



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
April 2, 2024

STUDY SESSION

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 Jason Beck; Vice Mayor Jon Edwards; Mayor Pro Jennifer Crawford; Councilmembers Denette Dunn, Michael Finn, Bill Patena, and Brad Shafer.

Members Absent: None.

Other Municipal Officials Present: Henry Darwin, City Manager; Kevin Burke, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, City Clerk.

Subject(s) for Discussion Only

1. **Water Conservation and Sustainability**

David Burks, Water Services Director, Victoria Caster, Sustainability and Water Conservation Coordinator and Sawyer Treese, Water Conservation Specialist provided an update on the Water Conservation Division. Information included:

- State Conservation Requirements
- Outreach and Education
- Youth Conservation Program
- Adult Conservation Programs
- Non-Residential Conservation Programs
- Conservation Programs
- FY22/23 Conservation Programs Statistics
- Conservation Behind the Scenes
- Navigating the Future

Discussion ensued regarding:

- Program information for new residents.
- Watering schedule on magnets for event distribution
- Updated information on xeriscape rebates
- Use of artificial turf
- Bilingual format for water conservation publications

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 5:29 p.m.

REGULAR MEETING

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 6:02 p.m.

Invocation by Pastor Stacy Wylie, Worship and Word Church.

Pledge of Allegiance was led by Mayor Beck.

Members Present: Mayor Jason Beck; Vice Mayor Jon Edwards; Mayor Pro Tem Jennifer Crawford; Councilmembers, Denette Dunn, Michael Finn, Bill Patena, and Brad Shafer.

Council Youth Liaisons: Ana Shrivastava and Alliyz Whetstine

Members Absent: None.

Other Municipal Officials Present: Henry Darwin, City Manager; Kevin Burke, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, City Clerk and Jill Boltz, Deputy City Clerk.

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

Presentation:

2. **Presiding Judge Tatz Oath of Office**

Mayor Beck administered the Oath of Office to Presiding Judge John Tatz.

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine or have been previously reviewed and/or discussed by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If the Presiding Officer receives a timely notice of a request for removal, an item may be removed from the Consent Agenda for consideration on the Regular Agenda.

3 C. **Minutes**

Approved the March 19, 2024 City Council meeting minutes.

4 C. **Employment Agreement, City Attorney**

Approved the Amendment to the Employment Agreement with the City Attorney.

5 C. **Rezone, Little Sunshine's Playhouse and Preschool, Southeast corner of Lake Pleasant Parkway and the Avenida Del Sol alignment**

Concurred with the Planning and Zoning Commission's recommendation and adopt **ORD. 2024-03**, approving the rezoning of approximately 1.9 acres from Suburban Ranch 43 (SR-43) to Convenience Commercial (C-1). The action would facilitate the development of the site as a daycare and preschool facility.

6 C. **Intergovernmental Agreement, Maricopa County HOME Consortium, Use of Federal Fiscal Year 2023 HOME Investment Partnership Program Grant Funds; Annual Allocation**

(a) Approved an amendment to the Federal Fiscal Year 2022 Intergovernmental Agreement (LCON06921A) with Maricopa County governing the City's annual HOME Investment Partnership Program grant allocation to include the Federal Fiscal Year 2023 (current) allocation of \$297,476, in accordance with budget authority previously approved by Council; and (b) authorized staff to execute all required documents.

7 C. **Intergovernmental Agreement, Superior Court, Jury Services**

Approved Intergovernmental Agreement for Jury Services between Superior Court in Maricopa County and the City of Peoria effective July 1, 2024.

8 C. **Deeds and Easements, Various Locations**

Adopted **RES. 2024-15** accepting Deeds and Easements for various Real Property interests acquired by the City. The deeds and easements have been recorded by the Maricopa County Recorder's Office and this process will formally accept them into the system.

9 C. **Maintenance Improvement District No. MID 1285, Village H at Vistancia, Parcel H-7/8/9, Vistancia Boulevard and White Peak Drive**

Approved the Petition for Formation, adopting **RES. 2024-16** Intention and ordering the formation of proposed Maintenance Improvement District No. 1285, Village H at Vistancia, Parcel H-7/8/9, located at Vistancia Boulevard and White Peak Drive; and adopting **RES. 2024-17** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

10 C. **Street Light Improvement District No. 1184, Village H at Vistancia, Parcel H-7/8/9, Vistancia Boulevard and White Peak Drive**

Approved the Petition for Formation and adopting **RES. 2024-18** intention and ordering the formation of proposed Street Light Improvement District No. 1184, Village H at Vistancia, Parcel H-7/8/9, located at Vistancia Boulevard and White Peak Drive; and adopting **RES. 2024-19** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

11 C. **Re-Plat, Vistancia Village D South, Parcels D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21 & D-22, Lone Mountain Road and El Mirage Road (Project No. R230037)**

Approved a Re-Plat of, Vistancia Village D South, Parcels D-11/12, D-13/14, D-15/16, D-17, D-18, D-19, D-20, D-21 & D-22 located on the southeast corner of Lone Mountain Road and El Mirage Road and authorized the Mayor and City Clerk to sign and record the Re-Plat with the Maricopa County Recorder's Office.

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

Upon tabulation of votes, it showed:

AYES – Beck, Edwards, Crawford, Finn, Patena, Dunn,

NAYS – Shafer

ABSENT – None

Motion carried.

REGULAR AGENDA

New Business:

Clerk's Note: Agenda items 24R and 25R were presented together.

12 R. **Economic Development and Lease Agreement with Caldwell County BBQ, LLC**

Rick Buss, Assistant City Manager; Kevin Burke, Deputy City Manager, Mike Faust, Deputy City Manager and Chris Jacques, Planning and Community Development Director presented on downtown revitalization and the agreements with Caldwell County BBQ and Jefferson House, LLC.

Information included:

Cultivating a Vision

- Agricultural Roots of Peoria
- Restoring Vitality
- 1996 Downtown Redevelopment Plan & Old Town Peoria Revitalization Plan
- Zoning and Design Tools
 - Community Design Guidelines
 - New Downtown Zoning Adopted (2005)
 - Code Amendment in progress (2024)
- Highlights of Earlier Investments

Laying the Groundwork

- Downtown Investments
- Property Assemblage

Opportunities

- Activating Downtown with key projects
- Landmarks and Gateways
- Caldwell BBQ – Development Agreement Terms
- Jefferson House – Development Agreement Terms
- Recommended Actions

Discussion ensued regarding:

- Driftwood Coffee and Jefferson House partnership
- Axiom Church Affiliation
- Old Town / Downtown
- Incentives
- Parking
- Citizen involvement / working group

Public Comment:

Eva Osuna, Peoria resident, spoke in support of Agenda Items 12R & 13R.

Motion was made by Councilmember Crawford, seconded by Councilmember Patena, to adopt **RES. 2024-20** authorizing the City Manager to execute an Economic Development Agreement and a Lease Agreement with Caldwell County BB Q at Peoria, LLC for the purpose of constructing a barbecue restaurant, bar, and event space at 8315 West Washington Street.

Upon tabulation of votes, it showed:

AYES – Beck, Edwards, Crawford, Finn, Patena, Dunn, Shafer

NAYS – None

ABSENT – None

Motion carried unanimously.

13 R. **Economic Development and Lease Agreement with Jefferson House, LLC**

Motion was made by Councilmember Patena, seconded by Councilmember Crawford to adopt **RES. 2024-21** authorizing the City Manager to execute an Economic Development Agreement and a Lease Agreement with Jefferson House, LLC for the purpose of constructing and space for restaurants, retail, and event rental.

Upon tabulation of votes, it showed:

AYES – Beck, Edwards, Crawford, Finn, Patena, Dunn, Shafer

NAYS – None

ABSENT – None

Motion carried unanimously.

Call To The Public (Non-Agenda Items)

Valerie Williamson, Peoria resident, spoke regarding the increased traffic on 75th Avenue.

Dr. Rebecca Osuna, Peoria resident, spoke regarding the December 11, 2023, bomb threat at City Hall and community safety.

Reports from City Manager

Henry Darwin, City Manager reported on:

- TRT Graduates
- Law Enforcement Training Academy Graduates
- Spring Training Wrap-up
- Beardsley Water Reclamation Facility Project Update
- April Special Events

Reports from Council Youth Liaisons

Council Youth Liaison Shrivastava reported on Dolly Sanchez Easter Event.

Council Youth Liaison Whetstine reported on the Hart Pantry Shoe Drive.

Reports from the Mayor

Mayor Beck reported on:

- State of the City

- Easter Weekend Recap
- Downtown Revitalization

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 7:21 p.m.

Jason Beck, 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 April 2, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of April 2024.

Agnes Goodwine, City Clerk