



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
August 5, 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 5:00 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 and consultation for legal advice concerning district funds and council logistical issues, pursuant to A.R.S. § 38-431.03(A)(3).

Motion was made by Councilmember Edwards, seconded by Councilmember Bullock to enter into an Executive Session.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Finn.

Motion carried.

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 6:00 p.m.

Invocation Pastor Kim Owens from Fresh Start Church.

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: None.

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.

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 June 17, 2025 Council Meeting minutes.

4 C. **Applicant Agent Designation, Arizona Division of Emergency Management**

Adopted **RES. 2025-74** designating the Chief Financial Officer as the applicant agent for the Arizona Division of Emergency Management for all current and future City of Peoria reimbursement requests for funds spent in response to emergencies and/or disasters within the State of Arizona.

5 C. **Code Amendment, Section 3-46, Youth Advisory Board Membership**

Adopted **ORD. 2025-24** amending Section 3-46 of the Peoria City Code pertaining to the establishment and membership of the Youth Advisory Board.

6 C. **Grants, Arizona State Library, Archives and Public Records Office, Technology and Innovation**

Accepted: (a) four grants totaling \$34,824, from the Arizona State Library; and (b) approved a budget amendment for \$34,824 from Contingency to the Library Services and Technology grant account.

7 C. **State of Arizona General Appropriation Act of Fiscal Year 2025/2026 Senate Bill 1735**

Accepted funding in the amount of \$83,900 in State funds via the Senate Bill 1735 to expand participation in the pilot program established by laws 2024, chapter 209, section 127, paragraph 1 that is focused on law enforcement data sharing, specifically connecting records and dispatch systems. The program aims to improve information sharing among different law enforcement agencies.

8 C. **Designate Roadways, Establish Rights-of-Way, Various Locations**

Adopted **RES. 2025-76** designating various Real Properties to be used as City roadways and authorize the establishment of Public Rights of Way to be opened and maintained by the City as a Public Street. The deeds and easements have been recorded by the Maricopa County Recorder's Office and this process will formally incorporate them into the system.

9 C. **Intergovernmental Agreement, Maricopa County, City of Peoria, City of Glendale, Northern Parkway Program, Agua Fria River to 103rd Avenue, Owner, Operation and Maintenance Responsibilities**

Approved an Intergovernmental Agreement between Maricopa County, City of Glendale, and City of Peoria for ownership, operation and maintenance responsibilities associated with the Northern Parkway Program. The project is defined as the segment of the overall Northern Parkway, Agua Fria River to 103rd Avenue.

10 C. **Intergovernmental Agreement, State of Arizona, City of Glendale, Maricopa County, Northern Avenue, 103rd Avenue to 91st Avenue, Abandonment and Maintenance, County Name Change**

Reapproved an Intergovernmental Agreement between the State of Arizona, City of Glendale, City of Peoria, and Maricopa County for the coordination of the abandonment and conveyance of right-of-way and roadway maintenance responsibilities of certain areas of abandonment along Northern Avenue to amend the Maricopa County entity name.

11 C. **Revocable Fiber Optic Communications License, Light Source Communications LLC**

Approved the Revocable Fiber Optic Communications License issued to Light Source Communications LLC for the purpose of granting permission to construct, install, operate, maintain, and use public highways, public rights-of-way, public streets within the City of Peoria to provide Fiber Optic Communications Services.

12 C. **First Amended and Restated Revocable Telecommunications Services License Agreement, Flying Bull Internet LLC**

Approved the First Amended and Restated Revocable Telecommunications Services License 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) clarifying that Licensee can provide internet access services to subscribers concurrently with providing telecommunications services during the term of the License

13 C. **Maintenance Improvement District No. 1276, Haciendas at White Peak Parcel A, 136th Drive and Blackstone Drive**

Approved the Petition for Formation and adopted **RES. 2025-77** Intention and ordering the formation of proposed Maintenance Improvement District No. 1276, Haciendas at White Peak Parcel A, located at 136th Drive and Blackstone Drive; and adopted **RES. 2025-78** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

14 C. **Maintenance Improvement District No. 1277, Haciendas at White Peak Parcel B, 137th Drive and Blackstone Drive**

Approved the Petition for Formation and adopted **RES. 2025-79** Intention and ordering the formation of proposed Maintenance Improvement District No. 1277, Haciendas at White Peak Parcel B, located at 137th Drive and Blackstone Drive; and adopted **RES. 2025-80** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

15 C. **Street Light Improvement District No. 1178, Haciendas at White Peaks Parcel A, 136th Drive and Blackstone Drive**

Approved the Petition for Formation and adopted **RES. 2025-81** intention and ordering the formation of proposed Street Light Improvement District No. 1178, Haciendas at White Peaks Parcel A, located at 136th Drive and Blackstone Drive; and adopted **RES. 2025-82** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

16 C. **Street Light Improvement District No. 1179, Haciendas at White Peaks Parcel B, 137th Drive and Blackstone Drive**

Approved the Petition for Formation and adopted **RES. 2025-83** intention and ordering the formation of proposed Street Light Improvement District No. 1179, Haciendas at White Peaks Parcel B, located at 137th Drive and Blackstone Drive; and adopted **RES. 2025-84** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

17 C. **Abandonment of City Interest, Easements for Drainage and Non-Vehicular Access, Multiple Locations**

(a) Adopted **RES. 2025-85** abandoning the City's interest in a portion of a certain Drainage Easement within Lot 2 of the Trailhead located north of Happy Valley

Road east of 83rd Avenue (Deed25-015) and (b) adopted **RES. 2025-86** abandoning the City's interest in a segment of a certain Non-Vehicular Access Easement within Lot 3 of Tuscan Estates (Deed25-014) located north of Pinnacle Peak Road east of 75th Avenue.

18 C. **Abandonment of City Interest, Federal Patent Easement, Southwest Corner of 92nd Avenue and Saddlehorn Road**

Adopted **RES. 2025-87** to abandon City interest in a portion of a Federal Patent Easement as recorded in Maricopa County Recorder Docket 3119 Page 498, located along the west side of 92nd Avenue south of Saddlehorn Road.

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

Adopted **RES. 2025-88** 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.

20 C. **Liquor License Application, Walmart Fuel Station #1533, 7999 West Peoria Avenue**

Recommended approval to the State Liquor Board for: a New Wine and Beer (Series 10) Liquor License for Walmart Fuel Station #1533, located at 7999 West Peoria Avenue, John D. Curtis II, Applicant, LL#25-010815

Mayor Beck announced that several Councilmembers requested to move **Item 7C (Council Policy 3-1) Amendment: Real Property Acquisition and Eminent Domain** to the regular agenda, which will be listed under the regular agenda as Item 22R.

Being that there were no additional requests, Councilmember Edward made a motion to approve the consent agenda with noted changes and seconded by Councilmember Bullock.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

REGULAR AGENDA

New Business:

21 R. **Budget Amendment, Additional Patrol Computers**

Police Chief Thomas Intriери and Deputy Police Chief Douglas Steel provided a PowerPoint presentation on the budget amendment for additional patrol computers.

Information Included:

- Mobile Data Computers (MDCs) are assigned to patrol vehicles rather than individual officers and are shared between shifts.
- Shared MDCs remain powered on, leading to accelerated wear and tear.
- Lack of individual accountability for MDCs results in loss, damage and increased maintenance demands.
- Limited MDC availability at shift change.
- Multiple user profiles cause delays in log-in times.
- Transitioning to a personnel-based assignment model will:
 - Increase individual accountability.
 - Reduce equipment downtime and repair cycles.
 - Ensure consistent access to digital tools.
 - Improve data security, officer productivity and service to community.
 - Provides integration with other software.
- Employee Feedback identified access to tools and equipment as an area of improvement within the Police Department.
- Staff recommendation to approve a budget amendment from contingency to fund an expansion of computers on Patrol Services.

Discussion ensued as to why the request was not included in the recently adopted budget. Chief Intrieri commented that the budget process was already in the works and the option at that time was to request an amendment.

Motion was made by Councilmember Bullock, seconded by Vice Mayor Crawford, to authorize the budget amendment of \$884,192 to expand the Police Department's quantity of computers in Patrol Services.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

22 R. Council Policy 3-1 Amendment; Real Property Acquisition and Eminent Domain

Henry Darwin, City Manager, highlighted the proposed amendment to the Council Policy 3-1; Real Property Acquisition and Eminent Domain.

Information included:

- Amendment relates to the acquisition of real property and eminent domain is not affected by the amendment.

- The current Council Policy does not iterate the authorities that are necessary for the purchase of State land.
- Council approved the purchase of State land in the Fiscal Year 2026 budget and the Capital Improvement Project for Fiscal Years 2026-2035.
- City staff, with the authority of City Council, will participate in a State land Auction on August 27, 2025.
- All council members may need to be present to bid at the auction if the Council Policy is not amended.
- The City Manager may not purchase State land unless prior approval is received from Mayor and Council.

Paul Smith, Peoria resident, asked questions clarifying the language of the Council Policy 3-1.

Jon Forsythe, Peoria resident, spoke on his concerns regarding time limitations of the amendment to the Council Policy 3-1.

Joe Clure, Peoria resident, spoke in support of the amendment to Council Policy 3-1.

Motion was made by Vice Mayor Crawford, seconded by Councilmember Stokes, to adopt **RES. 2025-75** updating Council Policy 3-1, pertaining to Real Property Acquisition and Eminent Domain, by adopting new policy language that clearly delegates authority to the City Manager to take all steps necessary to acquire parcels of State Trust land, through approved Arizona State Land Department auctions, that are required for Capital Improvement Program projects.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

23 R. **Third Amendment to Amended and Restated Vistancia Development Agreement**

Kevin Burke, Deputy City Manager, provided a PowerPoint presentation on a third amendment to the Amended and Restated Development Agreement between Vistancia Development. Information included:

- Details of Development Agreement
- Calculations
- Other agreements with Vistancia
- Staff recommendation

Motion was made by Councilmember Stokes, seconded by Councilmember Bullock, to approve a Third Amendment to the Amended and Restated Development Agreement between Vistancia Development, LLC, Vistancia Investments, LLC and the City of Peoria.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

24 R. **Code Amendment, Chapter 2 and Chapter 27, Fee Table 27-7 Pertaining to Inspection Fees**

Mike Faust, Deputy City Manager, provided a PowerPoint presentation on the code amendment to Chapter 2 and Chapter 27, Fee Table 27-7 Pertaining to Inspection Fees.

Information included:

- Overview of Chapter 2 revisions
- Example project under current and proposed fee structure
- Staff recommendation

Motion was made by Vice Mayor Crawford, seconded by Councilmember Bullock, to adopt **ORD. 2025-19** to: (a) amend Chapter 2 of the Peoria City Code (1992), entitled Development and Engineering Department; fees required; and (b) concurrently amend Chapter 27, Fee Table 27-7.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

25 R. **Code Amendment, Chapter 27, Fee Table 27-7, Fiber Optic Communications Systems Fees and Microtrenching Fees**

Ben Ganados, Development Agreement Coordinator, provided a PowerPoint presentation on a Code Amendment, Chapter 27, Fee Table 27-7, Fiber Optic Communications Systems Fees and Micro Trenching Fees.

Information included:

- Previous actions
- Amendments to Fee Table 27-7

- Annual Minimum Fee Tier Table structure
- Fees become effective on September 5, 2025
- Upcoming amendment to Chapter 27-7

Motion was made by Councilmember Bullock, seconded by Councilmember Edwards, to adopt **ORD. 2025-20** amending Fee Table 27-7 of Chapter 27 of the Peoria City Code (1992) to memorialize the fee methodology for an annual license fee for Fiber Optic Communications Systems in the City's rights-of-way, and a fee associated with micro trenching.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

26R. Code Amendment, Chapter 27 Fee Tables 27-1 through 27-19(h)

Mike Faust, Deputy City Manager, provided a PowerPoint presentation on Code Amendment, Chapter 27 Fee Tables 27-1 through 27-19(h). Information included:

- Summary
- Development of User Fees
 - Fees have not been reviewed or updated since 2018
 - Updates are for Fiscal Years 2026, 2027 and 2028
- Summary of Adjustments
 - Site and Building Development
 - Planning and Zoning
 - Fire Department
 - City Clerk's Office
 - Body Warn Camera Footage
 - Table 27-5 General Fund Max Fee adjustments
- Staff recommends the adoption of Ordinance 2025-21 and amendment of associated revision to Chapter 27 tables 27-1 through 27-19(h)

Motion was made by Councilmember Bullock, seconded by Councilmember Stokes to adopt **ORD. 2025-21** to amend Chapter 27, Fee Tables 27-1 through 27-19(h).

Upon tabulation of votes, it showed:

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

NAYS – Dunn

ABSENT – None

Motion carried 6-1.

27 R. Public Hearing - Annexation, Arizona State Land Department Parcel C

Items 27R and 28R were presented together but separate public hearings were held and voted upon in separate motions.

Chris Jacques, Planning and Zoning Director, provided a PowerPoint presentation on Annexation and Initial Zoning, Arizona State Land Department Parcel C. Information included:

- Introduction
 - Applicant
 - Owner
 - Requesting the Annexation of 173 Acres and apply initial “Translational” Zoning
- State Land Parcels
- Annexation Request and Initial Zoning Process
- Annexation of Arizona State Land Parcel C
- Initial Zoning Analysis
 - State Law Requirements
 - Existing County Zoning District
 - Proposed City Zoning District
- Initial Zoning Public Outreach
 - Notification
 - Neighborhood Meeting not required for initial zoning cases
 - No communications in support or opposition
 - Planning and Zoning Commission
- Staff recommends adopting Ordinance 2025-22 and Ordinance 2025-23.

At 8:00 p.m. Mayor Beck opened the Public Hearing.

Paul Smith, Peoria resident, asked questions clarifying the use of Arizona State Land Parcel C.

At 8:03 p.m. Mayor Beck closed the Public Hearing.

Motion was made by Councilmember Bullock, seconded by Vice Mayor Crawford to adopt **ORD. 2025-22** approving the annexation of approximately 173 acres of Arizona State Trust Land, generally located in the vicinity of the 100th Avenue alignment, north and south of the Loop 303.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried unanimously.

28 R. Public Hearing - Initial Zoning, Arizona State Land Department Parcel C

Items 27R and 28R were presented together but separate public hearings were held and voted upon in separate motions.

Chris Jacques, Planning and Zoning Director, provided a PowerPoint presentation on Annexation and Initial Zoning, Arizona State Land Department Parcel C. Information included:

Chris Jacques, Planning and Zoning Director, provided a PowerPoint presentation on Annexation and Initial Zoning, Arizona State Land Department Parcel C.

Information included:

- Introduction
 - Applicant
 - Owner
 - Requesting the Annexation of 173 Acres and apply initial “Translational” Zoning
- State Land Parcels
- Annexation Request and Initial Zoning Process
- Annexation of Arizona State Land Parcel C
- Initial Zoning Analysis
 - State Law Requirements
 - Existing County Zoning District
 - Proposed City Zoning District
- Initial Zoning Public Outreach
 - Notification
 - Neighborhood Meeting not required for initial zoning cases
 - No communications in support or opposition
 - Planning and Zoning Commission unanimously voted to recommend approval
- Staff recommends adopting Ordinance 2025-22 and Ordinance 2025-23.

At 8:04 p.m. Mayor Beck opened the Public Hearing.

No public comments were received.

At 8:04 p.m. Mayor Beck closed the Public Hearing.

Motion was made by Councilmember Edwards, seconded by Councilmember Stokes to adopt **ORD. 2025-23** approving initial zoning (“translational zoning”) for an approximately 173-acre area of State Trust Land proposed for annexation. This area is generally located along the 100th Avenue alignment, north and south of Loop 303. This action would replace the current Maricopa County zoning district of Rural-43 with the equivalent City of Peoria zoning district of Suburban Ranch.

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:

- Parks and Recreation Re-Accreditation
- Unveiling of the William L. Patena Community Center sign and resources provided by the Community Center

Reports from the Mayor

Mayor Beck reported on:

- Ceremonial Demolition of Council Chambers
- Jefferson House Groundbreaking

Call To The Public (Non-Agenda Items)

- Kathy Bartelham, Peoria resident, spoke on her concerns regarding Amkor Technologies.
- Jon Forsythe, Peoria resident, spoke regarding efforts to recall the Mayor and Council.
- Joe Clure, Peoria resident, spoke on the Mayor and Council's priorities and their efforts to achieve them.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 8:24 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 5th day of August, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of August, 2025.

Agnes Goodwine, City Clerk