



City of Maricopa

Meeting Agenda City Council Regular Meeting

City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
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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

Tuesday, August 6, 2019

7:00 PM

Council Chambers

1. Call to Order

*Invocation
Pledge of Allegiance*

2. Roll Call

3. Proclamations, Acknowledgements and Awards

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 19-52](#) Approval of Minutes from the July 16, 2019 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 [RES 19-37](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, accepting public improvements and maintenance responsibility for the local internal streets within Parcel 16 of the Homestead North Subdivision into the City Street/Road Maintenance System. Discussion and Action.
- 8.2 [CON 19-18](#) The Mayor and City Council shall discuss and possibly take action to ratify a Purchase and Sale Agreement and Escrow Instructions with Mel's Auto, LLC, an Arizona limited liability company dba NAPA Auto for the sale of approximately 2 acres generally located at the Northeast corner of Edison Road and Estrella Gin Business Parkway, commonly known as the Estrella Gin Business Park, for \$1.75 per square foot. Discussion and Action.
- 8.3 [CON 19-19](#) The Mayor and City Council shall discuss and possibly take action to ratify the Purchase and Sale Agreement and Escrow Instructions, and all amendments thereto, with Robert S. Elmore as the Trustee of the Mark Richard Walton 1999 Grantor Irrevocable Trust, the Leslie Ann Walton 1999 Grantor Irrevocable Trust, the Patrick Leslie Walton 1999 Grantor Irrevocable Trust, and the Michael Allen Walton 1999 Grantor Irrevocable Trust, and Bowlin Plaza, LLC, a Nevada limited liability company for the purchase of approximately 8.748 acres of real property generally located on the Southeast corner of SR 347 and Bowlin Road for a purchase price of \$2,667,440.00. Discussion and Action.
- 8.4 [CON 19-20](#) The Mayor and City Council shall discuss and possibly take action on approving a Lease Agreement with Duncan Family Farms, LLC. Discussion and Action.
- 8.5 [RES 19-40](#) The Mayor and City Council shall discuss and possibly take action to ratify a Resolution of the Mayor and City Council of the City of Maricopa, Arizona designating the City's Financial Services Manager as the Chief Financial Officer for purposes of submitting the City's Annual Expenditure Limitation Report to the Auditor General. Discussion and Action.
- 8.6 [CON 19-17](#) The Mayor and City Council shall discuss and possibly take action on approving an amendment to the Employment Agreement with Ricky Horst. 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 [PH 19-13](#) The Mayor and City Council shall hear public comment regarding a request by citizen initiation, Benjamin Johnson, on behalf of Heritage Academy Maricopa, to rename W. Lucera Lane to W. Heroes Way (ADDR19-09) in accordance with the City's Street Name Change Policy (RES 14-11). This item will be presented by Ryan Wozniak.
- 9.2 [RES 19-38](#) A Resolution of the Mayor and City Council or the City of Maricopa, Arizona, approving the renaming of a portion of West Lucera lane, which is located within the subdivision of Glennwilde in the City of Maricopa, to West Heroes Way. Discussion and Action.
- 9.3 [APP 19-04](#) The Mayor and City Council shall discuss and possibly take action on making appointments to the various committees whose terms are expired or are vacant. Discussion and Action.
- 9.4 [ORD 19-08](#) 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 # ZON19-01 for approximately 28.65 acres of land generally located south of the southeast corner of Bowlin Road and Hartman Road., within the City of Maricopa incorporated limits. The parcel of land is situated in a portion of west half of Section 33 of Township 4 South, Range 4 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.
- 9.5 [ORD 19-09](#) An Ordinance of the Mayor and City Council of the City of Maricopa, Arizona, amending the zoning requirements as described in Zoning Case PAD 19-02 for Stonegate Planned Area Development (PAD) for approximately 3.84 acres generally situated on the southwest corner of Alan Stephens Parkway and Stonegate Road within the City of Maricopa incorporated limits. The parcels of land are situated in a portion of Section 35 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 19-17](#) 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 how to proceed with the Master Planning and Marketing Agreement with J & J Commercial Properties, Inc. dba CPI, potential liability related thereto, and for legal advice regarding same, pursuant to A.R.S. §38-431.03(A)(3) and (A)(4).

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.

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.