



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
April 22, 2025

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 4:33 p.m.

Members Present: Mayor Jason Beck, Vice Mayor Jennifer Crawford, Councilmembers, Rick Stokes, Denette Dunn, Jon Edwards, Matt Bullock.

Members Absent: Mayor Pro Tem Michael Finn

Other Municipal Officials Present: Henry Darwin, 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 employment, assignment, appointment, promotion, or salaries of a public officer or appointee pertaining to the evaluation process and performance of the City Attorney pursuant to A.R.S. 38-431.03(A)(1), A.R.S. 38-431.03(A) (2), A.R.S. 38-431.03(A)(3), A.R.S. 38-431.03(A)

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 4:34 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 5:07 p.m.

Members Present: Mayor Jason Beck, Vice Mayor Jennifer Crawford; Councilmembers, Rick Stokes, Denette Dunn, Jon Edwards, Matt Bullock.

Members Absent: Mayor Pro Tem Michael Finn

Other Municipal Officials Present: Henry Darwin, 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. **Code Revision Union Vacation Bank**

Breane Nelson, Human Resources Deputy Director, and Thersea Brenholt, Human Resources Manager, provided a PowerPoint presentation on a City Code Amendment for Labor Vacation Donation Bank. Information included:

- City Historical Practice as of July 2024
- Arizona Supreme Court Case *Gilmore v. Gallego (July 2024)*
- Overview of City's Actions
- Proposed Amendment of City Code, Section 6-5
- Next Steps
 - Approve Code Amendment
 - Finalize City Policy
 - Meet with Labor Groups to implement usage by eligible employees

ADJOURNMENT:

Being no further business to come before the Council, the Study Session was duly adjourned at 5:14 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 6:00 p.m.

Invocation Bishop Scott Schlapman of the Church of JCLDS

Pledge of Allegiance was led by Mayor Beck.

Members Present: Mayor Jason Beck, Vice Mayor Jennifer Crawford, Mayor Pro Tem Michael Finn (Telephonically); Councilmembers, Rick Stokes, Denette Dunn, Jon Edwards, Matt Bullock.

Council Youth Liaisons: Sarah Adamsha and Manya Tewari

Members Absent: None.

Other Municipal Officials Present: Henry Darwin, 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.

Mayor Beck convened into the **Mystic At Lake Pleasant Heights Community Facility District Board Meeting** at 6:03 p.m.

MYSTIC AT LAKE PLEASANT HEIGHTS COMMUNITY FACILITY DISTRICT BOARD MEETING

Clerk's Note: Agenda Items 4C, 5R, and 6R 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 April 22, 2025, Mystic at Lake Pleasant Heights Community Facilities District Board minutes.

Being no further business to come before the Council, the Mystic at Lake Pleasant Heights Community Facility District Board Meeting was duly adjourned at 6:12 p.m.

Mayor Beck reconvened into the **Regular Meeting** of the City Council of the City of Peoria, Arizona at 6:13 p.m.

REGULAR MEETING

Presentation:

7. Stadium Point Development Update

Mike Faust, Deputy City Manager, and Rory Sandstrom from Steinhower Properties, provided a PowerPoint presentation on a Stadium Point Development Update. Information included:

- Project Vision
- Project Overview
- Project Phasing
- Development Agreement Terms
- Expectations at Development Agreement Adoption (April, 20, 2021)
- Construction Ordering 0 IDA Schedule of Performance
- Implementation Development Agreement Milestones
- Market conditions
- City and Developer Activities to Date
- Current Status
- Next Steps

Discussion ensued regarding financing the viability of the project.

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.

8 C. Minutes

Approved the March 25, 2025 Council Meeting and the March 26, 2025 Budget Study Session minutes.

9 C. Board and Commission Appointments

Approved the recommendations from the Council Boards and Commissions Subcommittee and adopt **RES. 2025-24** appointing members to various Boards and Commissions.

10 C. Code Amendment, Section 6-5, Union Vacation Bank

Adopted **ORD. 2025-12** amending Section 6-5 of the City Code City Code to allow Employee Organization members to utilize a bank of voluntarily donated hours to be used for Employee Organization activities.

11 C. **Community Support Award, EDF Renewables, Cold Cut Cobra System**

(a) Accepted a Community Support Award in the amount of \$50,000 from EDF Renewables for the purchase of a Cold Cut Cobra System to improve both safety and firefighting; and (b) approved a budget amendment from Proposed Grant Contingency to Fire-Medical Operational Equipment providing expenditure authority.

12 C. **Grant, Governor's Office of Highway Safety, Click It or Ticket**

(a) Accepted \$5,000 from the Governor's Office of Highway Safety to be used by the Peoria Police Department for safety belt and child passenger law enforcement; and (b) approved a budget adjustment of \$5,000 from the Grants account to the Governor's Office of Highway Safety Grant Overtime account.

13 C. **Contingency Authorization, Fire Station No. 7 Remodel, Jomax Road and North 77th Lane**

Authorized the use of budget contingency in the amount of \$94,000 for the addition of interior dorms at Peoria Fire Station No. 7 located near Jomax Road and North 77th Lane.

14 C. **Abandonment of City Interest, Easements for Water and Slope/Drainage, Multiple Locations**

(a) Adopted **RES. 2025-25** abandoning the City's interest in a portion of a certain Water Line Easement Empire Business Park Unit 1- Lot A-5 located at 9025 West Larkspur Drive, (b) adopt **RES. 2025-26** abandoning the City's interest in a portion of a certain Slope and Drainage Easement within Lots 22 – 24 of the Final Plat for Saddleback Village B Parcel 14 Phase 1 (R240039) located near the southeast corner of Saddleback Mountain Way and 135th Lane and (c) adopted **RES. 2025-27** abandoning the City's interest in a portion of a certain Slope and Drainage Easement within Lots 5 – 11, 22 – 24, and 35, Tracts A and C, and a portion of Eagle Claw Drive right of way of the Final Plat for Saddleback Village B Parcel 14 Phase 6 (R240055) located near the northeast corner of Saddleback Mountain Way and Galvin Street.

15 C. **Revocable Telecommunications License Agreement, Flying Bull Internet LLC**

Approved the Revocable Telecommunications License Agreement issued to Flying Bull LLC for the purpose of granting: (a) 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; and (b) temporary permission to provide internet access services to subscribers.

16 C. **Maintenance Improvement District No. 1292, Saddleback Village B Parcel 14 - Phase 4, Calvary Drive and 132nd Avenue**

Approved the Petition for Formation and adopted **RES. 2025-28** Intention and ordering the formation of proposed Maintenance Improvement District No. 1292, Saddleback Village B Parcel 14 Phase 4, located at Calvary Drive and 132nd Avenue; and adopt **RES. 2025-29** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

17 C. **Maintenance Improvement District No. MID 1293, Saddleback Village B Parcel 14 - Phase 5, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation and adopted **RES. 2025-30** Intention and ordering the formation of proposed Maintenance Improvement District No. 1293, Saddleback Village B Parcel 14 - Phase 5, located at (future) Saddleback Mountain Way and (future) Galvin Street; and a do pt **RES. 2025-31** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

18 C. **Maintenance Improvement District No. MID 1289, Saddleback Village B Parcel 14 - Phase 6, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation and adopted **RES. 2025-32** Intention and ordering the formation of proposed Maintenance Improvement District No. 1289, Saddleback Village B Parcel 14 - Phase 6, located at (future) Saddleback Mountain Way and (future) Galvin Street; and a do pt **RES. 2025-33** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

19 C. **Maintenance Improvement District No. MID 1290, Saddleback Village B Parcel 14 - Phase 7, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation and adopted **RES. 2025-34** Intention and ordering the formation of proposed Maintenance Improvement District No. 1290, Saddleback Village B Parcel 14 - Phase 7, located at (future) Saddleback Mountain Way and (future) Galvin Street; and a do pt **RES. 2025-35** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

20 C. **Street Light Improvement District No. 1190, Saddleback Village B Parcel 14 - Phase 4, Calvary Drive and 132nd Avenue**

Approved the Petition for Formation and adopted **RES. 2025-36** intention and ordering the formation of proposed Street Light Improvement District No. 1190, Saddleback Village B Parcel 14 – Phase 4, located at Calvary Drive and

132nd Avenue; and adopt **RES. 2025-37** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

21 C. **Street Light Improvement District No. 1191, Saddleback Village B Parcel 14 - Phase 5, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation and adopted **RES. 2025-38** intention and ordering the formation of proposed Street Light Improvement District No. 1191, Saddleback Village B Parcel 14 - Phase 5, located at (future) Saddleback Mountain Way and (future) Galvin Street; and adopt **RES. 2025-39** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

22 C. **Street Light Improvement District No. 1187, Saddleback Village B Parcel 14 - Phase 6, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation and adopted **RES. 2025-40** intention and ordering the formation of proposed Street Light Improvement District No. 1187, Saddleback Village B Parcel 14 - Phase 6, located at (future) Saddleback Mountain Way and (future) Galvin Street; and adopt **RES. 2025-41** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

23 C. **Street Light Improvement District No. 1188, Saddleback Village B Parcel 14 - Phase 7, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation and adopted **RES. 2025-42** intention and ordering the formation of proposed Street Light Improvement District No. 1188, Saddleback Village B Parcel 14 - Phase 7, located at (future) Saddleback Mountain Way and (future) Galvin Street; and adopt **RES. 2025-43** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

24 C. **Saddleback Community Facilities District Development, Financing Participation and Intergovernmental Agreements**

Adopted resolutions **RES. 2025-44; RES. 2025-45; RES. 2025-46; RES. 2025-47; RES. 2025-48** approving and authorizing the execution and delivery of a District Development, Financing Participation and Intergovernmental Agreement for the Saddleback Community Facilities Districts 1 through 5.

25 C. **Fiscal Year 2025 Capital Improvement Program Reallocation – Water Services**

Approved the repurpose of \$740,676 in Capital Improvement Program funding within Water Services.

26 C. **Final Plat Ordinance Amending Section 24-89 Pertaining to Final Plats**

Adopted **ORD. 2025-13** amending Chapter 24 of the Peoria City Code (1992) to authorize administrative personnel to review and approve final plats without a public hearing or other approval.

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

Recommends approval to the State Liquor Board for:

(a) a new On-Sale Beer and Wine (Series 07) Liquor License for MT Barrel Tasting Room, located at 9784 West Northern Avenue #1205, Michelle Leon, Applicant, LL#24-001437.

(b) a new Wine and Beer (Series 10) Liquor License for Lee Lee Oriental Supermart, located at 7575 West Cactus Road, Stephen Chung Sze, Applicant, LL#24-000577.

Having no requests from the Council to remove items from the Consent Agenda, motion was made by Councilmember Bullock, and seconded by Vice Mayor Crawford, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES – Beck, Crawford, Finn, Stokes, Dunn, Edwards, Bullock

NAYS – None

ABSENT – None

Motion carried unanimously.

The regular meeting was recessed from 7:05 p.m. to 7:18pm.

REGULAR AGENDA

New Business:

28 R. **Authorization, General Obligation Bonds Series 2025, Sale and Issuance**

Sean Kindell, Chief Finance Officer, provided a PowerPoint presentation on the Sale and Issuance of General Obligation Bonds. Darren Hodge, Financial Advisor, and Paul Gayles, Bond Counsel, were prepared to assist with the presentation. Information Included:

- 2025 GO Bond Issuance of up to \$95 million
 - Voter approved
 - Capital Improvement Program adopted

- Debt service paid from property taxes
- No increase in property tax rate
- Capital Improvement Program Funding Sources
- Bond Authority Utilization
- Bond Ratings
- Next Steps

Jon Forsythe, Peoria Citizen, spoke on his concerns regarding the allocation of funds.

Shannon Ceimo, Peoria Citizen, spoke regarding project planning and the return on investment.

Eva Osuna, Peoria Citizen, spoke about the dissemination of information and property tax rates.

Motion was made by Vice Mayor Crawford, seconded by Councilmember Stokes, to adopt **RES. 2025-49** authorizing all matters necessary to sell and issue General Obligation Bonds in the amount not to exceed \$95,000,000 aggregate Principal Amount.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

29 R. **Budget Amendments, Lake Pleasant Parkway, Loop 303 to Central Arizona Project and Ashler Hills Drive, Lake Pleasant Parkway to 96th Avenue, Land Acquisition**

Jeff Curran, Development and Engineering Director, provided a PowerPoint presentation on a Budget Amendment for Property Acquisition. Information included:

- Principal projects included in this land purchase request are:
 - Lake Pleasant Parkway
 - Loop 303 to Central Arizona Project and Ashler Hills Drive
 - Lake Pleasant Parkway to 96th Avenue
 - Zone 5E/6E Reservoir and Booster Pump Station
 - Well Field
- Projects to be constructed simultaneously resulting in significant cost savings
- Land is located within undeveloped property owned by Arizona State Land Department (ASLD)
- Land acquisition costs will be reimbursed as part of land auction

Motion was made by Councilmember Bullock, seconded by Councilmember Edwards to amend item 29R to approve a budget amendment in the amount of \$15,300,000 in advance funding to be used as a deposit to secure rights of way in the Peoria Innovation Core for those projects described in the Fiscal Year 2026 to 2035 Capital Improvement Plan as follows: Lake Pleasant Parkway, Loop 303 to Central Arizona Project and Ashler Hills Drive, Lake Pleasant Parkway to 96th Avenue, Zone 5E/6E Reservoir and Booster Pump Station, Agua Fria West Recovery Well Project.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

30 R. **First Amendment to the Partial Amendment, Lake Pleasant Heights, Development Agreement**

Kevin Burke, Deputy City Manager, provided a PowerPoint presentation on an amendment to Mystic/Lake Pleasant Heights Development Agreement. Information included:

- Framework
- Triggers and timelines for neighborhood parks
- Ties vertical construction North of CAP to El Mirage Bridge
- Provides financial and infrastructure requirements for fire services

Discussion ensued regarding the locations and development of the fire stations.

Motion was made by Councilmember Stokes, seconded by Councilmember Bullock, to adopt **ORD. 2025-10** amending the Partial Amendment to and Restatement of the Development Agreement between the City of Peoria, Lake Pleasant Heights, Group Three Properties, and Norada Properties.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

31 R. **Code Amendment, Chapter 23, Fiber Optic Communications Systems in the Public Right of Way**

Jeff Curran, Development and Engineering Director, and Ben Ganados, Development Agreement Coordinator, provided a PowerPoint presentation on a code amendment to City Code Chapter 23, Fiber Optic Communications Systems in the Public Right of Way. Information included:

- Previous actions
- Legislative Purpose
- Amendment to City Code Chapter 23
- Upcoming amendment to City Code Chapter 27
- Next steps
- Acknowledgments of participation

Discussion ensued regarding telecommunication licenses to fiber companies and the expected conditions of streets.

Motion was made by Councilmember Edwards, seconded by Councilmember Bullock, to adopt **ORD. 2025-09** amending Chapter 23 of the City Code (1992), entitled Streets, Sidewalks and Public Improvements by adopting Sections 23-107 through 23-121, pertaining to Fiber Optic Communications Systems.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

32 R. **Rezone, Downtown, Peoria Avenue and Grand Avenue**

Chris Jacques, Planning and Zoning Director, provided a PowerPoint presentation on the rezoning of Peoria Avenue and Grand Avenue. Information included:

- Introduction and review of Applicant, Location, Site Plan and Proposal
- Site and Area Context
- Positioning Downtown Peoria
- Downtown Zoning
- Background
 - Economic Development Initiative
 - Subject Sites

City Council Meeting Minutes

April 22, 2025

Page 12 of 14

- Public Outreach
 - Notification Requirements
 - Neighborhood Meeting
- Planning and Zoning Commission
 - Public Hearing
 - No support and/or opposition
- Key Findings and Recommended Action to Adopt Ordinance 2025-11

Motion was made by Vice Mayor Crawford, seconded by Councilmember Stokes, to adopt **ORD. 2025-11**, approving the rezoning of approximately 5 acres generally located south of the intersection of Peoria Avenue and Grand Avenue.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

Reports from City Manager

Henry Darwin, City Manager reported on:

- Public Works and Water Services Department received reaccreditation on March 30, 2025
- Recognition of Recreation Assistants, Robert Bielman and James Gularte, for using their CPR training to respond to a medical emergency at Paloma Community Park
- Common Bond Development, retail developer, received the 2025 RED Award for Park at P83
- Update to Veterans Memorial at Rio Vista Park
- Peoria Contractor App Now Available
- Arbor Day and Earth Day Events
- Video on 2025 Spring Training Season

Reports from Council Youth Liaisons

Council Youth Liaison Adamsha reported on the Youth Advisory Board's volunteers at the Easter Event and the Relay for Life event at Centennial Highschool, and their financial literacy presentation for the Arizona Council for Economic Education.

Council Youth Liaison Shrivastava reported on the Youth Advisory Board's participation with Tomorrow We Vote and their anticipated voter registration drives.

The regular meeting recessed from 8:24 p.m. to 8:32 p.m.

Call To The Public (Non-Agenda Items)

Jon Forsythe, Peoria Citizen, spoke on his general concerns with the City and the development of Amkor Technologies.

Patrick Hyseth, Peoria Citizen, spoke about his expectations for Mayor and Council.

Steve Riggins, Peoria Citizen, spoke regarding manufacturing facilities and his concerns with Amkor Technologies.

Kathy Bertelheim, Peoria Citizen, spoke on her concerns regarding Amor Technologies and water usage.

Doreen Power, Peoria Citizen, spoke on her concerns about the development of Amkor Technologies.

Pat Lolley, Peoria Citizen, spoke about the location of Amkor Technologies.

Mike Kelleger Peoria Citizen, spoke regarding Amkor Technologies and the industrial development in Peoria.

Dana Moore, Peoria Citizen, spoke about the Vistancia Development Agreement and his concerns with Amkor Technologies.

Megan Staub, Peoria Citizen, spoke on being a homeowner in Vistancia and her concerns with the development of Amkor Technologies.

Reports from the Mayor

Mayor Beck reported on:

- Caldwell County BBQ Ground Breaking
- Honor Health Grand Opening
- State of the City

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 9:08 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 22nd day of April, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of May, 2025.

Agnes Goodwine, City Clerk