



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
May 7, 2024

An **Executive 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 3:32 p.m.

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

Members Absent: Council Member Michael Finn.

Other Municipal Officials Present: Henry Darwin, City Manager; Rick Buss, Assistant City Manager; Kevin Burke, Deputy City Manager; Travis Cutright, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, 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.

1R. Authorization to Hold an Executive Session

Authorized holding 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 or consultation for legal advice concerning Contract Negotiations for North Peoria Project pursuant to A.R.S. § 38-431.03(A)(2), A.R.S. § 38-431.03(A)(3); A.R.S. §38-431.03(A)(4), and A.R.S. § 38-431.03(A)(7).
- (b) Discussion or consultation for legal advice concerning litigation entitled Melinda Ost v. City of Peoria pursuant to A.R.S. § 38-431.03(A)(3); A.R.S. §38-431.03(A)(4).

Motion was made by Councilmember Patena, seconded by Councilmember Crawford, to enter into an Executive Session.

Upon tabulation of votes, it showed:

AYES – Beck, Edwards, Crawford, Patena, Dunn (telephonically), Shafer
NAYS – None
ABSENT – Finn

Motion carried unanimously by those present.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 3:33 p.m.

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 6:13 p.m.

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

Members Absent: Council Member Michael Finn.

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

Subject(s) for Discussion Only

3. Economic Development Strategic Plan

Jen Stein, Economic Development Director and Mike Faust, Deputy City Manager presented on the 2024-2028 Five-Year Strategic Plan. Information included:

- Economic Development Services Vision
- Target Metrics; Peoria's Workforce
- Strategic Goals & Objectives Overview

Discussion ensued regarding:

- Mayor Beck recognized Jen Stein, Economic Development Director for her efforts and successes in the City's Economic Development.
- Examples of what companies are looking for in a City and is the City well positioned.

4. Airport Feasibility Study

Rick Buss, Assistant City Manager and Eric Pfeifer, Principal of Coffman and Associates, presented on the Airport Feasibility Study.

Information included:

- Overview of the Airport Feasibility Study and Results
- Economic Development Opportunity
- Fiscal Sustainability
- Responsible Stewardship
- Airpark Evaluation Process
- Airpark Technical Advisory Group
- Feasibility Study Overview (Eric Pfeifer, Principal Coffman Associates Airport Consultants)
- New Airport Development Process
- Airspace Vicinity
- Transparency and Questions

Discussion ensued regarding:

- Availability of the information
- Schedule for City Council Vote
- City Subsidy
- Ongoing Maintenance and Operation Costs
- Public Involvement
- Luke Airforce Base Consideration and Involvement
- Average Cost of the Facility
- Airport Noise
- Cost to the Taxpayer
- Consultant Selection Process

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 6:13 p.m.

Mystic at Lake Pleasant Heights Community Facility District Board Meeting

Clerk's Note: Agenda Items 5C, 6C, 7C and 8C were voted on separately by the Mystic at Lake Pleasant Heights Community Facilities District Board. The legal actions for these items will be reflected separately in the May 7, 2024, Mystic at Lake Pleasant Heights Community Facilities District Board minutes.

Vistancia North Community Facilities District Board Meeting

Clerk's Note: Agenda Items 9C, 10C, 11C and 12C 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 7, 2024, Vistancia North Community Facilities District Board minutes.

Vistancia Community Facilities District Board Meeting

Clerk's Note: Agenda Items 13C, 14C, 15C and 16C were voted on separately by the Vistancia Community Facilities District Board. The legal actions for these items will be reflected separately in the May 7, 2024, Vistancia Community Facilities District Board minutes.

Vistancia West Community Facilities District Board Meeting

Clerk's Note: Agenda Items 17C, 18C, and 19C 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 7, 2024, Vistancia West Community Facilities District Board minutes.

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 6:53 p.m.

Invocation given by Viaan Baheti, Saarang Shahapurker, Subodhini Tambay and Sharva Jayanth from Hindu Swayamsevak Sangh (HSS).

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 (telephonically), Michael Finn (telephonically), Bill Patena and Brad Shafer.

Council Youth Liaisons: Ana Shrivastava and Alliyz Whetstine

Members Absent: None.

Other Municipal Officials Present: Henry Darwin, City Manager; Rick Buss, Assistant City Manager; Kevin Burke, Deputy City Manager; Travis Cutright, 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.

Presentations:

20. **City of Peoria Young Artist Showcase**

CLERK'S NOTE: Due to high attendance, Mayor Beck announced the item would be presented in the Pine Room, located at City Hall.

Marylou Stephens, Arts, Culture and Library Services Director and Robert Panzer, Peoria Unified School District Director of Arts Education read names aloud, while Mayor Beck and Dr. Kenneth Christopher Somers, Peoria Unified School District Superintendent presented certificates to the students whose artwork was selected for the Peoria Young Artists Program on display in the Peoria City Hall.

21. **Council Youth Liaison Service Awards**

Henry Darwin, City Manager, explained that each year the Peoria City Council provides two Youth Advisory Board members an opportunity to serve as a non-voting members of the City Council as Youth Council Liaisons. Ana Shrivastava and Alliyz Whetstine served as Youth Council Liaisons for the 2023-2024 school year.

Brian Carrico, Family and Youth Services Superintendent presented an appreciation service award to Ana Shrivastava and Alliyz Whetstine.

22. **Professional Municipal Clerks Week Proclamation**

Vice Mayor Patena read aloud and presented the Proclamation for Professional Municipal Clerks Week to Agnes Goodwine, City Clerk

23. **2024 Major General Plan Amendments (Update)**

Chris Jacques, Planning and Community Development Director presented on the 2024 Major General Plan Amendment Cycle.

Information included:

- Purpose and Process for Amending the General Plan
- City-initiated Amendments
- Arizona State Trust Land
- Smart Growth – Land Use Change
- Key Takeaways and Alternatives
- Major Amendment Criteria
- Schedule and Public Meetings

Discussion ensued regarding:

- Protection of future and current Open Space
- The effect of Council denying the proposed amendments

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.

24 C. **Minutes**

Discussion and possible action to approve:

- March 28, 2024 City Council Budget Study Session minutes
- April 16, 2024 City Council meeting minutes

25 C. **Council Youth Liaison Appointments**

Approved the recommendations from the Council Boards and Commissions

Subcommittee and adopt **RES. 2024-26** appointing Sarah Adamsha and Manya Tewari as the 2024-2025 Council Youth Liaisons for terms to expire June 30, 2025.

26 C. **Settlement Agreement, Melinda Ost v. City of Peoria**

(a) Approve the settlement agreement in the amount of \$83,000 regarding Melinda Ost v. City of Peoria, and (b) Authorized the City Attorney to execute all necessary documents.

27 C. **Quarterly Investment Report**

Received and filed the Quarterly Investment Report for January through March 2024.

28 C. **Intergovernmental Agreement Amendment, Peoria Unified School District, Facility Use and Development Processing**

Authorized the City Manager to execute an amendment to the Intergovernmental Agreement with the Peoria Unified School District, for facility use and development processing to extend the Agreement for one additional year.

29 C. **Intergovernmental Agreement, Maricopa County, Hand In Hand Program**

(a) Approved an Intergovernmental Agreement in the amount of \$75,000 with Maricopa County governing the Hand In Hand Program for Fiscal Year 2025; and (b) Authorized staff to execute all required documents.

30 C. **Development Agreement Amendment, Vistancia Community Facilities District**

Adopted **RES. 2024-27** approving and authorizing the execution of the Second Amendment to the Amended and Restated District Development, Financing Participation, and Intergovernmental Agreement.

31 C. **Development Agreement Amendment, Vistancia North Community Facilities District**

Adopted **RES. 2024-28** approving and authorizing the execution of the Third Amendment to the District Development, Financing Participation, and Intergovernmental Agreement.

32 C. **Development Agreement Amendment, Mystic at Lake Pleasant Heights Community Facilities District**

Adopted **RES. 2024-29** approving and authorizing the execution of the Second Amendment to the District Development, Financing Participation, and Intergovernmental Agreement.

33 C. **Final Plat, Lake Pleasant Town Center, Northwest Corner of Lake Pleasant Parkway and Happy Valley Road (Project No. R230139)**

Approved a Final plat for Lake Pleasant Town Center, a Re-plat of lots 12 and 14, per Book 874 of maps 29 MCR, Northwest corner of Lake Pleasant Parkway and Happy Valley Road and authorize the Mayor and City Clerk to sign and record the Re-Plat with the Maricopa County Recorder's Office.

Motion was made by Councilmember Edwards, seconded by Councilmember Crawford, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

REGULAR AGENDA

New Business:

34 R. **Grant, Water Infrastructure Finance Authority of Arizona, Advanced Metering Infrastructure Implementation Study and Pilot Program**

Daniel Kiel, Deputy Director of Water Services, Brett Fleck, Water Resources Manager, and Raymond Nelson, Revenue Manager presented on the Water Infrastructure Finance Authority Grant.

Information included:

- Grant Background
- Grant Agreement Details
- Feasibility Study Background
- Advanced Metering Infrastructure
- Benefits of Advanced Meeting Infrastructure Technology
- Staff Recommendation

Discussion ensued regarding:

- Automated alerts

Angeli Wesson spoke regarding the need for real-time water alerts and the need to

recognize the effect of the airport on the groundwater.

Motion was made by Councilmember Shafer, seconded by Councilmember Edwards to (a) authorize the Water Services Department to accept the Water Conservation Grant Fund Agreement with the Water Infrastructure Finance Authority of Arizona in the amount of \$3,000,000; (b) approve \$750,000 in city matching funding; and (c) approve a corresponding budget amendment from contingency.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

35 R. **Public Hearing - Development Impact Fees - Land Use Assumptions and Infrastructure Improvement Plan**

Mike Faust, Deputy City Manager presented on the Development Impact Fees.

Information included:

- Impact Fee Basics
- 2023 Adoption Timeline
- Land Use Assumptions
- Methodology and Assumptions

Police

- Changes from April 16, 2024 City Council Study Session
- Police Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Fire

- Changes from April 16, 2024 City Council Study Session
- Fire Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Water Resources

- Service Area
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Water

- Service Area
- Changes from April 16, 2024 City Council Study Session
- Water Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Wastewater

- Service Area
- No changes from April 16, 2024 City Council Study Session
- Wastewater Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Water resources, Water and Wastewater Maximum Supportable Impact Fee Comparable

Parks

- Service Area
- Changes from April 16, 2024 City Council Study Session
- Parks Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Transportation – Central Zone

- Service Area
- Project locations
- Changes from April 16, 2024 City Council Study Session
- Transportation Central Zone Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Transportation – Central Zone

- Service Area
- Project locations
- Changes from April 16, 2024 City Council Study Session
- Transportation North Zone Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comparables

Mayor Beck opened the Public Hearing.

James Ashley, Home Builders Association, spoke regarding the impact on home buyers.

Chris Reed, Land Resources, Inc., spoke regarding development paying for development and the effect of cost escalation over the next five years.

Mayor Beck closed the Public Hearing. No action required on this agenda item.

At 8:25 p.m. Mayor Beck called for a recess.

At 8:35 p.m. the Peoria City Council Meeting was reconvened.

36 R. **Capital Improvement Program for Fiscal Years 2025-2034**

Sean Kindall, Chief Financial Officer; Peter Christensen, Deputy Finance Director; and Ben Beutler presented on the Fiscal Years 2024-2034 Capital Improvement Program.

Information included:

- Budget Adoption Process
- Capital Improvement Program 10-year Planned Uses
- Capital Improvement Program 10-year Funding Sources
- Changes from Budget Study Session
- Staff Recommendations

Discussion ensued regarding:

- Purchase price of airport
- Annual ongoing operations cost of the airport versus what is included in the Capital Improvement Program.

Lori Bango, Peoria resident, spoke regarding economic development

Motion was made by Councilmember Crawford, seconded by Councilmember Patena to adopt **RES. 2024-31** approving the Fiscal Years 2025-2034 Capital Improvement Program.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None

Motion carried.

37 R. **Fiscal Year 2025 Tentative Budget**

Sean Kindall, Chief Financial Officer; Peter Christensen, Deputy Finance Director; and Ben Beutler presented on the Fiscal Year 2025 Tentative Budget.

Information included:

- Budget Summary
- Budget Total
- Operating Changes from the City Council Budget Study Session
- Staff Recommendation

Discussion ensued regarding:

- No Tax Increases
- New Positions in Police and Fire
- Contingency Funding

David Bell, Peoria Business Owner, spoke in support of the budget.

Jim Keller, Peoria resident, spoke in support of the budget.

Joe Clure, Peoria resident, spoke in support of the budget.

Motion was made by Vice Mayor Edwards, seconded by Councilmember Mayor Pro Tem Crawford to adopt **RES. 2024-32** approving the Tentative Annual Budget in the amount of \$995,000,000 for Fiscal Year 2025.

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)

Shannon Ceimo, Peoria resident, spoke regarding the General Plan Amendment, water consumption by the chip plants, pollution, airport, and the effect of impact fees on housing prices.

Steve Kolter, Peoria resident, spoke in favor of the airport feasibility study and process.

Paul Johnson spoke regarding, honor, service, and integrity, and the “Wall that Heals.”

Larry Fraley, Peoria resident spoke in support of the high-tech industry.

Laura Page, Peoria resident, spoke in opposition to the airport.

Kirk Reinhardt, Peoria resident, spoke regarding the noise impact from the proposed airport.

Michael Ronito, Peoria resident, spoke regarding Minor and Major General Plan Amendments, State land, and proposed airpark.

Joe Clure, Peoria resident, spoke in favor of the proposed airport.

Reports from City Manager

Henry Darwin, City Manager shared a video of upcoming events.

Reports from Council Youth Liaisons

Council Youth Liaison Shrivastava thanked the Mayor and Council for the opportunity to serve as a Council Youth Liaison.

Council Youth Liaison Whetstine thanked the Mayor and Council for the opportunity to serve as a Council Youth Liaison.

Reports from the Mayor:

Mayor Beck shared a video and spoke regarding the Mayor and Council’s service to the citizens.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 9:41 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 the 7th day of May, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 28th day of May, 2024.

Agnes Goodwine, City Clerk