



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 Vincent Manfredi
Councilmember Amber Liermann
Councilmember Bob Marsh
Councilmember Nancy Smith
Councilmember Rich Vitiello
Councilmember Henry M. Wade Jr.

Tuesday, May 3, 2022

7:00 PM

Council Chambers

1. **Call to Order**

Invocation
Pledge of Allegiance

2. **Roll Call**

3. **Proclamations, Acknowledgements and Awards**

3.1 [PROC 22-01](#) Mental Health Awareness Month Proclamation

3.2 [PROC 22-04](#) Provider Appreciation Day 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. 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.

- 7.1 [CON 22-16](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement and Escrow Instructions with Copper Sky Rehabilitation and Recovery Group, LLC, related to the sale of approximately 1.29 acres of real property, including an existing building of approximately 8,151 square feet, generally located on the southeast corner of W Bowlin Rd and Greythorn Dr for \$1,410,958.90 and authorizing the City Manager to execute this agreement, any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.
- 7.2 [CON 22-17](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement and Escrow Instructions with Copper Sky Extended Care Group, LLC, related to the sale of approximately 3.53 acres of real property generally located on the southeast corner of W Bowlin Rd and Greythorn Dr for \$1,319,124.21 and authorizing the City Manager to execute this agreement, any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.
- 7.3 [CON 22-18](#) The Mayor and City Council shall discuss and take action to approve the Purchase and Sale Agreement and Escrow Instructions with Copper Sky Extended Care Group, LLC, related to the sale of approximately .89 acres of real property generally located on the southeast corner of W Bowlin Rd and N John Wayne Parkway for \$290,763.00 and authorizing the City Manager to execute this agreement, any future amendments to extend the Closing as he deems necessary and any closing documents related thereto. Discussion and Action.
- 7.4 [RES 22-24](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting the Third Amendment to the Development Agreement between the City of Maricopa and Property Reserve Arizona, LLC, an Arizona limited liability company in compliance with A.R.S. §9-500.05. Discussion and Action.
- 7.5 [CON 22-19](#) The Mayor and City Council shall discuss and take action on approving a budget not to exceed \$79,100 for Galleri testing for each City of Maricopa Firefighter and authorizing the City Manager or designee to execute a contract with Vincere Cancer Center to provide such testing. Discussion and Action.
- 7.6 [MOU 22-01](#) The Mayor and City Council shall discuss and take action on approving the 2022-2025 Memorandum of Understanding (MOU) with the Maricopa Sergeants Council, City of Maricopa Fraternal Order of Police Lodge #78. Discussion and Action.

- 7.7 [MOU 22-02](#) The Mayor and City Council shall discuss and take action on approving the 2022-2025 Memorandum of Understanding (MOU) with the Professional Firefighters of Maricopa, IAFF Local 4561. Discussion and Action.
- 7.8 [MOU 22-03](#) The Mayor and City Council shall discuss and possibly take action to approve the 2022-2025 Memorandum of Understanding (MOU) with Maricopa Officers Council, City of Maricopa Fraternal Order of Police Lodge #78. Discussion and Action.
- 7.9 [MIN 22-20](#) Approval of Minutes from the April 19, 2022 City Council Regular meeting. Discussion and Action.

8. 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.

- 8.1 [PH 22-09](#) The Mayor and City Council shall hear public comment regarding of the request by David Bohn of BFH Group to amend the General Plan Future Land Use Map (GPA21-07) and Zone Map Change (ZON21-05) for approximately 16.10 acres generally located at southeast corner of Stonegate Road and Alan Stephens Parkway, within the City of Maricopa incorporated limits.
- 8.2 [RES 22-25](#) A Resolution of the Mayor and City Council of the City of Maricopa, Arizona, approving and adopting a minor General Plan Land Use Amendment to change the land use from existing Employment (E) to High Density Residential (HDR) for approximately 16.10 acres of land generally located at southeast corner of Stonegate Road and Alan Stephens Parkway, within the City of Maricopa incorporated limits, as described in case #GPA21-07. The land is located in the northeast quarter of Section 35, Township 4 South, Range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona. Discussion and Action.
- 8.3 [ORD 22-10](#) 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 16.10 acres of land generally located at the southeast corner of Stonegate Road and Alan Stephens Parkway, within the City of Maricopa incorporated limits, from Light Industry & Warehouse (CI-1) to High Density Residential (RH) as described in Zoning Case #ZON21-05. The parcel of land is located in a portion of Section 35, Township 4 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona. Discussion and Action.

9. 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. 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.

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.

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.