

**MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
CITY COUNCIL CHAMBER  
May 18, 2021

A **Special Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 4:02 p.m.

**Members Present:** Mayor Cathy Carlat; Vice Mayor Jon Edwards; Councilmembers Denette Dunn, Michael Finn, Vicki Hunt and Bill Patena.

**Members Absent:** Councilmember Bridget Binsbacher.

**Other Municipal Officials Present:** Jeff Tyne, City Manager; Katie Gregory, Deputy City Manager; Vanessa Hickman, City Attorney; Lori Dyckman, Deputy City Clerk; Thomas Adkins, Intergovernmental Affairs Director; Art Miller, Police Chief; Jay Davies, Chief of Staff and Jennifer Stein, Office of Communications Director.

**Audience:** No members of the public were present.

**Note:** The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

## **CONSENT AGENDA**

**CONSENT AGENDA:** All items listed with a "C" are considered to be routine or have been previously reviewed by the City Council, and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Motion was made by Councilmember Hunt, seconded by Vice Mayor Edwards, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 6 to 0.

### **1C. Authorization to Hold an Executive Session**

Authorized the holding of an Executive Session for the purpose of discussions or consultations with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding:

- (a) Discussion with legal counsel for legal advice to consider its position and instruct its staff and attorneys regarding the public body's position regarding contract(s) for City-owned land in the Old Town Area that are the subject of negotiations and discussion with staff and legal counsel pertaining to negotiations for the potential purchase, sale or lease of property pursuant to A.R.S. §§ 38-431.03.A.3 and 38-431.03.A.4 and 38-431.03.A.7.
- (b) Discussion with legal counsel for legal advice to consider its position and instruct its staff and attorneys regarding the public body's position regarding contract(s) for City-owned land in the P83 District that are the subject of negotiations and discussion with staff and legal counsel pertaining to negotiations for the potential purchase, sale or lease of property pursuant to A.R.S. §§ 38-431.03.A.3 and 38-431.03.A.4 and 38-431.03.A.7.

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 4:03 p.m.

**EXECUTIVE SESSION AGENDA**

- 2. An Executive Session was convened immediately following the Special Meeting for the purpose of discussions and consultations with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding:
  - (a) Discussion with legal counsel for legal advice to consider its position and instruct its staff and attorneys regarding the public body's position regarding contract(s) for City-owned land in the Old Town Area that are the subject of negotiations and discussion with staff and legal counsel pertaining to negotiations for the potential purchase, sale or lease of property pursuant to A.R.S. §§ 38-431.03.A.3 and 38-431.03.A.4 and 38-431.03.A.7.
  - (b) Discussion with legal counsel for legal advice to consider its position and instruct its staff and attorneys regarding the public body's position regarding contract(s) for City-owned land in the P83 District that are the subject of negotiations and discussion with staff and legal counsel pertaining to negotiations for the potential purchase, sale or lease of property pursuant to A.R.S. §§ 38-431.03.A.3 and 38-431.03.A.4 and 38-431.03.A.7.

**Clerk's Note:** In accordance with A.R.S. § 38-431.03(B), minutes of executive sessions must be kept confidential except as outlined in statute.

A **Study Session Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 5:00 p.m.

**Members Present:** Mayor Cathy Carlat; Vice Mayor Jon Edwards; Councilmembers Bridget Binsbacher, Denette Dunn, Michael Finn, Vicki Hunt and Bill Patena.

**Members Absent:** None.

**Other Municipal Officials Present:** Jeff Tyne, City Manager; Andy Granger, Deputy City Manager; Erik Strunk, Deputy City Manager; Vanessa Hickman, City Attorney; Lori Dyckman, Deputy City Clerk; Thomas Adkins, Intergovernmental Affairs Director; Kevin Burke, Public Works Director; Chris Hallett, Neighborhood and Human Services Director; Adina Lund, Development and Engineering Director; Art Miller, Police Chief; John Sefton, Parks, Recreation, and Community Facilities Director; Jennifer Stein, Office of Communications Director and Jay Davies, Chief of Staff.

**Audience:** Approximately four members of the public were present.

## **STUDY SESSION AGENDA**

### **Subject(s) for Discussion Only**

#### **3. Regional Transportation Update**

Thomas Adkins, Intergovernmental Affairs Director, provided an update on Regional Transportation. Information included:

- Current Proposition 400
  - Valid through 2025
  - Consists of a regional ½ cent transportation sales tax
- Proposed Proposition 400 Extension valid 2026 through 2045
- Potential options for Proposition 400 Extension

Discussion ensued regarding:

- Jurisdictional equity with the Proposition 400 Extension
- Importance of State Route 30

Mr. Adkins continued regarding:

- Peoria's Regional priorities utilizing a ½ cent transportation sales tax with a focus on freeway and arterial updates
- Peoria's Regional priorities utilizing a one cent transportation sales tax with a focus on bus routes and transit updates
- Key Policy changes based on potential options

Discussion ensued regarding:

- Arizona cities with light rail
- Light rail maintenance
- Final approval on the policy changes
- Key priorities to increase the impact on Peoria
- Justifying a tax increase to Peoria citizens
- Impacts if Proposition 400 is not extended

Mr. Adkins continued regarding:

- Key observations for general transportation, arterial, freeway and transit programs

Discussion ensued regarding:

- Transit funding complexity
- Benefits of a ½ cent versus a one cent transportation sales tax increase
- What is considered regional
- Difference between a street car and a circulator

Mr. Adkins concluded with staff recommendations and next steps

### **ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 5:52 p.m.

A **Regular Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 6:00 p.m.

**Members Present:** Mayor Cathy Carlat; Vice Mayor Jon Edwards; Councilmembers Bridget Binsbacher, Denette Dunn, Michael Finn, Vicki Hunt and Bill Patena.

**Council Youth Liaisons:** Saanvi Tiwary and Dominique Van Winkle.

**Members Absent:** None.

**Other Municipal Officials Present:** Jeff Tyne, City Manager; Andy Granger, Deputy City Manager; Katie Gregory, Deputy City Manager; Erik Strunk, Deputy City Manager; Vanessa Hickman, City Attorney; Lori Dyckman, Deputy City Clerk; Thomas Adkins, Intergovernmental Affairs Director; Sonia Andrews, Finance and Budget Director; Kevin Burke, Public Works Director; Chris Hallett, Neighborhood and Human Services Director; Adina Lund, Development and Engineering Director; Art Miller, Police Chief; Cape Powers, Water Services Director; Bobby Ruiz, Fire Chief; John Sefton, Parks, Recreation, and Community Facilities Director; Jay Davies, Chief of Staff and Jennifer Stein, Office of Communications Director.

Clerk's Note: Agenda Items 4C, 5R and 6R were voted on separately by the Mystic at Lake Pleasant Heights Community Facilities District. The legal actions for these items will be reflected separately in the May 18, 2021 Mystic at Lake Pleasant Heights Community Facilities District minutes.

Clerk's Note: Agenda Items 7C, 8R and 9R were voted on separately by the Vistancia North Community Facilities District Board. The legal actions for these items will be reflected separately in the May 18, 2021 Vistancia North Community Facilities District Board minutes.

Clerk's Note: Agenda Items 10C and 11R were voted on separately by the Vistancia Community Facilities District Board. The legal actions for these items will be reflected separately in the May 18, 2021 Vistancia Community Facilities District Board minutes.

Clerk's Note: Agenda Items 12C and 13R were voted on separately by the Vistancia West Community Facilities District Board. The legal actions for these items will be reflected separately in the May 18, 2021 Vistancia West Community Facilities District Board minutes.

**Audience:** Approximately 11 members of the public were present.

**Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.**

**Presentation:**

14. **Youth Council Liaison Recognition**

Mayor Carlat expressed her appreciation to Saanvi Tiwary and Dominique Van Winkle for their service as the 2021 Council Youth Liaisons.

Brian Carrico, Neighborhood and Human Services Recreation Superintendent, presented awards to the outgoing Council Youth Liaisons.

15. **Proclamation, National Public Works Week**

Mayor Carlat read aloud a Proclamation recognizing May 16 - 21, 2021 as National Public Works Week.

16. **Proclamation, May as Brain Tumor Awareness Month**

Mayor Carlat read aloud a Proclamation recognizing May 2021 as Brain Tumor Awareness Month.

**CONSENT AGENDA:** All items listed with a “C” are considered to be routine or have been previously reviewed by the City Council, and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Mayor Carlat announced that the Consent Agenda included a Public Hearing on a liquor license application for Biscuits Café located at 24812 North 67<sup>th</sup> Avenue. There were no requests from those present to address this agenda item.

Mayor Carlat asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Councilmember Finn, seconded by Councilmember Patena, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

17C. **Minutes**

Approved the May 4, 2021 City Council meeting minutes.

18C. **Contract Amendment, Greater Phoenix Economic Council Services**

Authorized the City Manager to renew the service contract with the Greater Phoenix Economic Council for Fiscal Year 2022 and authorize the use of funds in the amount of \$90,334.00 from the Half-Cent Fund City Participation Outside Programs account.

19C. **Authorize Water Infrastructure Finance Authority Loan to Expand Reclaimed Water System**

Adopted **RES. 2021-34** authorizing a Water Infrastructure Financing Authority loan in an amount not to exceed \$17,764,029 with \$1,000,000 in forgivable principal to expand the city’s reclaimed water system.

20C. **Authorize Sale and Issuance of Water and Wastewater Revenue Obligations Series 2021A and Declaring Official Intent to Reimburse**

Adopted **RES. 2021-35** providing for the sale and issuance of Water and Wastewater Revenue Obligations, Series 2021A; authorized the completion, execution and delivery of all agreements and documents necessary to complete the financing, declared an official intent to be reimbursed in connection with certain capital expenditures relating to such financing, delegated certain authority to the Mayor and Chief Financial Officer with respect to the purposes hereof, and declaring an emergency.

21C. **Rezone, Prescott at Park West, Planned Area Development**

Adopted **ORD. 2021-12** approving the request to correct a few specified errors in Ordinance 2020-16 pertaining to the approval of the Prescott at Park West PAD zoning on November 10, 2020 for a 5.39 acre site located north of the northwest corner of 99th Avenue and Northern Avenue.

22C. **Maintenance Improvement District No. 1246, Cowley Phase 1A, Northwest Corner Dynamite Road and Dysart Road**

Approved the Petition for Formation, adopted **RES. 2021-36** Intention and ordering the formation of proposed Maintenance Improvement District No. 1246, Cowley Phase 1A, located at the Northwest Corner of Dynamite Road and Dysart Road; and adopted **RES. 2021-37** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

23C. **Maintenance Improvement District No. 1247, Cowley Phase 1B, Northwest Corner Dynamite Road and Dysart Road**

Approved the Petition for Formation, adopted **RES. 2021-38** Intention and ordering the formation of proposed Maintenance Improvement District No. 1247, Cowley Phase 1B, located at the Northwest Corner of Dynamite Road and Dysart Road; and adopted **RES. 2021-39** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

24C. **Street Light Improvement District No. 1151, Cowley Phase 1A, Northwest Corner Dynamite Road and Dysart Road**

Approved the Petition for Formation and adopted **RES. 2021-40** intention and ordering the formation of proposed Street Light Improvement District No. 1151, Cowley Phase 1A, located at the Northwest Corner of Dynamite Road and Dysart Road; and adopted **RES. 2021-41** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

25C. **Street Light Improvement District No. 1152, Cowley Phase 1B, Northwest Corner Dynamite Road and Dysart Road**

Approved the Petition for Formation and adopted **RES. 2021-42** intention and ordering the formation of proposed Street Light Improvement District No. 1152, Cowley Phase 1B, located at the Northwest Corner of Dynamite Road and Dysart Road; and adopted **RES. 2021-43** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

26C. **PUBLIC HEARING - Liquor License, Biscuits Cafe, 24812 North 67th Avenue**

Recommended approval to the State Liquor Board for: a New Restaurant (Series 12) Liquor License for Biscuits Cafe, located at 24812 North 67th Avenue, Jeffrey C. Miller, Applicant, LL#21-010478.

## **REGULAR AGENDA**

### **New Business:**

**Clerk's Note: Items 27R and 28R were presented together.**

27R. **PUBLIC HEARING - Fiscal Years 2022 and 2023 Water and Wastewater Rates**

Barry Houg, Finance and Budget Deputy Director, presented regarding the proposed Fiscal Years 2022 and 2023 water and wastewater rates, as well as, the Fiscal Years 2022 and 2023 solid waste rate adjustments. Information included:

- Timeline for utility rate adjustments
- Rate objectives including:
  - Cost recovery
  - Revenue and rate stability
  - Equity and conservation
  - Affordability
- Water and wastewater system cost drivers
- Solid waste system cost drivers
- Proposed rate adjustments
- Utility bill comparisons to neighboring cities

Discussion ensued regarding:

- Utility and mortgage subsidies available for Peoria residents
- Enterprise funds

- Recycling costs and Peoria's commitment to sustainability
- Water drought factors
- Infrastructure updates to increase water conservation

**Public Hearing:**

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on the request to adopt **RES. 2021-44** approving an adjustment to the Fiscal Years 2022 and 2023 water and wastewater rates and adopt **RES. 2021-44** approving an adjustment to the Fiscal Years 2022 and 2023 solid waste rate.

Having no requests from those present to address this item, Mayor Carlat declared the Public Hearing closed.

**Council Action:**

Motion was made by Councilmember Patena, seconded by Councilmember Finn, to adopt **RES. 2021-44** regarding a proposed adjustment to the water and wastewater rates, making the new rates effective January 1, 2022 and January 1, 2023.

Upon vote, the motion carried 6 to 1, with Councilmember Dunn voting "no".

28R. **PUBLIC HEARING - Fiscal Years 2022 and 2023 Solid Waste Rate Adjustments**

**Council Action:**

Motion was made by Councilmember Binsbacher, seconded by Councilmember Hunt, to adopt **RES. 2021-45** regarding a proposed adjustment to the solid waste rates, making the new rates effective January 1, 2022 and January 1, 2023.

Upon vote, the motion carried 6 to 1, with Councilmember Dunn voting "no".

29R. **PUBLIC HEARING - Truth in Taxation on Primary Property Tax Levy Fiscal Year 2022**

Peter Christensen, Budget Manager, presented regarding the Truth in Taxation on Primary Property Tax Levy Fiscal Year 2022. Information included:

- Formal budget adoption process
- Fiscal Year 2022 property tax overview
- Primary and Secondary levies
- Tax rate by tax year

- Assessed valuation by tax year
- Property tax levy comparison to prior year
- No changes proposed for Fiscal Year 2022

Discussion ensued regarding the property tax revenue increase due to an increase in home values; however, the property tax rate remains unchanged.

**Public Hearing:**

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on the request to adopt **RES. 2021-46** approving the intent to increase the primary property tax levy as required by State Statutes on Truth in Taxation.

Having no requests from those present to address this item, Mayor Carlat declared the Public Hearing closed.

**Council Action:**

Motion was made by Councilmember Binsbacher, seconded by Councilmember Hunt, to adopt **RES. 2021-46** approving the intent to increase the primary property tax levy as required by State Statutes on Truth in Taxation.

Mayor Carlat, having called for the question, administered a roll call vote to:

- (a) Hold a public hearing regarding an increase to the primary property tax levy, as required by State Statutes on Truth in Taxation; and
- (b) Adopt **RES. 2021-46**, notifying property taxpayers of its intention to increase the total primary tax levy (exclusive of new construction) by \$233,088 to a total of \$5,165,020.

Upon roll call vote, the motion carried unanimously 7 to 0.

30R. **PUBLIC HEARING - Fiscal Year 2022 Final Budget Adoption**

Peter Christensen, Budget Manager, presented regarding the Fiscal Year 2022 Final Budget Adoption. Information included:

- Budget timeline
- Formal Budget Adoption process
- Budget summary
- Fiscal Year 2022 Budget totals by category

Discussion ensued regarding the budget process.

**Public Hearing:**

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on the request to adopt **RES. 2021-47** approving the Final Annual Budget in the amount of \$695,000,000 for Fiscal Year 2022.

Having no requests from those present to address this item, Mayor Carlat declared the Public Hearing closed.

**Council Action:**

Motion was made by Councilmember Finn, seconded by Councilmember Hunt, to adopt **RES. 2019-85** approving the final annual budget in the amount of \$695,000,000 for Fiscal Year 2022.

Upon vote, the motion carried 6 to 1, with Councilmember Dunn voting “no”.

31R. **PUBLIC HEARING - Fiscal Year 2022 Property Tax Levy**

Peter Christensen, Budget Manager, presented regarding the Fiscal Year 2022 Property Tax Levy. Information included:

- Fiscal Year 2022 Property tax
- Formal adoption process
- Property Tax Levy comparison to prior years
- Property tax bill for the City of Peoria
- Property tax breakdown
- No changes proposed for Fiscal Year 2022

**Public Hearing:**

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on the Fiscal Year 2022 Property Tax Levy.

Having no requests from those present to address this item, Mayor Carlat declared the Public Hearing closed.

**Council Action:**

No Council action required.

32R. **Intergovernmental Agreement, Arizona Department of Transportation, Lake Pleasant Parkway Adaptive Signal Control Technology**

Chris Lemka, Traffic Engineer, presented regarding the Intergovernmental Agreement with Arizona Department of Transportation to procure and install Adaptive Signal Control Technology. Information included:

- Traffic signal systems
- Installation of twenty-two Adaptive Signal Control Technology traffic signals on Lake Pleasant Parkway and 83rd Avenue between Loop 303 and Union Hills Drive
- Existing signal control technology
- Adaptive Signal Control Technology based on real-time traffic
- Project budget of \$1,506,925
  - Received Federal grant in the amount of \$1,392,740
  - City costs will total \$114,185
- Other Adaptive Signal Control Technology projects and results
- Intergovernmental Agreement terms
- Project schedule
- Staff recommendations

Discussion ensued regarding:

- Whether light synchronization is based on the posted speed limit
- Coordination efforts with the City of Glendale regarding 83<sup>rd</sup> Avenue and Union Hills Drive

Motion was made by Vice Mayor Edwards, seconded by Councilmember Binsbacher, to:

- (a) Adopt **RES. 2021-48** approving an Intergovernmental Agreement with Arizona Department of Transportation; and
- (b) Approve an Intergovernmental Agreement with Arizona Department of Transportation with the purpose to identify the roles and responsibilities of the Parties with respect to the Project, which will procure and install Adaptive Signal Control Technology at twenty-two (22) traffic signals on Lake Pleasant Parkway and 83rd Avenue between Loop 303 and Union Hills Drive.

Upon vote, the motion carried unanimously 7 to 0.

**Call To The Public (Non-Agenda Items)**

None.

**Reports from City Manager:**

33. **Reports**

A. **2021 Best Place to Live, Work and Play - Arizona Ranking**

Jeff Tyne, City Manager, announced the City of Peoria has received the ranking of #1 City to Work, Live and Play by Ranking Arizona Magazine. Mr. Tyne presented Mayor and Council with a plaque in recognition of this award. A video was displayed highlighting the various aspects of the City.

B. **Video, One-Stop Online Bill Pay**

Jeff Tyne, City Manager, announced the City's new one-stop online payment system will be implemented in June 2021 for utility billing payments, with other departments to follow in subsequent phases. A video was displayed highlighting the new one-stop online payment system.

C. **Video Introducing the Mayor and Council's Summer Reading Program**

Jeff Tyne, City Manager, thanked the Mayor and Council for their time and contributions to the Summer Reading Program during the pandemic. A video was displayed highlighting the Mayor and Council's Summer Reading Program.

**Reports from City Council:**

Council Youth Liaison Van Winkle reported on the Youth Advisory Board's efforts to find new non-profit organizations to partner with for the upcoming year. Mr. Van Winkle thanked the Mayor and Council for the opportunity to grow and help Peoria citizens and expressed his honor to be a part of the 2021 history. Mr. Van Winkle welcomed the incoming Council Youth Liaisons.

Council Youth Liaison Tiwary reported that the Youth Advisory Board held their elections to vote in the new chair and vice chair for next year. Ms. Tiwary thanked the Mayor and Council for the opportunity to increase passion for city government in new generations.

**Reports from the Mayor:**

None.

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 7:20 p.m.

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Cathy Carlat, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct summary of the proceedings of the City Council Meetings of the City Council of Peoria, Arizona held on the 18<sup>th</sup> day of May, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1<sup>st</sup> day of June, 2021.

(Seal)

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Rhonda Geriminsky, City Clerk