



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
October 15, 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 5:02 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.

Subject(s) for Discussion Only

1. **Peoria Mountain, Open Space, and River Ecosystems**

Kevin Burke, Deputy City Manager and Chris Calcaterra, Parks and Recreation Director presented on a new proposal to create a new division within Parks & Recreation, Peoria's Mountain, Open Space and River Ecosystems (M.O.R.E.).

Information included:

- List of Active Communities
- Peoria Mountain Parks and Trails
- River Ecosystems
- Desert Open Space
- New Opportunities for Open Space
- Vistancia North Development Agreements (DA)
- Lake Pleasant Heights DA
- Aloravita DA
- Saddleback Heights DA

A video was shown of new Open Space opportunities.

- Transition Plan of New M.O.R.E. Division within Parks and Recreation

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- Next Steps
- Inclusion in FY26 (July 1, 2025) Budget

Discussion ensued regarding:

- Great visual for the Council and the citizens
- 3,800 acres in Vistancia dedicated to the City; however, others are still in discussion
- Dedicated Open Space
- Destination locations and economic opportunity

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 6:01 p.m.

Invocation by Pastor Josh Rahn from Reclaim 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: 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.

Presentation:

2. North Peoria Gateway Economic Development Strategic Plan Update

Jennifer Stein, Economic Development Director presented on the North Peoria Gateway Economic Development Strategic Plan Update. Information included:

- Peoria's Economic Development's Mission & Objectives
- Strategic Plan & Target Metrics
- Survey Results
- Loop 303/Happy Valley Input
- Land Supply
- Partners in Progress
- North Peoria Gateway Opportunity
- Mixed-Use Development
- Arizona State Land Department
- Strategies for Retail & Employment Outreach and Community Integration
- North Peoria Gateway alignment with Economic Development Strategic Plan
- Better Access to Happy Valley Rd & Vistancia Blvd Intersection Re-Alignment

- Upcoming Arizona State Land Development Auctions in Peoria

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Ms. Stein announced her departure and extended her appreciation to the Mayor, Council, staff and citizens for her time with the City of Peoria and for the opportunity to contribute to Peoria's growth and development over the years

Mayor Beck thanked Ms. Stein for her service in advancing Economic Development in Peoria.

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 October 1, 2024 City Council meeting minutes.

4 C. Agreement, Flock Group, Inc., Revocable License

Approved a Revocable License Agreement issued to Flock Group, Inc. for the purpose of granting permission to install, operate, maintain traffic cameras, and use public highways, public rights-of-way, public streets, and public utility easements within the City of Peoria to provide Flock Services as set forth in the related Master Services Agreement.

5 C. Grant, State of Arizona Department of Public Safety, Victims of Crime Act, Victim Assistance Grant Program

(a) Authorized the Peoria Police Department to accept a grant in the amount of \$191,515 from the Arizona Department of Public Safety, Victims of Crime Act, Victim Assistance Grant Program to fund personnel, a victim assistance software program renewal, and emergency victim assistance supplies and services for the Victim Assistance Program; (b) Approved a budget amendment in the amount of \$191,515 from the Proposed Grants Contingency Fund to the Victims of Crime Act Grant Fund.

6 C. Grants, Governor's Office of Highway Safety, Highway Safety Projects

(a) Authorized the City Manager to accept three grants totaling \$176,626 from the Governor's Office of Highway Safety for various enforcement and education efforts; and (b) Approved a budget amendment in the amount of \$176,626 from the Contingency

Fund to various Governor's Office of Highway Safety Fund accounts.

7 C. **Grants, Arizona Department of Homeland Security, Statewide Disaster Response Program**

(a) Authorized the acceptance of two grants from the Arizona State Department of Homeland Security totaling \$49,400, and (b) Approved a budget amendment in the amount of \$49,400 from the Contingency Fund to the Arizona State Department of Homeland Security Grants Fund.

8 C. **Grants, State of Arizona Department of Homeland Security, Various Fire Department Programs**

(a) Authorized the Fire-Medical Department to accept two grant awards in the total amount of \$34,340 from the Arizona Department of Homeland Security to be used to strengthen chemical, biological, radiological, nuclear or explosive detection, response and decontamination capabilities and sustain and enhance the Terrorism Liaison Officer program; and (b) Approved a budget amendment in the amount of \$34,340 from the Proposed Grants Contingency account to various Homeland Security Grant Fund accounts.

9 C. **Grant, Billy's Place Inc., Gila River Indian Community**

Adopted **RES. 2024-78** Authorizing the City of Peoria to act as the pass-through municipality for local 501(c)(3) organizations seeking grant funding from Gila River Indian Community.

10 C. **Increase Expenditure Authority, Opioid Settlement Funds**

(a) Approved the increase of expenditure authority for the Opioid Settlement Funds by \$844,619 dollars to a total of \$1.5M; and (b) Authorized staff to execute any necessary documents and reports to disperse funds according to the settlement terms and conditions over the life of the funding and any additional funding received through future settlements.

11 C. **Fiscal Year 2024 Fourth Quarter Budget Amendments and Fiscal Year 2024 Fourth Quarter Chargebacks**

Approved the Fiscal Year 2024 Fourth Quarter Budget Amendments and Fiscal Year 2024 Fourth Quarter Chargebacks.

12 C. **Final Plat, Village I at Vistancia, Parcel I-1/2, Southeast Corner of Vistancia Boulevard and Twin Buttes Road (Project No. R240079)**

Approved a Final Plat for Village I at Vistancia, Parcel I-1/2, located on the Southeast

Coner of Vistancia Boulevard and Twin Buttes Road, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

13 C. **Replat, Village J at Vistancia, Parcel J-14/15, Northeast Corner Vistancia Boulevard and Twin Buttes Road (Project No. R240025)**

Approved a Replat of Village J at Vistancia Parcel J-14/15, located at the Northeast Corner of Vistancia Blvd. and Twin Buttes Road, and authorize the Mayor and City Clerk to sign and record the Replat with the Maricopa County Recorder's Office.

14 C. **Replat, Parcel AMU-2 Mystic at Lake Pleasant Heights Subdivision, per Book 1625 of maps, page 14 MCR, North Side of Westland Drive West of El Mirage Road (Project No. R240103)**

Approved a Replat of Parcel AMU-2 within the Mystic at Lake Pleasant Heights Subdivision, per Book 1625 of Maps, Page 14 MCR, along the North Side of Westland Drive just West of El Mirage Road; and authorize the Mayor and City Clerk to sign and record the Replat with the Maricopa County Recorder's Office.

15 C. **Replat, Lot 1 "Hidden Treasures", per book 1148, Page 47 MCR, Northeast Corner 71st Avenue and Villa Lindo Road (Project No. R240094)**

Approved a Replat for Lot 1 "Hidden Treasures", per Book 1148 of Maps, Page 47, MCR. Located at the Northeast Corner of 71st Avenue and Villa Lindo Road and authorize the Mayor and City Clerk to sign and record the Replat with the Maricopa County Recorder's Office.

16 C. **Master Plat for Saddleback Village B Parcel 14, Vistancia Boulevard and Saddleback Mountain Way (Project No. R240027)**

Approved the Master Plat for Saddleback Village B Parcel 14, located at the intersection of Vistancia Boulevard and (future) Saddleback Mountain Way, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

17 C. **Final Plat for Saddleback Village B Parcel 14 Phase 1, Vistancia Boulevard and (future) Saddleback Mountain Way (Project No. R240039)**

Approved the Final Plat for Saddleback Village B Parcel 14 Phase 1, located at the intersection of Vistancia Boulevard and (future) Saddleback Mountain Way, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

18 C. **Final Plat for Saddleback Village B Parcel 14 Phase 2, Vistancia Boulevard and (future) Saddleback Mountain Way (Project No. R240043)**

Approved the Final Plat for Saddleback Village B Parcel 14 Phase 2, located at the intersection of Vistancia Boulevard and (future) Saddleback Mountain Way, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

19 C. **Final Plat for Saddleback Village B Parcel 14 Phase 3, Vistancia Boulevard and (future) Saddleback Mountain Way (Project No. R240047)**

Approved the Final Plat for Saddleback Village B Parcel 14 Phase 3, located at the intersection of Vistancia Boulevard and (future) Saddleback Mountain Way, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

20 C. **Final Plat for Saddleback Village B Parcel 14 Phase 4, Vistancia Boulevard and (future) Saddleback Mountain Way (Project No. R240050)**

Approved the Final Plat for Saddleback Village B Parcel 14 Phase 4, located at the intersection of Vistancia Boulevard and (future) Saddleback Mountain Way, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

21 C. **Final Plat for Saddleback Village B Parcel 14 - Phase 5A & 5B, (future) Saddleback Mountain Way & (future) Galvin Street (Project No. R240052)**

Approved the Final Plat for Saddleback Village B Parcel 14 - Phase 5A & 5B, located at the intersection of (future) Saddleback Mountain Way and (future) Galvin Street, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

22 C. **Final Plat for Saddleback Village B Parcel 14 - Phase 6, (future) Saddleback Mountain Way & (future) Galvin Street (Project No. R240055)**

Approved the Final Plat for Saddleback Village B Parcel 14 - Phase 6, located at the intersection of (future) Saddleback Mountain Way and (future) Galvin Street, and authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

23 C. **Final Plat for Saddleback Village B Parcel 14 - Phase 7 & Tract B, (future) Saddleback Mountain Way & (future) Galvin Street (Project No. R240056)**

Approve the Final Plat for Saddleback Village B Parcel 14 - Phase 7 & Tract B, located at the intersection of (future) Saddleback Mountain Way and (future) Galvin Street, and

authorize the Mayor and City Clerk to sign and record the Master Plat with the Maricopa County Recorder's Office.

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

Recommended approval to the State Liquor Board for:

- (a) a New Restaurant (Series 12) Liquor License for Haymaker North Peoria, located at 24759 North Lake Pleasant Parkway #101, Joseph P. Lucidi, Applicant, LL#24-001163.
- (b) a New Restaurant (Series 12) Liquor License for Wildflower Bread Company, located at 9824 West Northern Avenue #1860, Amy S. Nations, Applicant, LL#24-001088.
- (c) a New Restaurant (Series 12) Liquor License for Rubio's Fresh Mexican Grill #196, located at 24920 North Lake Pleasant Road Suite 140, Theresa J. Morse, Applicant, LL#24-001162.
- (d) a New Restaurant (Series 12) Liquor License for Rubio's Baja Grill #73, located at 7407 West Bell Road Suite 73, Theresa J. Morse, Applicant, LL#24-001161.

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

Clerk's Note: Items 25R, 26R and 27R were presented together.

25 R. **Pre-Annexation Development Agreement, Arizona State Land 'North Peoria Gateway'**

Chris Jacques, Planning Director presented on the Pre-Annexation Development Agreement and Annexation of the North Peoria Gateway as well as the Initial Zoning for North Peoria Gateway, Loop 303 and Happy Valley Parkway. Information included:

- North Peoria Gateway Annexation
- Introduction
 - Annexation Process
 - Arizona State Land Parcels
 - Key Findings
- North Peoria Gateway Initial Zoning
 - Public Outreach
 - Key Findings and Recommendations
- North Peoria Gateway Pre-annexation Development Agreement
 - Purpose
 - Terms
 - Arizona State Land Development Obligations
 - Peoria Obligations
 - Recommended Actions

Discussion ensued regarding water and wastewater service to newly annexed area.

Motion was made by Mayor Pro Tem Crawford, seconded by Councilmember Finn to adopt **RES. 2024-79** approving a Pre-Annexation Development Agreement with the Arizona State Land Department pertaining to the annexation and entitlement of approximately 1,621 acres of Arizona State Trust land known as the North Peoria Gateway, generally located along both sides of the Loop 303 from Lone Mountain Parkway to the Calle Lejos alignments.

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 - Annexation, North Peoria Gateway**

Discussion ensued regarding the direction and vision over the past 10-years.

At 6:43 p.m. Mayor Beck opened the Public Hearing.

Lawrene Bottorf, Peoria resident, spoke in support of the North Peoria Gateway projects.

At 6:44 p.m. Mayor Beck closed the Public Hearing.

Motion was made by Councilmember Finn, seconded by Vice Mayor Edwards to adopt

ORD. 2024-15 approving the annexation of approximately 458 acres of land generally located south of the Jomax Road alignment, north of the Calle Lejos alignment between 115th and 119th Avenue alignments.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None

Motion carried unanimously.

27 R. **PUBLIC HEARING - Initial Zoning, North Peoria Gateway, Loop 303 and Happy Valley Parkway**

Discussion ensued regarding the county to city equivalent zoning.

At 6:45PM Mayor Beck opened the Public Hearing.

No public comments were received.

At 6:45PM Mayor Beck closed the Public Hearing.

Motion was made by Councilmember Patena, seconded by Councilmember Finn to concur with the Planning and Zoning Commission's recommendation to adopt **ORD. 2024-16** approving initial zoning ("translational zoning") for an approximately 458-acre area of State Trust Land proposed for annexation. This area is generally located south of the Jomax Road alignment and north of the Calle Lejos alignment between 115th and 119th Avenue alignments. This action would replace the current Maricopa County zoning district of Rural-43 (RU-43) with the equivalent City of Peoria zoning district of Suburban Ranch (SR-43).

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None

Motion carried unanimously.

28 R. **PUBLIC HEARING - Rezone, North Peoria Gateway, Loop 303 and Happy Valley Parkway**

Chris Jacques, Planning and Development Director presented on the Rezone of North Peoria Gateway. Information included:

- State Trust Land: Purpose and Administration
- Key Considerations
- Site and Area Context
- Constraints
- Zoning Bank Concept
- Land Use Comparison
- Context Protections
- Development Example
- Circulation
- Water Impact
- Public Outreach
- Planning and Zoning Commission Recommendation
- Findings and Recommended Action

Discussion ensued regarding:

- Projection on breakdown on land use units
- Five North Multi-family housing
- Protection of Trilogy - Parcel A
- Industrial Manufacturing near multi-family

At 7:15 p.m. Mayor Beck opened the public hearing.

No public comments received.

At 7:15 p.m. Mayor Beck closed the public hearing.

Motion was made by Councilmember Finn, seconded by Mayor Pro Tem Crawford to adopt **ORD. 2024-17** approving the rezoning of approximately 1,621 acres, generally located between Lone Mountain Parkway and Calle Lejos on both sides of Loop 303, from Suburban Ranch to the North Peoria Gateway Planned Community Development zoning district.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None

Motion carried.

29 R. **Real Estate Purchase and Sales Agreement**

Travis Cutright, Deputy City Manager and Thomas Intriери, Police Chief presented on the Real Estate Purchase and Sales Agreement. Information included:

- Opportunity to Procure Property Related to Capital Improvement Program Projects
- Capital Improvement Program Proposed Project Listing Summary
- Location Details
- Staff Recommendation

Discussion ensued regarding:

- Purchase and Sales Agreement
- Property Appraisal
- Budget Amendment and Outline

At 7:32 p.m. a motion was made by Councilmember Shafer, seconded by Councilmember Dunn to recess into Executive Session.

At 7:50 pm Mayor Beck reconvened the Council Meeting into Regular Session.

Motion was made by Councilmember Dunn, seconded by Councilmember Finn to authorize the City Manager to negotiate for the purchase of property located at 10857 N. 95th for a price not to exceed \$11,000,000 subject to an appraisal of the property.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None.

Motion carried unanimously.

Motion was made by Councilmember Patena, seconded by Councilmember Finn to approve a budget amendment in the amount of \$2,000,000 to advance funding in the adopted Capital Improvement Program from Fiscal Year 2026 to Fiscal Year 2025.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None.

Motion carried unanimously.

30 R. **Budget Amendment, Enterprise Resource Planning Software Licensing and Implementation**

Kevin Burke, Deputy City Manager and Helene Patry, Project Manager from CE Wilson Consulting presented on the Budget Amendment for the Enterprise Resource Planning Software Licensing and Implementation. Information included:

- Background
- Benefits
- Budget
- Action

Motion was made by Mayor Pro Tem Crawford, seconded by Councilmember Finn to approve a budget amendment in the amount of \$1,632,000 for replacing current Enterprise Resource Planning information technology systems with Workday cloud services 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.

31 R. **Joint Development Agreement, Vistancia Development LLC and Amkor Technology Arizona, Inc.**

Mike Faust, Deputy City Manager presented on the Joint Development Agreement with Vistancia Development, LLC and Amkor Technology, Inc. Information included:

- Council Priority – Economic Development
- Previous Council Action
- Potential Intersection Improvement Requirements – Phase 1
- City Improvements
- Vistancia Development Improvements
- Project Information
- Staff Recommendation

Discussion included Street Infrastructure Budget.

Motion was made by Councilmember Finn, seconded by Mayor Pro Tem Crawford to adopt **RES. 2024-80** approving a Joint Development Agreement between Vistancia Development LLC, Amkor Technology Arizona, Inc. and the City of Peoria for the design and construction of infrastructure improvements and allocation of associated

improvement costs.

Upon tabulation of votes, it showed:

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

NAYS – Shafer

ABSENT – None

Motion carried.

Pat Walsh, Peoria resident, spoke in opposition of the Joint Development Agreement.

Lawrene Bottorf, Peoria resident, spoke in support of the Joint Development Agreement.

Call To The Public (Non-Agenda Items)

Shannon Ceimo, Peoria resident spoke regarding Amkor environmental safety, Foreign Trade Zone tax rate and funding for schools.

Paul Vogler, Peoria resident, spoke regarding communication and in opposition to Amkor.

Reports from City Manager

Henry Darwin, City Manager reported on:

- Fire-Medical Citizens Academy
- Peoria Police Department Oach of Office Ceremony
- Park at 83 Grand Openings: North Italia, Blanco Cocina and Cantina & Postino Wine Café
- Retail and Restaurant Survey
- Ribbon Cutting: Happy Honu Shave Ice
- Grand Opening: Trailhead Safeway
- Election Information
- Upcoming Events Video

Reports from Council Youth Liaisons

Council Youth Liaison Adamsha reported on attendance at the West Valley Youth Summit Conference.

Council Youth Liaison Tewari reported on the Civic Engagement Committee's planning for Youth Government Day and attendance at National League of Cities City Summit Conference.

Reports from the Mayor

Mayor Beck reported on Hispanic Heritage Month and upcoming Ribbon Cuttings for North Italia at P83 and Safeway at Trailhead.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 8:39 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 15th day of October, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 19th day of November, 2024.

Agnes Goodwine, City Clerk