



# City of Maricopa

## Meeting Agenda City Council Regular Meeting

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

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

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Tuesday, October 27, 2020

7:00 PM

Council Chambers

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*In accordance with federal and state guidelines, the City will limit the number of persons within Council Chambers and modify the format of the meetings to allow the City Council to participate telephonically or via other technological means. Members of the public are encouraged not to attend the meeting but instead are encouraged to view the live meeting proceedings, which is available on the City's website and as described below. To promote adequate social distancing in accordance with Governor Ducey's Executive Order and the recommendations of the CDC, there will be limited occupancy within Council Chambers and masks are required to be worn.*

WATCH LIVE STREAMED MEETINGS AT: <https://maricopa.legistar.com/Calendar.aspx>  
or the City's YouTube Channel at  
<https://www.youtube.com/channel/UCcGYzD73sGc7P9gH6kZJC3A>

**1. Call to Order**

*Invocation  
Pledge of Allegiance*

**2. Roll Call**

**3. Proclamations, Acknowledgements and Awards**

3.1 [PROC 20-07](#) Italian American Heritage and Culture Month Proclamation

**4. Report from the Mayor**

*The Mayor, members of Council or other designee, may present information related to the operation of the city.*

**5. Report from the City Manager**

**6. Call to the Public**

*The procedures to follow if you address the Council are: Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Mayor will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action.*

**7. Minutes**

- 7.1 [MIN 20-50](#) Approval of Minutes from the October 6, 2020 City Council regular meeting.

**8. Consent Agenda**

*All items on the Consent Agenda are considered to be routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Councilmember or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.*

- 8.1 [GRAAC 20-02](#) The Mayor and City Council shall hear and possibly take action on acceptance of grants and entering in a contract with the Arizona Department of Public Safety for three years in the amount of \$644,305 for victim advocates. There is a matching requirement of \$161,076 over a period of three years - making the 3 year total commitment of this program \$805,381. The match amounts will be met through the general fund payroll (10022123), the Community Programs Budget (10022123-55612-32024), the Family Advocacy Center Fund (22022123 project 20222) volunteer time and donations. Acceptance of the grant will also authorizes the City Manager to sign the grant contract and any related documents. Discussion and Action.
- 8.2 [GRAAC 20-03](#) The Mayor and City Council shall hear and possibly take action on acceptance of grants and entering in a contract with the Arizona Department of Public Safety for three years in the amount of \$124,986 for the Maricopa Family Advocacy Center. There is a matching requirement of \$31,246 over a period of three years. The match amounts will be met through the general fund payroll (10022123), the Community Programs Budget (10022123-55612-32024), the Family Advocacy Center Fund (22022123 project 20222) volunteer time and donations. Acceptance of the grant will also authorizes the City Manager to sign the grant contract and any related documents. Discussion and Action.
- 8.3 [CON 20-14](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Thomas J Fitzmyers and Marilyn A Fitzmyers for the purchase of the real property generally located at 45009 West Garvey Avenue for a purchase price of \$190,000.00. Discussion and Action.

- 8.4     [SUB 19-09](#)     The Mayor and City Council shall discuss and possibly take action on approving a one (1) time six (6) month extension of final plat approval case # SUB19-09, Apex Condominium Plat. Discussion and Action.
- 8.5     [CON 20-15](#)     The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Santa Cruz Land Development, LLC for the purchase approximately 79 acres of real property generally located south of State Route 238 between W. Edison Road and N. Green Road for an approximate purchase price of \$5,161,880.70. Discussion and Action.

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

*Items on the agenda are open for citizen input. Please fill out a card and present it to the City Clerk before the meeting begins. The Mayor will call upon you for your comments.*

- 9.1     [PRES 20-08](#)     The Mayor and City Council shall hear an update on the 2020 Census. Discussion only.
- 9.2     [PH 20-22](#)     The Mayor and City Council shall hear public comment regarding a Major General Plan Amendment requested by CVL Consultants on behalf of Maricopa 64 Partners, LLC to amend the General Plan Future Land Use Map (GPA20-03) for approximately 63.06 from existing Employment (E) to Medium Density Residential (M) and 3.04 acres from Public Institutional (P) to Mixed Use (MU), generally located at the northeast corner of Loma Road and McDavid Road.
- 9.3     [RES 20-44](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding certain facts and adopting the proposed Major General Plan Amendment to the General Plan of the City of Maricopa, Arizona to change the land use from Employment (E) to Medium Density Residential (M) on approximately 63.06 acres and Public Institutional (P) to Mixed Use (MU) on approximately 3.04 acres generally located at the northeast corner of Loma Road and McDavid Road as requested by CVL Consultants on behalf of Maricopa 64 Partners, LLC in Case #GPA 20-03. Discussion and Action.
- 9.4     [PH 20-23](#)     The Mayor and City Council shall hear public comment regarding a Major General Plan Amendment requested by RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC to amend the General Plan Future Land Use Map for approximately 493 + acres from existing Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU) to a Master Planned Community (MPC) generally located at the northwest corner of State Route 238 and Green Road.
- 9.5     [RES 20-45](#)     A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, finding certain facts and adopting the proposed Major General Plan Amendment to the General Plan of the City of Maricopa, Arizona to change the land use from Low Density Residential (L), Medium Density Residential (M), and Mixed Use (MU) to Master Planned Community (MPC) on approximately 493 acres generally located at the northwest corner of State Route 238 and Green Road as requested by RVi Planning and Landscape Architecture on behalf of DA Holdings, LLC in Case #GPA 20-05. Discussion and Action.

- 9.6 [ORD 20-18](#) 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 rezone approximately 66.1 acres of land generally located on the northeast corner of Hogenes Boulevard and McDavid Road, within the City of Maricopa incorporated limits, from General Rural (GR) and Industrial (CI-2) to Planned Area Development (PAD) as described in Case #PAD 20-01. The parcel of land is located in a portion of Section 21 of Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.

## 10. Executive Session

*The Maricopa City Council may go into executive session, which is not open to the public, for purpose of obtaining legal advice from the City's attorney on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).*

- 10.1 **ES 20-23** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to consider its position and instruct its representatives regarding possibly entering into agreements for the purchase and potential sale of real property within the City of Maricopa, the potential terms thereof, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3), (A)(4) and (A)(7).

- 10.2 **ES 20-24** The Maricopa City Council may go into executive session for the purpose of discussion or consultation with the City Attorney and designated representatives of the City in order to receive legal advice concerning the City's legal options for addressing concerns regarding the services provided by Maricopa Consolidated Water Improvement District and the Seven Ranches Water Improvement District and provide direction on how to proceed to address these concerns, pursuant to A.R.S. §38-431.03(A)(3).

## 11. Adjournment

*Note: This meeting is open to the public. All interested persons are welcome to attend. Council members of the City of Maricopa City Council will attend either in person or by telephonic conference or video communication. Supporting documents and staff reports, which were furnished to the City Council with this agenda, are available for review on our website, [www.maricopa-az.gov](http://www.maricopa-az.gov).*

*NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Maricopa makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Maricopa City Council meetings are recorded and may be viewed on Channel 20 and the Maricopa website. If you permit your child to participate in the Council meeting, a recording will be made. If your child is seated in the audience, your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the City Clerk at (520) 316-6970.*