



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PEORIA PUBLIC SAFETY ADMINISTRATION BUILDING
PEORIA ROOM
August 26, 2025

An Executive Session Meeting of the City Council of the City of Peoria, Arizona was convened at 8351 W.Cinnabar Avenue in open and public session at 4:00 p.m.

Members Present: Mayor Jason Beck, Mayor Pro Tem Michael Finn; Councilmembers, Rick Stokes, Denette Dunn, Jon Edwards, Matt Bullock.

Members Absent: Vice Mayor Jennifer Crawford

Note: Vice Mayor Crawford arrived at 4:02 p.m.

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 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 Bullock, seconded by Councilmember Dunn to enter into an Executive Session.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Crawford.

Motion carried.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 4:01 p.m.

STUDY SESSION

A **Study Session Meeting** of the City Council of the City of Peoria, Arizona was not held.

Subject(s) for Discussion Only

3. Code Amendment, Chapter 21 (Zoning), Middle Housing - POSTPONED

The Planning Department will summarize and lead a discussion on the development of a code amendment pertaining to the 2024 passage of House Bill 2721 ("Middle Housing"). The bill requires that all provisions be in place by January 1, 2026.

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 6:11 p.m.

Invocation Pastor Rosalinda Kirtdoll 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; 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.

4C. Minutes

Approved the August 5, 2025 Council Meeting Minutes.

5C. **Quarterly Investment Reports**

Received and filed the Quarterly Investment Reports for January through March 2025 and April through June 2025.

6C. **Fiscal Year 2025 4th Quarter Budget Amendments and Fiscal Year 2025 4th Quarter Chargebacks**

Approved the Fiscal Year 2025 4th Quarter Budget Amendments and 4th Quarter Chargebacks.

7 C. **Budget Amendment, Fiscal Year 2025 Shortfall, City Attorney's Office**

Approved a budget amendment in the amount of \$318,525 from Contingency to the Risk Management Fund to pay insurance premiums and claim expenditures in excess of the Fiscal Year 2025 adopted budget.

8 C. **Council Policy Amendment, City Council District Funds**

Amended City Council Policy #CP2-2, City Council District Funds. The policy will be amended to better align with recent Supreme Court rulings and ensure that funds expended are commensurate with the value returned to the Peoria community.

9 C. **Code Amendment, Chapter 23, Fiber Optic Communication Systems in the Public Rights-of-Way**

Adopted **ORD. 2025-25** amending Chapter 23 of the City Code (1992), entitled Streets, Sidewalks and Public Improvements by amending Sections 23-114, pertaining to Fiber Optic Communications Systems; License Fee.

10 C. **Code Amendment, Chapter 27, Fee Table 27-7, Fiber Optic Communications Systems Fees**

Adopted **ORD. 2025-26** amending Fee Table 27-7 of Chapter 27 of the Peoria City Code (1992) to lower the annual license fee for Fiber Optic Communications Services Providers that lease, license, or contract out the use of their Facilities to third parties.

11 C. **Intergovernmental Agreement First Amendment, City of Glendale for Roadway Signing and Pavement Marking Maintenance**

Approved the First Amendment to the Intergovernmental Agreement with the City of Glendale for the installation, maintenance, and emergency repair of signing, pavement markings and other traffic control on streets bordering Glendale and Peoria where the right-of-way is not wholly within one jurisdiction.

12 C. **Intergovernmental Agreement First Amendment, Maricopa County, Acceptance and Use of Maricopa County American Recovery Plan Act Funds**

Approved Amendment No. One to the Intergovernmental Agreement with Maricopa County for American Recovery Plan Act funds, reducing the total allocation to \$519,500, and allowing Maricopa County to repurpose \$100,000 toward a regional West Valley family shelter project. This reallocation action will help to maintain Peoria's access to homeless shelter services with the funds that would otherwise be forfeited due to closure of iHELP shelter services contract.

13 C. **Abandonment of City Interest, Easement for Water Line, Southeast Corner of Cotton Crossing and Peoria Avenue**

Adopted **RES. 2025-89** abandoning the City's interest in a portion of a certain Water Line Easement within Lot 1 of the Peoria Center Station Final Plat located east of Cotton Crossing south of Peoria Avenue (Deed24-044).

14 C. **Aloravita Southwest Circulation, Minor General Plan Amendment (GPA25-02)**

Adopted **RES. 2025-90**, approving the General Plan Circulation Map change.

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

Recommended approval to the State Liquor Board for:

- (a) a New Restaurant (Series 12) Liquor License for Wild Pine Coffee Co, located at 20340 N. Lake Pleasant Road Suite 110, Trendera S. Anderson, Applicant, LL#25-010412.
- (b) a New Restaurant (Series 12) Liquor License for Sparrow, located at 8156 W. Happy Valley Road #104-106, Libby Jo Estes, Applicant, LL#25-010840.
- (c) a New Restaurant (Series 12) Liquor License for Brave Sushi All You Can Eat, located at 16049 N. Arrowhead Fountain Drive #B, Hyoungyul Lee, Applicant, LL#25-010894.

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

REGULAR AGENDA

New Business:

16 R. State Land Purchase (ED00034) - Contingency Budget Adjustment

Deputy City Managers, Mike Faust and Kevin Burke, provided a PowerPoint presentation on the State Land Purchase. Information Included:

- Overview of Public Auction
- Process Overview
- Terms of Auction
- Post Auction Action
- Recommendation from Staff

Ruthee Goldkov, Peoria Citizen, spoke regarding her concerns of water usage.

Shannon Ceimo, Peoria Citizen, spoke regarding environmental surveys and concern for industrial development.

Edward Molina, Peoria Citizen, spoke in support of the State Land Purchase.

A motion was made by Councilmember Bullock, and seconded by Vice Mayor Crawford, to approve a budget amendment in the amount of \$1,412,000 from the city's contingency appropriation for administrative fees associated with the State Land Purchase Capital Improvement Project (ED00034).

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: None

Reports from the Mayor:

Mayor Beck commented on the State Land Purchase process and its value for economic development.

Call To The Public (Non-Agenda Items)

- Jeff Orr, Peoria Citizen, spoke on his beliefs and how they apply to leadership.

- Theresa Christensen, Peoria Citizen, spoke regarding early childhood education and her gratitude for Mayor and Council.
- Steve Riggins, Peoria Citizen, spoke regarding the development and location of Amkor Technology.
- Kathy Bartelheim, Peoria Citizen, spoke on cellular service in Vistancia and her concerns of water usage of Amkor Technology.
- Dawn McCartney, Peoria Citizen, spoke regarding her concerns of the development of Amkor Technology.
- Shannon Ceimo, Peoria Citizen, spoke regarding the addition of an extended stay facility in Peoria and the development of Amkor Technology.
- Allen Redo, Peoria Citizen, spoke on his concerns regarding Amkor Technology.
- Karen Bridgeman, Peoria Citizen, spoke on her concerns with the development of Amkor Technology.
- Lori Granger, Peoria Citizen, spoke on her concerns regarding industrial development.
- Megan Staub, Peoria Citizen, spoke on the development and location of Amkor Technology.
- Jon Forsythe, Peoria Citizen, spoke on his concerns regarding the leadership of Mayor and Council.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 7:15 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 26th day of August, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16th day of September, 2025.

Agnes Goodwine, City Clerk