



City of Maricopa

Meeting Minutes - Final City Council Regular Meeting

City Hall
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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

Tuesday, February 18, 2025

6:00 PM

Council Chambers

1. Call to Order

The meeting was called to order at 6:01p.m. Acts Church of Maricopa Pastor, Jonas Croissant gave an invocation and Councilmember Manfredi led the Pledge of Allegiance.

2. Roll Call

Present: 6 - Councilmember AnnaMarie Knorr, Councilmember Vincent Manfredi, Mayor Nancy Smith, Councilmember Bob Marsh, Councilmember Eric Goettl and Vice Mayor Henry Wade
Absent: 1 - Councilmember Amber Liermann

3. Proclamations, Acknowledgements, Awards and Presentations

There were no items presented.

4. Report from the Mayor

Councilmember Marsh reported attending the Arizona Department of Transportation (ADOT) board meeting online where they discussed the five-year plan. He reported attending the Pinal Partnership Breakfast that featured a panel of three mayors from Pinal County cities. Next, he reported meeting with a camera crew from Microsoft because they wanted to interview him on his contributions for their 50th anniversary. He reported attending the Pinal Partnership Water Resource Committee meeting, the Senior Advisory Committee meeting where they got a summary on the Senior Info/Expo from Chance Love, and the Pinal Water Augmentation Authority board meeting. He reported participating in the city's Future Planning all-day event where they had a presentation on land use zoning from attorney, Andrew McGuire and elaborated on other topics of discussion. He added that he pushed for a larger senior center.

Councilmember Manfredi reported on the Budget and Finance Subcommittee meeting and elaborated on the budget process. He reported also attending the Future's Planning event and elaborated on the discussions on transportation and State Route (SR) 347. He stated that there was an update on the Rigg Road overpass project and gave a brief background on former Representative Brett Roberts pushing the bill for funding. He announced he would be attending the Maricopa Association of Governments (MAG) Policy Committee meeting and elaborated on Maricopa County's

bill that passed a half-cent sales tax that may benefit SR 347 within their county limits. He stated at the committee meeting they would ask for the first phase. Next, he reported he would be attending the ADOT meeting and Mayor Smith asked him to drive a group of residents to the meeting to discuss SR 347. Next, he reported meeting with a group that was looking to bring a business/non-profit to Maricopa that works with kids and stated he could not elaborate but thought everyone would love it when it happens. He emphasized on the work the council does to advocate for Maricopa.

Councilmember Knorr stated that, as the Cultural Affairs and Arts Committee council liaison, she reminded the community that the Copa Cultural Night Market would be on Saturday (February 22nd) at Copper Sky from 5 p.m. to 8 p.m. and that the committee would have a booth at the event. She elaborated on the event and encouraged attendance.

Vice Mayor Wade reported attending the beginning of the African American legislation day on Friday at the capitol and reported that he missed the youth legislation day due to his attendance to the Future's Planning event. He commended the staff and guest speakers. He reported attending the 3rd annual Black History Month celebration at Leading Edge Academy which featured an Underground Railroad program. He provided information on the program and commended the kids who performed. He reiterated information on Copa Cultural Night Market and encouraged participation. He concurred Councilmember Manfredi's comments on the work and advocating the Council constantly does for the community and thanked the community.

Mayor Smith reported that on February 6th several residents spoke at the ADOT board work session meeting and it was solely for the purpose of the first draft review of the five-year plan. She stated five people spoke during the event including her to fight hard for SR 347 and the full widening, the intersections, and everything that needs to happen to get it into the five-year plan. She elaborated on the discussion during the Future's Planning meeting and stated there would be more opportunities to hear on the partnership with ADOT and the half-cent tax. She encouraged attendance to the meetings for the public to be informed. She noted that out of the hundreds of projects that were on the five-year plan, SR 347 was the only project that was talked about in detailed and included a slide. She stated there would be another group of five to eight residents going to the next ADOT board meeting on Friday, February 21st, and invited to interested to attend. She reported on meeting at the capitol earlier in the day and asked the residents who spoke before the Senate Appropriations Committee to please stand up for recognition. She elaborated they spoke in support of SB 1617, which would move funds from 2028 to 2026 for the Riggs Roads overpass, and Senator Leach expressed support. She provided a brief background on the funding and noted they voted eight to one in favor of moving it to the next step. Next, she gave information on 347facts.com and the letters that get sent out from the portal and noted that senators were getting the emails, and they were working to bring awareness. She stated that in response of SB 1617, there were 80 people in the last few days who submitted emails, and in the last two weeks 66 additional people used the portal to expressed support for the full widening. She stated there were well over 1,100 emails sent out at this point and thanked those who have submitted their information. She stated Channel 15 interviewed them and asked if they would come back when the bill moved to the House, and they responded absolutely they would be there. She reported meeting with another mayor this week who commended the community engagement.

Councilmember Goettl asked about 347facts.com and how to send out emails through the portal. Mayor Smith elaborated on how to send out an email that goes out to various representatives and noted there were updates available to the latest

information. She elaborated on the complexity of the project and encouraged residents to submit letters through the portal.

5. Report from the City Manager

City Manager Bitter acknowledged accomplishments of staff would be reflected in upcoming annual report from the Maricopa Police Department (MPD), the Maricopa Fire and Medical Department, and the annual audit presentation later tonight. He stated the Budget and Finance Subcommittee was already working through the budget and commended staff for their dedication.

6. Call to the Public

Andrew Coonts stated that after speaking at the Council meeting two weeks ago, he met with the Enrichment Department and learned that the city pulled back from converting the old police building into a performance arts center. He expressed concerns with leadership and their approach. He stated he remained committed to advocating for their cause.

7. Consent Agenda

Councilmember Marsh congratulated Deputy City Manager Micah Gaudet for the Judge Pro Tempore agreements.

A motion was made by Councilmember Bob Marsh, seconded by Councilmember Eric Goettl, to Adopt the Consent Agenda .The motion carried unanimously.

Approval of the Consent Agenda

Adopt the Consent Agenda

- 7.1 [RES 25-04](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, appointing Angel A. Raymond as a Judge Pro Tempore for the City of Maricopa Municipal Court, setting her compensation, providing a commencement date therefore and authorizing the City Manager to execute an agreement setting forth the specific terms and conditions for these services. Discussion and Action.

This Resolution was Approved.

- 7.2 [RES 25-05](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, appointing Richard T. Platt as a Judge Pro Tempore for the City of Maricopa Municipal Court, setting his compensation, providing a commencement date therefore and authorizing the City Manager to execute an agreement setting forth the specific terms and conditions for these services. Discussion and Action.

This Resolution was Approved.

- 7.3 [RES 25-06](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, appointing Kevin White as a Judge Pro Tempore for the City of Maricopa Municipal Court, setting his compensation, providing a commencement date therefore and authorizing the City Manager to execute an agreement setting forth the specific terms and conditions for these services. Discussion and Action.

This Resolution was Approved.

- 7.4 [CON 25-05](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement with Miravest Inc, a Washington corporation, related to the sale of approximately 4.22 acres of real property generally located on the Southeast corner of W Edison Road and N Wilson Ave, Maricopa, Pinal County, Arizona, portion of Assessor Parcel No. 510-19-2130, for \$1,450,000.00 and authorizing the City Manager to execute 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 [SPEVLIQ 25-02](#) 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 Roots Eatery to serve alcohol during a special event known as Wild West Music Fest on April 4-6, 2025 at Copper Sky Recreation Complex 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138. Discussion and Action.

This Special Event Liquor License was Approved.

- 7.6 [MIN 25-10](#) Approval of Minutes from the February 4, 2025 City Council Regular meeting. Discussion and Action.

These Minutes were Approved.

8. Regular Agenda and/or Public Hearings

- 8.1 [PRES 25-03](#) The Mayor and City Council shall hear a presentation from Heinfeld, Meech & Co., P.C. regarding the audit of the City of Maricopa Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended June 30, 2024, Annual Expenditure Limitation Report, and the Single Audit Report. Discussion Only.

Chris Evripidou, Finance Manager acknowledged his staff Trent Walls, Gia Jenkins and Cat Phatana. He introduced Christopher Heinfeld from HeinfeldMeech who would provide a PowerPoint presentation, Audit Communication to Governance.

C. Heinfeld provided background on HeinfeldMeech (HM) and their qualifications. He reviewed the audit timeline starting in May 2024 with the engagement letter issued and signed to the December 18, 2024 Audit Report issued. He stated the scope of the audit services included performing an audit in accordance with U.S. Government Auditing Standards and Uniform Guidance, issue an accountant's report for the examination of compliance of Highway User Revenue Fund (HURF) monies, and issue a report for the examination of the Annual Expenditure Limitation Report. He stated they were required to give notification of any new accounting policies or standards implement and to discuss any significant estimates in the financial statements. He reported that during the audit, they did not recommend any significant audit adjustments. He stated HM provided nonaudit services including assistance with preparation of the financial statements and notes to the statements, and assistance with the preparation of the Schedule of Expenditure and Federal Awards (SEFA) among other items. He discussed the responsibilities of the auditor and management. He detailed the following required disclosures: There were no disagreements with management, they provided the required representation letter the conclusion of the audit, and HM continually assessed client relationships to ensure compliance with relevant ethical requirements such as independence. He listed the audit related report issues included the Annual Comprehensive Financial Report, the Single Audit Report,

the examination report on the compliance of HURF, and the examination report on the Annual Expenditure Limitation Report. He provided annual comprehensive financial report and single audit report highlights. He concluded by commending management and staff, who were cooperative and helpful during the process, and opened the floor for questions.

Councilmember Marsh inquired if there was any indication in the audit that city council was lining their pockets with taxpayers money. C. Heinfeld responded there were no findings of that.

Vice Mayor Wade commended HeinfeldMeech and thanked him for the report.

Councilmember Goettl stated the report was available online and directed those interested in viewing it to the city's website. He thanked Mr. Heinfeld and commended their work.

The Presentation was heard.

8.2 [RES 25-08](#)

PUBLIC HEARING: A resolution of the Mayor and City Council of the City of Maricopa, Arizona, vacating and abandoning, without compensation, two (2) eight (8) foot public utility easements on the real property known as Assessor Parcel Number 510-19-004K generally located south of W. Hathaway Avenue between N. Wilson Avenue and N. Justin Drive at 44977 W. Hathaway Avenue within the City of Maricopa. Discussion and Action.

Planning and Zoning Manager, Rick Williams presented on the Easement Abandonment (ABDN24-09). He stated the request was made by the City, on behalf of Grace Community Church, to abandon two eight-foot Public Utility Easement (PUE) located on the church property. He stated the abandoned utility easements would subsequently be acquired by Grace Community Church without compensation. He provided a visual of the location and reviewed the public comment process noting no public comments had been received. He stated staff found the original PUE's were associated with an old alley alignment that never came to fruition, and that the city nor the utility companies had plans to improve or use the easements in the future. He stated staff recommended approval of ABDN24-09.

The public hearing opened at 6:47 p.m. There were no public comments and the public hearing subsequently closed 6:47 p.m.

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

8.3 [RES 25-07](#)

A Resolution of the Mayor and City Council of the City of Maricopa, Pinal County, Arizona, authorizing the City Manager to submit an application for a Certificate of Necessity to the Arizona Department of Health Services for the provision of ground ambulance transportation services. Discussion and Action.

Maricopa Fire and Medical Chief Brad Pitassi presented. He stated explained that the Certificate of Necessity (CON) was an application with the Arizona Department of Health Services (DHS) for a regulatory review to ensure that an agency could run and financially sustain an ambulance service in a specific geographic area or boundary. He stated that once submitted it could take up to 24 months to complete the process. He explained the CON was submitted to meet the city council's focus to provide 100% of the emergency medical services pre-hospital care within the city, to maintain a dynamic deployment model, and for consistency in service. He discussed the estimated timeline including with approval of tonight's resolution, an initial review by

DHS around October, a potential law hearing after, the decision sometime after, followed by phasing in staff and beginning services early late 2027/early 2028. Chief Pitassi thanked the Mayor and Council for their support and strategic direction and acknowledged it was a multi-jurisdictional, multi-departmental and a team effort process. He opened the floor for questions.

Mayor Smith stated that it had been a challenging process and added the city hired the best consultant that has experience getting CON's approved through the state. She commended the consultants.

Councilmember Goettl reiterated gratitude for everyone who pushed this forward.

Pinal County Board Supervisor, Rich Vitiello expressed support for the resolution.

Peg Chapados expressed support for the resolution and recommended approval.

Councilmember Manfredi expressed concern and joked County Supervisor Vitiello should pay for it.

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

8.4 **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 Strategy Officer (CSO) introduced A.J. Thomas and Jessie Slim with BR Health Care. A.J. Thomas, President of BR Healthcare and Real Estate Development (RED) thanked the Mayor, Vice Mayor and Council for the opportunity to present their vision. He listed his qualification as an architect with over 20 years of experience in healthcare architecture and a board-certified healthcare architect. He stated the company was based out of Glendora, California. Jessie Slims noted he worked on the Maricopa City Hall facility and noted he also came from an architecture background. Mr. Thomas presented a conceptual medical campus, and a conceptual hospital and medical office building (MOB). He stated they were trying to solve the deficiency in the city for primary health care, specialty care and in-patient care. He stated the MOB would be anywhere from 30,000 to 80,000 square feet. He explained the range was due to the project being done in different phases. He stated phase one would have an Ambulatory Service Center (ASC) with abilities for out-patient services and a hospital side with in-patient services. He explained they were in talks with all four major hospital systems in the state for operation programs, and noted the hospital would be a minimum 24 bed hospital with a comprehensive Emergency Room (ER) with imaging abilities. He stated the residential part would be ancillary to the medical campus in support of the health care site such as traveling nurses, temporary staff and medical staff. He clarified the helipad was conceptual and would depend on the hospital operator. He opened the floor for questions.

Councilmember Marsh asked if the company was associated with New Tech Health. Mr. Thomas responded they were not associate to the previous contract holder. Councilmember Marsh asked if it would be a micro-hospital. Mr. Thomas explained that a micro-hospital was 20 beds or less and elaborated. Councilmember Marsh

inquired if there were any concerns with the proximity to the existing hospital. Mr. Thomas responded that due to the population growth there were no concerns and elaborated. Councilmember Marsh discussed the city's growth and asked if this hospital could grow with the city. Mr. Thomas explained that the hospital was planned in a way to accommodate growth. He elaborated that the residential portion would be in phase two and could be scaled back to accommodate a larger hospital. He stated there was good data available and they just needed a hospital operator to set-up shop. Councilmember Marsh recounted that a woman about to give birth was turned away from the existing hospital and asked if this hospital would include a maternity section. Mr. Thomas responded it would be up to the hospital operator.

Councilmember Knorr clarified that the hospital did not turn anyone down and those babies had been delivered there. She stated that this hospital would be on the same situation however all hospital ERs would deliver a baby then transfer for additional care. She asked if the group had built a full-scale hospital. Mr. Thomas stated they built Legacy Health in Kansas which was a 22-bed hospital and other developments in California including a behavioral health and a 64-bed hospital.

Vice Mayor Wade asked how they would determine or select a hospital operator. Mr. Thomas stated there were guidelines and minimum stipulations in the agreement and elaborated on the criteria. He stated the second aspect would be the viability of the operator and explained they must have the financial wherewithal to continue operations. Vice Mayor Wade asked what would be next after the 22 to 24 bed-hospital. Mr. Thomas responded it was an operator specific question and explained that normally hospital operators start with the smallest size then scale it up. He used the HonorHealth Sonoran Medical Center in Phoenix as an example and elaborated on possible phases. He clarified that phase one would have a minimum of 24 in-patient beds, not including the ER beds. A brief clarification ensued for Councilmember Knorr.

Councilmember Goettl explained that the site plans and planning part of the project would come before committees and the Planning and Zoning (PZ) Commission for review. He clarified that the Council was asking questions because they wanted the best for residents. He stated section 14. (C) of the contract stated "The Hospital shall have approximately 24-54 beds and include imaging functions (CT, MRI, X-ray). The second phase of the Hospital will include specialty services, including a Cath lab and other advanced medical services, based on operational needs within the community. The MOB shall provide a variety of medical services, including Ambulatory Surgery Center (ASC), with an approximate total medical office space of 30,000-80,000 square feet. The MOB and Hospital shall also include any necessary improvements as set forth in the City's standard rules and regulations including, but not limited to, areas for parking and landscaping." He expressed confidence that the developers had the right vision and that they would follow their contractual obligations. Mayor Smith concurred it was important for the public to know that section.

Councilmember Knorr reported she consulted with the City Attorney and learned that phase one of the stipulations was enforceable, but phase two included no recourse if it was not built. She expressed concern with the lack of recourse for phase two.

Mayor Smith called Rich Vitiello who submitted a speaker card. Mr. Vitiello stated he would like to speak during the questions to staff discussion.

Councilmember Knorr stated she was under the impression that the residential part of the agreement was taken out from the original agreement and asked for clarification.

City Attorney Denis Fitzgibbons clarified that the original contract had contractual obligations that were removed, he further explained that as part of the Planned Area Development (PAD), if there was room, they could propose that and could be decided during the PAD process. Councilmember Knorr asked for clarification that the Council was not obligated to approve any residential as part of the agreement. Mr. Fitzgibbons confirmed that was the case. Councilmember Knorr asked if there was an appraisal on the land. Mr. Bowman responded there was no current appraisal. Councilmember Knorr asked if the price per square-foot was the same price from the agreement from two years ago. Mr. Bowman explained the bid process for medical services for this area and the highest bid was awarded. Councilmember Knorr stated that going forward she would like to know the appraised value of land before going out for bid. She stated that based on her research of comps and specs around the area, this land was at minimum worth \$1.10 per square foot than the value in the contract. She stated that the information was important for this deal and other deals going forward and elaborated that additional funds could be used for services like public safety.

Councilmember Goettl agreed with Councilmember Knorr's concerns and that extra funds could be used for public safety. He explained that the land was held decades ago for this purpose and elaborated that there would be a plentiful profit margin for the city to recover initial costs and make a substantial profit. He stated that while they needed to be mindful of the costs and have appraisals in the future, in this case the value of the services had to be weighed.

Vice Mayor Wade stated it was important to have accurate information before making a decision and concluded there was no need to rush. Mayor Smith stated both points were valid but disagreed that it was rushed because it had been dialogued for 2 to 3 years and elaborated. She stated the question was really if this was going to benefit the community because that was the real value and elaborated. Councilmember Marsh concurred that it was important to have the ability to scale up. Councilmember Knorr agreed that they were assessing the value and reiterated that she would feel more comfortable if the contract required phase two and there was a recourse to guarantee a full-service hospital and elaborated that under this contract, there were no guarantees. She agreed with Vice Mayor Wade that it would be beneficial to take some time to strengthen the language to guarantee that the city gets what they want and not what already exists. Mayor Smith noted the current hospital does not have a Cath lab. Discussion ensued whether the Cath lab was included in phase one or two. City Manager Bitter clarified that the Cath lab was part of phase two along with other advanced medical services. Councilmember Knorr reiterated that the Cath lab was in phase two and there was no recourse per the City Attorney. City Attorney Fitzgibbons cautioned that, that information was confidential and recommended legal issues should be discussed in executive session.

A motion was made by Councilmember Vincent Manfredi, seconded by Vice Mayor Henry Wade, to enter into Executive Session at 7:30 p.m. to discuss Agenda Items 8.4, 8.5 and 8.6. The motion carried unanimously.

A motion was made by Councilmember Vincent Manfredi, seconded by Councilmember Marsh to close the Executive Session at 8:23 p.m. The motion carried unanimously.

A motion was made by Councilmember Manfredi, seconded by Councilmember Marsh reconvene the City Council Regular Meeting at 8:23 p.m. The motion carried unanimously.

Pinal Supervisor Rich Vitiello expressed support for a full-service hospital. He supported the notion of having an appraisal done before going out to bid. He reiterated he supported a full-service hospital as opposed to a micro hospital. He expressed concerns that if phase two was not built, the city had the option to buy the land back at current value and pay for what they had built and asked for verification. He stated that would be a huge burden on the taxpayers in Maricopa. He emphasized the need for a Cath lab, a surgery center, and a maternity center. He reiterated he supports a full-service hospital however too many hypotheticals concerned him and added it should concern the Council as well.

Councilmember Manfredi stated the contract language was not as strong as he would like and recommended tabling the items for a later date.

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

9. Executive Session

A motion was made by Councilmember Vincent Manfredi, seconded by Vice Mayor Henry Wade, to enter in to Executive Session at 7:30 p.m. to discuss Agenda Items 8.4, 8.5 and 8.6. The motion carried unanimously.

8.5 [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 Manfredi, seconded by Vice Mayor Wade, that this Contract be Tabled. The motion carried by a unanimous vote.

8.6 [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 Manfredi, seconded by Vice Mayor Wade, that this Contract be Tabled. The motion carried by a unanimous vote.

10. Adjournment

This meeting was Adjourned at 8:27 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 18th day of February, 2025. I further certify that the meeting was duly

called and held and that a quorum was present.

Dated this 4th day of March, 2025.

Vanessa Bueras
City Clerk