratulated and thanked the candidates. He expressed appreciation for the current city manager for mentoring the candidates. He commended Mr. Bitter for his interview and stated he was impressed with his answers. He expressed regret in not involving more of the public in the process. He congratulated all candidates, especially Mr. Bitter.

Councilmember Wade discussed his previous experience hiring city managers. He commended Mr. Bitter and the two other candidates. He stated he was impressed with the interview process.

Councilmember Manfredi discussed his hiring experience as a business owner. He

stated the first task when taking a new position was succession planning, and that City Manager Horst understood that when hiring the right people. He commended all candidates. He stated transportation was the deciding factor for him and elaborated.

Mayor Smith elaborated on the previous process with City Manager Horst. She discussed succession planning and stated that his vision has been passed down to staff. She stated it was not an easy decision and commended the candidates.

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

5. Executive Session

6. Adjournment

This meeting was Adjourned at 6:48 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the City Council of Maricopa, Arizona, held on the 12th day of December, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of January, 2024.

Vanessa Bueras
City Clerk