



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
August 20, 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 5:00 p.m.

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

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.

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

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 or consultation for legal advice concerning American Federation of State, County and Municipal Employees Local 3282, City of Peoria Police Supervisors Association, and United Phoenix Fire Fighters Association Local 493 pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(5).
- (b) Discussion or consultation for legal advice concerning an Economic Development Project at the Peoria Sports Complex 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); A.R.S. § 38-431.03(A)(7).

Motion was made by Vice Mayor Edwards, seconded by Councilmember Finn, to enter into an Executive Session.

Upon tabulation of votes, it showed.

AYES – Beck, Edwards, Crawford, Finn, Patena, Dunn, Shafer.
NAYS – None.

ABSENT – None.

Motion carried unanimously.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 5:01 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 6:23 p.m.

Invocation by Rabbi Sholom Lew, from Chabad of the West Valley.

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: Sarah Adamsha and Manya Tewari

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.

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

SWEARING IN BY PRESIDING MUNICIPAL JUDGE JOHN TATZ AND SEATING OF NEW COUNCIL YOUTH LIAISONS SARAH ADAMSHA AND MANYA TEWARI

Presiding Municipal Judge John Tatz administered the Oath of Office to Council Youth Liaisons Sarah Adamsha and Manya Tewari.

Presentation:

3. Concept for the Municipal Complex Entry Plaza

Ed Striffler, Architectural Services Manager presented on the Municipal Complex Entry Plaza Design Concepts. Information included:

- Phase 1 Preparing the Site – Fountain Demolition
- Phase 2 Envision the Potential – Design Goals
- Public Feedback

A video of the conceptual drawings was presented.

Mayor Beck addressed the turf reduction for non-programmable turf throughout the city.

4. Economic Impact Update, Rounds Consulting Group

Rick Buss, Assistant City Manager, and Jim Rounds, Rounds Consulting Group presented on the economic benefits from developing an airpark in the City of Peoria. Information included:

- The Evaluation Process
- Reasons for an Airpark
- Fiscal Sustainability
- Responsible Stewardship
- Airpark History
- Airpark Proposal
- Economic Analysis
- Analysis Considerations
- Annual Impact at Build-Out
- Catalyst for Other Projects
- Summary of Project Benefits
- Information available on the City's website
- Federal or State Investments
- Location/Site Selection

Questions included:

- Return on Investment Timeline - 5, 10, 15 Year Scenarios
- Projected Ongoing Operating Expenses
- Benefit to Local Schools
- Maintaining an unbiased and impartial process
- Other potential projects instead of airpark v. additional amenities
- Federal or State Investments
- Location/Site Selection
- Environmental Studies
- Airpark Webinars
- Repeated Questions and Concerns

Vistancia Community Facilities District Board Meeting

Clerk's Note: Agenda Items 5C and 6C, were voted on separately by the Vistancia Community Facilities District Board. The legal actions for these items will be reflected separately in the August 20, 2024, Vistancia Community Facilities District Board minutes.

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.

7 C. Minutes

Approved the June 18, 2024 City Council meeting minutes.

8 C. Board and Commission Appointments

Approved the recommendations from the Council Boards and Commissions Subcommittee and adopt **RES. 2024-64** reappoint members to various Boards and Commissions.

9C. Appointment, Judge Pro-Tempore

Appointed George Biederman and Teresa Hunt as contract part-time Judge Pro-Tempore by the Presiding Municipal Judge with Council approval, pursuant to City Code § 5-3.

10 C. Quarterly Investment Report

Received and file the Quarterly Investment Report for April through June 2024.

11 C. Fiscal Year 2025 Arts & Culture Grant Awards

Approved the Fiscal Year 2025 Arts and Culture Grant awards in the amount of \$264,000, as recommended by the Arts Commission, in accordance with budget authority approved by Council.

12 C. Grant, Arizona Automobile Theft Authority, Western States Auto Theft Investigators Training

Authorized the Peoria Police Department to accept a grant from the Arizona Automobile Theft Authority totaling \$3,341.

13 C. License Agreement Renewal, Teleport Communications America, Telecommunications Services

Approved the first renewal to the Revocable Telecommunications License Agreement issued to Teleport Communications America, LLC for the purpose of granting permission to construct, install, operate, maintain, and use public highways, public

rights-of-way, public streets, and public utility easements within the City of Peoria to provide telecommunications services.

14 C. **Intergovernmental Agreement, Reimbursement Construction of Butler Drive and 129th Avenue**

Approved an Intergovernmental Agreement with the City of El Mirage, Maricopa County and the City of Glendale to identify and define the responsibilities of the Parties related to the Rescindment (C-64-20-123-M-01) and Reimbursement for the improvements associated with the previous construction of the Project Roadways at Butler Drive and 129th Avenue.

15 C. **Budget Amendment, Pinnacle Peak Public Safety Facility Building Infrastructure, Lake Pleasant Parkway and Pinnacle Peak Road**

Approved a budget amendment in the amount of \$152,000 for building HVAC and electrical infrastructure improvements in the Pinnacle Peak Public Safety necessary to accommodate growth in the existing information technology systems and for the new Real Time Crime Center.

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

Adopted **RES. 2024-65** 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.

17 C. **Easement, Arizona Public Service, Peoria Sports Complex 83rd Avenue and Stadium Way**

Adopted **RES. 2024-66** authorizing the City Manager to execute an easement to Arizona Public Service for the installation and maintenance of new infrastructure serving current and future projects located at the Peoria Sports Complex at 83rd Avenue and Stadium Way.

18 C. **Replat, Thomas Fitzpatrick, Northeast Corner Navigator Lane and 104th Avenue (Project No. R240077)**

Approved the Thomas Fitzpatrick Replat, located at the intersection of Navigator Lane and 104th Avenue, and authorize the Mayor and City Clerk to sign and record the Replat with the Maricopa County Recorder's Office.

19 C. **Replat Final Plat, Marketplace at Vistancia, Southeast Corner El Mirage Road and Lone Mountain Road (Project No. R230011)**

Approved a Replat of the Final Plat of Marketplace at Vistancia, located on the

Southeast Corner of El Mirage Road and Lone Mountain Road, and authorize the Mayor and City Clerk to sign and record the Replat of the Final Plat with the Maricopa County Recorder's Office.

20 C. **Land Acquisition, 83rd and Northern Well Relocation**

Adopted **RES. 2024-67** authorizing the acquisition of property rights from Harvest Church Assembly of God, Inc. to accommodate the relocation of a well site to an area north of the northwest corner of 83rd Avenue and Northern Avenue, in accordance with budget authority previously approved by Council.

21 C. **Liquor License Application Various Locations**

Discussion and possible action to recommend approval to the State Liquor Board for:

(a) a Location Transfer for an Off-Sale All (Series 09) Liquor License for Fry's Food & Drug #683, located at 11701 W. Lone Mountain Parkway, Jeffrey C. Miller, Applicant, LL#24-000971.

(b) a New Wine and Beer (Series 10) Liquor License for Fry's Fuel Center #683, located at 29665 N. El Mirage Road, Jeffrey C. Miller, Applicant, LL#24-000972.

(c) a New Wine and Beer (Series 10) Liquor License for Carniceria MR MUUU 2, located at 8914 N. 91st Avenue #130, Alexander Moctezuma, Applicant, LL#24-000791.

(d) a New Restaurant (Series 12) Liquor License for Blanco Cocina + Cantina, located at 8191 W. Paradise Lane, Samuel W. Fox, Applicant, LL#24-000790.

Having no requests from Council, motion was made by Mayor ProTem Crawford, seconded by Councilmember Finn, 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:

22 R. **Intergovernmental Agreement, City of Glendale, Traffic Signal and Minor Roadway Improvements**

Jeffrey Curran, Public Works Director presented on the intergovernmental agreement for traffic signal and roadway improvements with the City of Glendale. Information included regarding the traffic signal at 111th Avenue and Northern Avenue.

Motion was made by Councilmember Dunn, seconded by Mayor ProTem Crawford to approve an Intergovernmental Agreement with the City of Glendale to define the funding, design, installation, construction, and perpetual maintenance responsibilities for the proposed traffic signal, signing, pavement markings, and other minor roadway improvements place along the boundary roadways between Glendale and Peoria located at the intersection of 111th Avenue and Northern Avenue.

23 R. **Replat, Lot 11 Arrowhead Entertainment Center, per Book 535 of maps, page 27 MCR, Arrowhead Fountain Center Drive South of Stadium Way (Project No. R240066)**

Jen Stein, Economic Development Director presented on the Replat of Lot 11 at Arrowhead Entertainment Center. Information included:

Motion was made by Councilmember Finn, seconded by Councilmember Shafer to approve a Replat of Lot 11 within Arrowhead Entertainment Center, per Book 535 of Maps, Page 27 MCR, along Arrowhead Fountain Center Drive just south of Stadium Way; and authorize the Mayor and City Clerk to sign and record the Replat with the Maricopa County Recorder's Office.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

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

24 R. **Economic Development Agreement, Mirage Charter LLC**

Mike Faust, Deputy City Manager presented on the Economic Development Agreement with Mirage Charter, LLC. Information included:

- Purpose
- American Leadership Academy Overview
- Mission and Vision
- Site Plan and Rendering
- Special Use City Park
- Development Agreement

- Joint Use Agreement

Questions ensued regarding:

- Use of taxpayer dollars
- Amenity Access – Use of Football Field
- Parking
- Park Standards
- Dedication to the City in two (2) phases
- Turf irrigation – reclaimed water
- City of Peoria Costs
- Faith based Charter schools

Mayor Beck called for public comments.

Angeli Wesson, Peoria resident spoke regarding the waiver of fees, access easement, amenities for other Peoria schools, and impact fees.

Mayor Beck spoke to the working relationship and opportunities with Peoria Unified School District, and impact fees.

Motion was made by Councilmember Shafer, seconded by Vice Mayor Edwards to approve a Development Agreement between Mirage Charter, LLC (American Leadership Academy), and the City of Peoria for the development of a charter school and design, construction, dedication, and shared use of a Special Use Park and associated park facilities.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

25 R. **Final Plat, Vistancia Village D South, Parcel D-19, Southeast Corner El Mirage Road and Westward Skies Drive (Project No. R240033)**

Motion was made by Councilmember Shafer, seconded by Vice Mayor Edwards to approve a Final Plat for Vistancia Village D South, Parcel D-19, a Re-plat of Parcel D-19 of the Vistancia Village D South, Master Plat per Book 1793 of Maps, Page 45 MCR. Located at the southeast corner of intersection of Westward Skies Drive and El Mirage Road and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

26 R. **PUBLIC HEARING - Development Impact Fees**

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

- Adoption Timeline
- Explanation of Impact Fees
- Grandfathering Provisions
- Updates from the Land Use Assumptions and Infrastructure Improvement Plan
- 2019-2024 Comparison – Single Family by Zone
- Single Family Residential Impact Fee Comparison
- 2019-2024 Impact Fee Comparison – Retail v. Industrial Use
- 2019-2024 Impact Fee Comparison – Water Resources & Water

At 8:30 p.m. Mayor Beck called for a recess.

At 8:42 p.m. Mayor Beck reconvened the meeting.

Mike Faust, Deputy City Manager continued the Development Impact Fee presentation.

- 2019-2024 Impact Fee Comparison – Wastewater
- 2019-2024 Impact Fee Comparison – Public Safety
- 2019-2024 Impact Fee Comparison – Parks
- 2019-2024 Impact Fee Comparison – Transportation
- Valley Wide Impact Fee Comparison – Retail v. Industrial Use

Questions ensued regarding:

- Impact on increases to residential and commercial in North Peoria
- Stakeholder Meetings

Mayor Beck opened the Public Hearing

James Ashley, Home Builders Association of Central Arizona, thanked staff for the transparency and deliberative communication through the process and appreciates the mitigation of the fees to meet Peoria's growth.

Angeli Wesson, Peoria resident, spoke to the smart economic development and the

impact on small businesses and new residential housing.

Mayor Beck closed the Public Hearing.

Per the provisions of the Development Impact Fee Statute, A.R.S. §9-463.05, the City is required to hold a Public Hearing on the proposed impact fee schedules developed as part of the 2024 Development Impact Fee update. No action was taken.

Call To The Public (Non-Agenda Items)

Paul Smith, a Peoria resident, spoke regarding economic development and the airpark versus other economic development catalysts.

Eva Osuna, a Peoria resident, spoke regarding United Community Action Network (UCAN), community needs and affordable housing for seniors and vulnerable citizens.

Angeli Wesson, a Peoria resident, spoke regarding economic multipliers, opportunity costs, and the airpark.

Reports from City Manager

City Manager Dawin spoke regarding the passing of former City Councilmember Vicki Hunt and her contributions to the city.

Reports from Council Youth Liaisons

Council Youth Liaison Adamsha reported on presentations from community-based organizations that will work with the Youth Advisory Board during the school year.

Council Youth Liaison Tewari reported on the Youth Advisory Board Retreat, review of committee goals and upcoming presentation to the Council Board and Commissions Subcommittee on the Youth Advisory Board workplan.

Reports from the Mayor

Mayor Beck reported on:

- Peoria's Public Safety Aviation Unit
- Turf Reduction Program
- Amkor Technology Federal Funding
- Impact Fees, Bonds and Tax Dollars

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 9:43 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 20th day of August, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of September, 2024.

Agnes Goodwine, City Clerk