



# City of Maricopa

## Meeting Minutes - Final City Council Regular Meeting

City Hall  
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Plaza  
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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.*

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Tuesday, May 3, 2022

7:00 PM

Council Chambers

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### 1. Call to Order

*The City Council Regular meeting was called to order at 7:08 Mt. Moriah Community A.M.E. Reverend Arnold Jackson gave invocation and Councilmember Marsh led the Pledge of Allegiance.*

### 2. Roll Call

**Present:** 7 - Mayor Christian Price, Vice Mayor Vincent Manfredi, Councilmember Amber Liermann, Councilmember Bob Marsh, Councilmember Nancy Smith, Councilmember Rich Vitiello and Councilmember Henry Wade

### 3. Proclamations, Acknowledgements and Awards

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

*Mayor Price read the proclamation and proclaimed the month of May, 2022 as Mental Health Awareness Month in the City of Maricopa. He invited those present in support to accept the proclamation at the front. Councilmember Liermann recognized: Briana, Loren, La Frontera, Horizon Jessica and Priscilla Banke. She recognized Antonia Presume with the Chamber of Commerce and awarded Pricilla the award for non-profit.*

**Read**

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

*Mayor Price invited those present in support to the front to accept the proclamation. He read the proclamation and proclaimed May 6, 2022 as Provider Appreciation Day in the City of Maricopa.*

**Read**

### 4. Report from the Mayor

*Councilmember Marsh commented briefly on Mayor Price's resignation announcement. He reported attending the following meetings: A Pinal County Volunteers luncheon, the Cultural Affairs and Arts Committee meeting, a Neighborhood Watch seminar, the Planning and Zoning Commission meeting, the Pinal County Board of Adjustment and Appeals meeting in Florence, and a Historical Society meeting.*

*Councilmember Smith gave information on the upcoming Senior Lunch and Learn on the topic of the great resignation gap and job opportunities. She invited the public to register for the event on the City's website and stated the event would be held on Friday, May 20th at 11 o'clock at the library.*

*Vice Mayor Manfredi discussed the Council's work with the Junior Reserve Officer's Training Corps (JROTC). He discussed the rocket challenge event put together by Councilmember Smith, and stated they were currently looking for sponsors for next year's event. Lastly, he stated that he and Mayor Price sat with new incoming Supervisor as of July 1st and elaborated.*

*Councilmember Wade recognized it was Teacher Appreciation Week and acknowledged all teachers and educator in the audience. He reported attending the Dancing For Our Stars fundraiser event for the Boys & Girls Club at the Central Arizona College Pence Center and commended the event. He reported attending the Chamber of Commerce Awards Gala. Lastly, he acknowledged Reverend, Aronold Jackson's wife for completion of her doctorate degree.*

*Councilmember Lierman thanked the Police and Fire Departments as part of the Mental Health Awareness Month for their work and services in mental health.*

*Councilmember Vitiello discussed the cameras on SR 347 and asked Maricopa Police Chief Hughes for a brief clarification. Chief Hughes clarified the purpose of the cameras.*

*Mayor Price was invited to the Governor's signing ceremony for the I-10 widening bill and elaborated on the importance of the bill. Next, he announced his resignation effective July 1 and stated he would take a position with the Maricopa Economic Development Alliance (MEDA).*

## **5. Report from the City Manager**

*There were no items reported.*

## **6. Call to the Public**

*Barry McCain reported having discussions with Vice Mayor Manfredi and Councilmember Vitiello and elaborated on the importance of voting.*

## **7. Consent Agenda**

### **Approval of the Consent Agenda**

**A motion was made by Councilmember Amber Liermann, seconded by Councilmember Nancy Smith, to Adopt the Consent Agenda. The motion carried by unanimous vote.**

#### **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.

**This Contract was Approved.**

- 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.

**This Contract was Approved.**

- 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.

**This Contract was Approved.**

- 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.

**This Resolution was Approved.**

- 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.

**This Contract was Approved.**

- 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.

**This Memorandum of Understanding was Approved.**

- 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.

**This Memorandum of Understanding was Approved.**

- 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.

**This Memorandum of Understanding was Approved.**

- 7.9 [MIN 22-20](#) Approval of Minutes from the April 19, 2022 City Council Regular meeting. Discussion and Action.

**The Minutes were Approved.**

**8. Regular Agenda and/or Public Hearings**

- 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.

*Planning and Zoning Manager Rick Williams gave a PowerPoint presentation on the request by David Bohn of BFH Group and CARPEVL060 LLC for a General Plan Amendment (GPA 21-07) and Zoning Map Change (ZON 21-05). He discussed the entitlement and construction process. He detailed site information including the total 318 dwelling units. He provided a visual map of the location and exhibits of the existing general plan and the proposed general plan. He discussed the public comment process and stated the Planning and Zoning (P & Z) Commission held a public hearing on April 25, 2022 and unanimously approved the requests. He stated staff recommended approval of GPA21-07 and ZON 21-05 and opened the floor for comment. He stated the applicants were present and available for questions.*

*Councilmember Smith stated there was a significant number of residents with concerns about the rezoning of land use and asked Mr. Williams to elaborate on the benefits. Mr. Williams provided a map of areas of commercial/employment land use designations and elaborated. A brief discussion ensued regarding multi-family housing. Mr. Williams detailed the Housing Plan Goal and noted the proposed items would help the goal. City Manager Horst emphasized the importance of affordable housing.*

*Councilmember Wade asked how many multi-family units were needed. City Manager Horst replied it was 5,954 and elaborated. Mayor Price discussed the growth of the City and how to plan ahead. Vice Mayor Manfredi elaborated on the need for diversity of housing.*

*The Public Hearing was opened at 8:11 p.m.*

*Sally Meyer from Glennwilde spoke in opposition. She expressed concerns with views being blocked, increased traffic congestion on school zones, the constant construction and lack of notification.*

*The Public Hearing was closed at 8:14 p.m.*

**The Public Hearing was held.**

- 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.

*A brief clarification ensued.*

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

**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.

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

**9.        Executive Session**

**10.      Adjournment**

**A motion was made by Vice Mayor Vincent Manfredi, seconded by Councilmember Rich Vitiello, to Adjourn at 8:17 pm. The motion carried unanimously.**

**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 3rd day of May, 2022. I further certify that the meeting was duly called and held and that a quorum was present.*

*Dated this 17th day of May, 2022.*

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*Vanessa Bueras  
City Clerk*