



**MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
CITY COUNCIL CHAMBER  
September 17, 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 4:04 p.m.

**Members Present:** Mayor Jason Beck; Vice Mayor Jon Edwards; Mayor Pro Tem Jennifer Crawford; Councilmembers Denette Dunn (telephonically), 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**

Discussion and possible action to authorize 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 Economic Development Contract Negotiations and updates in North Peoria 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 Councilmember Patena, seconded by Mayor Pro Tem Crawford, 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 4:04 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 5:21 p.m.

**Members Present:** Mayor Jason Beck; Vice Mayor Jon Edwards; Mayor Pro Tem Jennifer Crawford; Councilmembers Denette Dunn (telephonically), 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 and Jill Boltz, Deputy City Clerk.

**Subject(s) for Discussion Only**

3. **2024 Legislative Update and New Zoning/Housing Code Updates**

Rick Buss, Assistant City Manager and Chris Jacques, Planning and Community Development Director provided the 2024 Legislative Update and New Zoning/Housing Code Updates, which are required to be in place by January 1, 2025. Information included:

- Aligning City Priorities with State Priorities
- 2024 Legislative Session Action List
- Priority Focus Areas (Budget, Water, Housing, and Land Use)
- Proactive Public Information Campaign at the League and AMWUA
- Bills related to Zoning
  - Accessory Dwelling Units (ADU's) "Casita" Bill (HB2720)
  - Adaptive Reuse (HB2297)
  - Rezone Shot Clock (SB1162)
- Code Update and Public Hearing Schedule

Discussion ensued regarding:

- HB2297 Impact Analysis
- Definition of Commercial Hub
- The Shot Clock Bill (SB1162)

- Code Update Schedule
- Zoning Text Code Amendments

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 5:47 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 6:03 p.m.

Invocation Reverend Richard Howell from the West Olive Church of Christ.

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, 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 and Jill Boltz, Deputy City Clerk.

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**Presentations:**

**Clerk's Note:** Items 4 & 5 were presented together.

4. **Joint Presentation Regarding the Interests of American Federation of State, County & Municipal Employees Local 3282 and the City Council**

Christine Nickel, Human Resources Manager and Breanne Nelson, Deputy Human Resources Director provided a brief joint presentation regarding bargaining interest in preparation for labor negotiations with the American Federation of State, County & Municipal Employees (AFSCME) Local 3282 and City of Peoria Police Supervisors (COPPS). Information included:

Information included:

- Bargaining Overview
- City and Labor Interests and Priorities
- AFSCME Collective Goals
- COPPS Goals
- Next Steps for Meet & Confer

5. **Joint Presentation Regarding the Interests of City of Peoria Police Supervisors Association and the City Council**

6. **Hyperion Update**

Mike Faust, Deputy City Manager provided an overview of the conceptual semiconductor project to support emerging ecosystem. Information included

- Background and Purpose
- Why Five North at Vistancia (Village D)
- Regional Map
- Smart Growth – Support Economic Development
- North Peoria Gateway
- Peoria Innovative Core
- Summary and Next Steps

Discussion ensued regarding:

- State Land Trust
- Hyperion Application and Development Agreement

### **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 August 20, 2024 and August 27, 2024 City Council meeting minutes.

8 C. **Code Amendment, Chapter 3 and Section 5-3, Boards and Commissions**

Adopted **ORD. 2024-10** amending Chapter 3 and Section 5-3 of the Peoria City Code, pertaining to Boards and Commissions.

9 C. **Grant, United States Department of Justice, Byrne Discretionary Community Project**

a) Authorized acceptance of a United States Department of Justice, Byrne Discretionary Community Project Grant in the amount of \$103,000; and b) Approved a budget amendment in the amount of \$103,000 from the Contingency Fund to the Miscellaneous PD Grants Fund.

10 C. **Grant, Arizona State Library, Archives and Public Records, State Grant-in-Aid, Library Materials**

a) Accepted the State Grant in Aid of \$8,559 from the Arizona State Library, Archives and Public Records Office to support the library's materials collection; and b) Authorized a budget amendment of \$8,559 from Contingency Fund to the Main Library division.

11 C. **Grant, Arizona Commission on the Arts, Creative Capacity Arts Programming**

Accepted a Creative Capacity grant from the Arizona Commission on the Arts for \$14,800, to support arts programming; and b) authorize a budget amendment of \$14,800 from Contingency Fund to the Arts and Culture division.

12 C. **Grant, Western States Arts Federation Tour West, Arts Programming**

a) Accepted a Western States Arts Federation TourWest grant for \$2,500 to support arts programming; and b) authorize a budget amendment of \$2,500 from Contingency Fund to the Arts and Culture division.

13 C. **Grant, U.S. Department of Agriculture, Inflation Reduction Act, Urban and Community Forestry, Parks and Recreation Water Conservation Program**

a) Accepted a grant from the U.S. Department of Agriculture, Forest Service through the Inflation Reduction Act – Urban and Community Forestry, in the amount of \$200,000 to increase the City's tree canopy coverage in the Parks and Recreation footprint; and b) Entered into the U.S. Department of Agriculture Forest Service's Inflation Reduction Act – Urban and Community Forestry Grant funding agreement; and c) Authorized a budget amendment of \$200,000 from Contingency Fund to the Parks and Recreation Grants Fund.

14 C. **Intergovernmental Agreement, City of Glendale, Landfill Disposal**

Approved an intergovernmental agreement with the City of Glendale for Landfill Disposal Services.

15 C. **State of Arizona General Appropriation Act of Fiscal Year 2024/2025 House Bill 2897**

Accepted funding in the amount of \$51,000 from the State of Arizona House of Representatives, 56th Legislature, House Bill 2897, for Peace Officer non-lethal devices and/or equipment.

16 C. **Budget Amendment, Municipal Court Fingerprinting with Livescan**

Approved a budget amendment in the amount of \$19,714 for installation of Livescan desktop, laser printer, printer drawer, and 2-year maintenance support services in the Municipal Court for mandated fingerprinting for the criminal history record of defendants with the Arizona Department of Public Safety Livescan.

17 C. **Budget Amendment, Municipal Court Audiovisual and X-Ray System**

Approved a budget amendment in the amount of \$334,934 for courtroom audio, video equipment and security x-ray system in the Municipal Court necessary to meet required standards from the Judicial Branch of Administration.

18 C. **Surplus Land Disposal, East Side of Lake Pleasant Parkway South of Avenida del Sol**

Adopted **RES. 2024-69** authorizing the City Manager to execute the necessary documents to complete the land transfer for the disposal of a fifteen-foot strip of land on the East side of Lake Pleasant Parkway South of Avenida del Sol to the successful bidder of Solicitation No. P25-0007 Bid for Sale of Surplus Land, LSP Peoria Development, LLC.

19 C. **Right of Way License, Christian Brothers Automotive, Yearling Road West of Lake Pleasant Parkway**

Adopted **RES. 2024-70** authorizing the City Manager to execute a Right of Way License granting permission for use of city right of way to Christian Brothers Automotive Corporation located in the vicinity of Yearling Road and Lake Pleasant Parkway.

20 C. **Final Plat, Village F at Vistancia Parcel F-9, Westland Road and Garambullo Drive (Project No. R240071)**

Approved a Final Plat of Village F at Vistancia Parcel F-9, located at Westland Road and Garambullo Drive, and authorize the Mayor and City Clerk to sign and record the

Final Plat with the Maricopa County Recorder's Office.

21 C. **Replat, Lot 2, Alro Plat per Book 619 of maps 38 MCR, Southeast Corner 75th Avenue and Peoria Avenue (Project No. R230013)**

Approved a Re-Plat for "Re-Plat of Lot 2, Alro Plat" per Book 619 of maps 38 MCR, Southeast corner of 75th Avenue and Peoria Avenue and authorize the Mayor and City Clerk to sign and record the Re-Plat with the Maricopa County Recorder's Office.

22 C. **Bingo License, Olive Ridge Senior Living, 10333 West Olive Avenue**

Approved to the Arizona Department of Revenue for a Class A (Small Game) Bingo License for Olive Ridge Senior Living, located at 10333 West. Olive Avenue, Savannah Griffin, Applicant, LL#20022164.

23 C. **Liquor License Application, Blackstone Country Club, 12101 West Blackstone Drive**

Recommended approval to the State Liquor Board for:

- a) Person and Location Transfer for an On-Sale All Liquor License (Series 06) for Blackstone Country Club, located at 12101 West Blackstone Drive, Andrea D. Lewkowitz, Applicant, LL#10004956.

Having no requests from Council, motion was made by Councilmember Finn, seconded by Mayor Pro Tem 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:

24 R. **Grant, United States Department of Transportation, Grand Avenue Pedestrian Bridge**

Jeffrey Curran, Development and Engineering Director and Janeen Gaskins, Grants Program Manager presented on the Grand Avenue Pedestrian Bridge Reconnecting Communities Pilot Grant. Information included:

- Project Background

- Stakeholders
- Project Plan
- Public Input
- Timeline
- Milestones and Deliverables

Discussion ensued regarding:

- Great opportunity
- Conversation with Maricopa Association of Governments
- Letters of Support

Motion was made by Mayor Pro Tem Crawford, seconded by Vice Mayor Edwards to approve the submittal of a Reconnecting Communities Pilot Grant for the continuance of planning, permitting and design of the Grand Avenue Pedestrian Bridge.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

25 R. **Intergovernmental Agreement, Flood Control District of Maricopa County, Pinnacle Peak and 67th Avenue Drainage Improvements**

Jeffrey Curran, Development and Engineering Director presented on the intergovernmental agreement. Information included:

- Fiscal year 2024 Capital Improvement Projects
- Existing Conditions and Proposed Improvements
- Project Funding Partners
- Flood Control Agreement Overview
- Estimated Schedule
- Staff Recommendation

Discussion ensued regarding:

- Neighborhood communication
- Coordination with schools
- Coordination and communication with neighboring cities

Motion was made by Vice Mayor Edwards, seconded by Councilmember Shafer to approve an Intergovernmental Agreement between the City of Peoria and the Flood

Control District of Maricopa for the Construction, Construction Management, Operation and Maintenance of the Pinnacle Peak and 67th Avenue Regional Drainage Improvements.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

**Clerk's Note: Items 26R, 27R, 28R and 29R were presented together.**

26 R. **PUBLIC HEARING - Major General Amendment, Chapter 3: Smart Growth**

Chris Jacques, Planning and Community Development Director presented on the Major General Plan Amendments to Chapter 3 – Smart Growth; Chapter 4 – Integrated Transportation; Chapter 6 – Arts, Culture and Recreational Enrichment; and Chapter 8 – Implementation.

Information included:

- General Plan Background and Purpose
- Shaping our Future
- Chapter 3 – Smart Growth
- AZ State Trust Land
- Smart Growth – Land Use Change
- Analysis
- Points of Interest
- Points of Emphasis
- Highlights of Chapter 4, 6, and 8 Revisions
- Public Outreach and Public Meetings Held
- Key Findings
- Recommended Actions

Mayor Beck opened the Public Hearings.

Dorren Power, Peoria resident, spoke in opposition to the General Plan Major Amendments.

Paul Smith, Peoria resident, spoke in opposition to the General Plan Major Amendments.

David Larcher, developer, spoke in support of the General Plan Major Amendments.

Jon Forsythe, Peoria resident, spoke in opposition of the General Plan Major Amendments.

Corky Haynes, Peoria resident, spoke in support of the General Plan Major Amendments.

James Miller, Peoria resident, spoke in favor of the General Plan Major Amendments.

Susan Leber, Peoria resident, spoke in opposition to the General Plan Major Amendments.

Peggy Jacobs, Peoria resident, spoke in opposition to the General Plan Major Amendments.

Pat Walsh, Peoria resident, spoke in opposition to the General Plan Major Amendments.

Tom Bottorf, Peoria resident, spoke in support of the General Plan Major Amendments.

Paul Palz, Peoria resident, spoke in support of the General Plan Major Amendments.

Jim Keller, Peoria resident, spoke in support of the General Plan Major Amendments.

Richard Dobson, Peoria resident, spoke in support of the General Plan Major Amendments.

Shannon Ceimo, Peoria resident, spoke in opposition to the General Plan Major Amendments.

Ed Mollina, Peoria resident, spoke in support of the General Plan Major Amendments.

Angeli Wesson, Peoria resident, spoke in opposition to the General Plan Major Amendments.

Steve Kolter, Peoria resident, spoke in favor of the General Plan Major Amendments.

Lori Bango, Peoria resident, spoke in favor of the General Plan Major Amendments.

Joe Clure, Peoria resident, spoke in favor of the General Plan Major Amendments.

Motion was made by Councilmember Finn, seconded by Councilmember Patena to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2024-71** approving a city-initiated major amendment to the text and Future Land Use Map within Chapter 3: Smart Growth of the Peoria General Plan.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None.

Motion carried.

27 R. **PUBLIC HEARING - Major General Amendment, Chapter 4: Integrated Transportation**

Motion was made by Councilmember Patena, seconded by Mayor Pro Tem Crawford to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2024-72** approving a city-initiated major amendment to the text and Circulation Map within Chapter 4: Integrated Transportation of the Peoria General Plan.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None

Motion carried.

28 R. **PUBLIC HEARING - Major General Amendment, Chapter 6: Arts, Culture and Recreational Enrichment**

Motion was made by Mayor Pro Tem Crawford, seconded by Councilmember Finn to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2024-73** approving a city-initiated major amendment to the recreational guidelines text within Chapter 6: Arts, Culture and Recreational Enrichment of the Peoria General Plan.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None

Motion carried.

29 R. **PUBLIC HEARING-Major General Amendment, Chapter 8: Implementation**

Motion was made by Vice Mayor Edwards, seconded by Mayor Pro Tem Crawford to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2024-74** approving a city-initiated major amendment to Table 8-1 General Plan Amendment Criteria within Chapter 8: Implementation of the Peoria General Plan.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None

Motion carried.

At 8:54 p.m. Mayor Beck called for a recess.

At 9:01 p.m. Mayor Beck reconvened the Regular Meeting.

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

Jon Forsythe, Peoria resident, spoke regarding the Constitution.

Susan Leber, Peoria resident, spoke regarding Paloma Park funding and the airport.

### **Reports from City Manager**

Henry Darwin, City Manager reported on:

- Good Samaritan Recognition of Dakoka McDonald
- Ribbon Cutting for Allstate Insurance location at 75<sup>th</sup> Avenue and Cactus Road
- Lake Pleasant Encampment Before and After
- Municipal Fleet Maintenance Building Replacement
- Free Solar EV Charger at the Public Safety Administration Building (PSAB)
- Arts and Culture Grant Awards
- September Events Video

### **Reports from Council Youth Liaisons**

Council Youth Liaison Adamsha reported on the Youth Advisory Board Subcommittee plans and goals for the upcoming year.

Council Youth Liaison Tewari reported on attendance at the Arizona League of Cities Conference, and announced that the Sunrise Mountain High School Civic Engagement Club is hosting a voter registration drive in October.

### **Reports from the Mayor**

Mayor Beck reported on:

- The 23<sup>rd</sup> Anniversary of September 11<sup>th</sup>
- Peoria Air One Called to Service

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 9:48 p.m.

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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 17<sup>th</sup> day of September, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 1st day of October, 2024.

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Agnes Goodwine, City Clerk