



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PEORIA PUBLIC SAFETY ADMINISTRATION BUILDING
PEORIA ROOM
September 16, 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 4:02 p.m.

Members Present: Mayor Jason Beck, Vice Mayor Jennifer Crawford, Mayor Pro Tem Michael Finn; Councilmembers, Rick Stokes, Matt Bullock.

Members Absent: Councilmembers, Denette Dunn, Jon Edwards.

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

The City of Peoria Council may vote to hold 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 any matter listed on the agenda pursuant to A.R.S. 38-431.03(A).

- (a) Discussion and consultation for legal advice concerning the potential formation of "City of Peoria Fire District" pursuant to A.R.S. § 38-431.03(A)(3).
- (b) Discussion and consultation with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding Peoria Police Officers' Association pursuant to A.R.S. § 38-431.03(A)(4) and 38-431.03(A)(5)

Motion was made by Mayor Pro Tem Finn seconded by Councilmember Stokes to enter into an Executive Session.

Upon tabulation of votes, it showed:

AYES – Beck, Crawford, Finn, Stokes, Bullock.

NAYS – None.

ABSENT – Dunn, Edwards.

Motion carried 5-0.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 4:03 p.m.

STUDY SESSION

A **Study 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 5:15 p.m.

Members Present: Mayor Jason Beck, Vice Mayor Jennifer Crawford, Mayor Pro Tem Michael Finn; Councilmembers, Rick Stokes, Matt Bullock.

Members Absent: Councilmembers Jon Edwards and Danette Dunn.

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 Amendment, Chapter 21 (Zoning), Middle Housing**

Chris Jacques, Planning and Community Development Director, presented a PowerPoint presentation on the development of a code amendment pertaining to the 2024 passage of House Bill 2721 ("Middle Housing"). Mr. Jacques reported that HB2721 requires that all provisions be in place by January 1, 2026. Information included:

- Housing and Zoning Bills Signed in the 56th Arizona Legislative Session (2024)
 - Pre-Emptive Bills
 - Deadlines for Compliance
- HB2721 – Middle Housing
 - Definition of Middle Housing
 - Minimal Impact on Peoria
 - Exemptions
 - State and City Limitations
 - Zoning Code Amendment
 - Timeline

Discussion ensued regarding cities over 75,000 residents must authorize "Middle Housing" as Permitted Use to at least 20% of the gross area of any new development zoned Single-Family Residential of more than 10 contiguous acres. Mr. Jacques stated that it does not apply to existing development in North Peoria.

4. **Integrated Water Utility Master Plan and Advanced Water Purification Feasibility Study**

Kevin Burke, Deputy City Manager, introduced David Burks, Water Services Director, Daniel Kiel, Deputy Water Services Director, and Brett Fleck, Water Resources Manager, and displayed a PowerPoint presentation on the City's Integrated Water Utility Master Plan. Information included:

- Integrated Water Utility Master Plan (IWUMP) Objectives
- Peoria's Water Supplies
 - Salt River Project (SRP) – 29.1% in 2024
 - Central Arizona Project (CAP) – 61.8%
 - Reclaimed/Effluent/Recycled Water – 5.1%
 - Groundwater – 4.0%
- Water Demand Projection
- Water Supply Scenarios
- Potable Water Distribution System
- Wastewater Collection System
- Reclaimed Water System
- Consultant Recommendations
- Next Steps

Daniel Kiel, Deputy Water Services Director, and Eric McClesky, Carollo Engineer, displayed a PowerPoint presentation by Carollo Engineers, Inc. on Advanced Water Purification Feasibility Study. Information included:

- **What is Advanced Water Purification (AWP)**
- **Non-Potable Reuse “Reclaimed”**
 - Recharge and Recovery
 - Advanced Water Purification
- **Background and Purpose**
 - Project Overview
 - Evaluation
 - Feasibility Roadmap
 - Water Resources Guiding Principles
- **Project Goals**
- **Water Available for AWP**
- **AWP Alternatives**
 - Conceptual Site Layout
- **Timeline and Next Steps**
 - Evaluate Partnership Opportunities
 - Centralized or Decentralized AWP Facility Strategy
 - Select Final AWP Facility Alternative
 - Potential AWP Implementation Timeline

Discussion ensued regarding:

- Implementation Timeline
- Potential Bottlenecks to Implementation
- Public Outreach
- Certification Timeline

Being no further business to come before the Council, the Study Session was duly adjourned at 6:10 p.m.

REGULAR MEETING

A **Regular Meeting** of the City Council of the City of Peoria, Arizona was convened at 8351 W. Cinnabar Avenue in open and public session at 6:22 p.m.

Invocation by State President Mike Walton of Church of Jesus Christ of Latter-day Saints.

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 (Virtually), Matt Bullock.

Council Youth Liaisons: Anika Navghare and Felicia Holly took their seats following their swearing in by Judge Tatz.

Members Absent: Councilmember Jon Edwards.

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.

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PRESENTATION

5. **Youth Council Liaison Service Awards**

Brian Carrico, Family and Youth Services Superintendent, presented the Appreciation of Service Awards to Manya Tewari and Sarah Adamsha. Judge Tatz administered the Oath of Office to Felicia Holly and Anika Navghare. Following the oath, Felicia and Anika joined Mayor and Council at the dais.

6. **Peoria Police Officers' Association Labor Negotiations**

Christine Nickel, Human Resources Director, Sergeant Matt Miller and Officer David Ayres, displayed a PowerPoint presentation on Peoria Police Officers' Association Labor Negotiations. Information included:

- Current Memorandums of Understanding (MOUs) with current labor groups
- City of Peoria Police Supervisors (COPPS) and Peoria Police Officers Association (PPOA) intent to merge
- Scope of Meeting and Confer Process as set in City Code Chapter 6
- Roles of the City Council and City Staff
- Council Interests – Negotiations
- Goals of PPOA for MOU Fiscal Year 2027

- Summary of PPOA Interests for Negotiations
- Negotiation Team and Next Steps

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 Council Meeting minutes for August 19, 2025 and August 26, 2025.

8 C. **Board and Commission Appointments**

Approved the recommendations from the Council Boards and Commissions Subcommittee and adopt **RES. 2025-96** appointing/reappointing members to various Boards and Commissions.

9 C. **Peoria Police Officers Association Dissolution**

Adopted **RES. 2025-97**, dissolving the City of Peoria Police Supervisors, (COPPS) as an employee organization and recognizing the Peoria Police Officers Association (PPOA) as the employee organization authorized to represent employees previously represented by City of Peoria Police Supervisors, effective July 1, 2026.

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

a) Accepted the State Library Grants-in-Aid of \$8,517 from the Arizona State Library, Archives and Public Records Office to support the library's materials collection; and (b) Authorized a budget amendment of \$8,517 from Contingency to the Main Library Division.

11 C. **Grant, United States Environmental Protection Agency, Funding for Patterson Well Redrill Project**

Approved a submission of a grant application to the United States Environmental Protection Agency under the Midsize and Large Drinking Water System Infrastructure Resilience and Sustainability Program. The City is requesting \$2,000,000 in funding to support the redrilling of the Patterson Well, located at 107th Avenue and Williams.

12 C. **Data Access/Exchange Agreement, Arizona Department of Transportation**

Authorized the City Manager to renew the Data Access/Exchange Agreement between the City of Peoria and the Arizona Department of Transportation to access the Crash Records Information System Database to submit electronic crash records and/or Arizona Crash Information System to analyze and retrieve crash data of the Arizona Department of Transportation.

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

Upon tabulation of votes, it showed:

AYES – Beck, Crawford, Finn, Stokes, Dunn, Bullock.
NAYS – None
ABSENT – Edwards.

Motion carried 6-0.

REGULAR AGENDA

New Business:

13 R. **Fire District, City of Peoria, Provide Service to Adjacent County Island Parcels**

Travis Cutright, Deputy City Manager, Fire Chief Gary Bernard and Deputy Fire Chief Rob Brewster, provided a PowerPoint presentation on the Fire District, City of Peoria, Provide Service to Adjacent County Island Parcels. Information Included:

- Peoria County Island Fire District
- Purpose
 - Solve the County Island response issues
 - Increase Firefighter safety
 - Increase efficiency
 - Cost recovery for services
- County Island Map
- Current Fee Structure
- Options:
 - Continue building subscription service
 - Create a Fire District

Discussion ensued regarding the recovery of costs for the City.

A motion was made by Councilmember Stokes, and seconded by Councilmember Bullock, to approve the formation of the City of Peoria Fire District to provide fire

protection service to county island parcels within city boundaries.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – Edwards.

Motion carried 6-0.

14 R. **Peoria Residential Multi-Family: Minor General Plan Amendment (GPA24-07)**

Items 14R and 15R were presented together but voted upon in separate motions.

Chris Jacques, Planning and Community Development Director, displayed a PowerPoint presentation on the Peoria Residential Multi-Family: Minor General Plan Amendment. Information Included:

- Introduction
 - Applicant
 - Subject Property
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition Background
- Conceptual Development Plan
- Conceptual Renderings
- General Plan Amendment Request and Analysis
- Rezone Request and Analysis
- Public Outreach
 - Notification
 - Neighborhood Meeting
 - Concerns
- Planning and Zoning Commission
 - Public Hearing
 - Support/Opposition
- Key findings
- Recommended Actions

Discussion ensued regarding a cross-access driveway along the northern edge of the site and school pick up zones.

A motion was made by Vice Mayor Crawford, and seconded by Councilmember Bullock, to concur with the Planning and Zoning Commission's recommendation to adopt **RES 2025-98**, amending the General Plan Land Use designation from Traditional Residential (2-5 du/ac) to Urban Residential (12+ du/ac) on approximately

5-acres. The site is located at the northeast corner of 87th Avenue and Northern Avenue.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – Edwards.

Motion carried 6-0.

15 R. **Peoria Residential Multi-Family: Rezone (Z24-07)**

Items 14R and 15R were presented together but voted upon in separate motions.

Chris Jacques, Planning and Community Development Director, displayed a PowerPoint presentation on the Peoria Residential Multi-Family: Rezone. Information Included:

- Introduction
 - Applicant
 - Subject Property
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition Background
- Conceptual Development Plan
- Conceptual Renderings
- General Plan Amendment Request and Analysis
- Rezone Request and Analysis
- Public Outreach
 - Notification
 - Neighborhood Meeting
 - Concerns
- Planning and Zoning Commission
 - Public Hearing
 - Support/Opposition
- Key findings
- Recommended Actions

Discussion ensued regarding a cross-access driveway along the northern edge of the site and school pick up zones.

A motion was made by Vice Mayor Crawford, and seconded by Councilmember Stokes, to concur with the Planning and Zoning Commission's recommendation to adopt **ORD. 2025-27**, rezoning approximately 5-acres from Convenience Commercial (C-1) to Multi-Family Residential (RM-1). The site is located at the northeast corner of 87th Avenue

and Northern Avenue.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn
NAYS – None
ABSENT – Edwards.

Motion carried 6-0.

Reports from City Manager:

- Peoria's Historic State Land Acquisition Peoria Innovation Core (PIC)
- 10 Years of Peoria's First Community Garden
- Recognition of thirteen new Peoria firefighters
- Recognition of two current Peoria firefighters that completed their paramedic program.
- Aquatics Update
- September Events

Reports from the Mayor:

- September 11, 2001, 24th anniversary
- Hispanic Heritage Month
- Recognition of Charlie Kirk

Being no further business to come before the Council, the **Regular Meeting** was duly adjourned at 7:25 p.m.

Mayor Beck reconvened into the **Saddleback Community Facilities District No. 1 Board Meeting** of the City Council of the City of Peoria, Arizona at 7:25 p.m.

SADDLEBACK COMMUNITY FACILITIES DISTRICT NO. 1 BOARD MEETING

Clerk's Note: Agenda Item 16C and 17C was voted on separately by the Saddleback Community Facilities District No. 1 Board. The legal actions for this item will be reflected separately in the September 16, 2025, Saddleback Community Facilities District No. 1 Board minutes.

Being no further business to come before the Council, the Saddleback Community Facilities District No. 1 Board Meeting was duly adjourned at 7:26 p.m.

Mayor Beck reconvened into the **Saddleback Community Facilities District No. 2 Board Meeting** of the City Council of the City of Peoria, Arizona at 7:26 p.m.

SADDLEBACK COMMUNITY FACILITIES DISTRICT NO. 2 BOARD MEETING

Clerk's Note: Agenda Item 18C and 19C was voted on separately by the Saddleback Community Facilities District No. 2 Board. The legal actions for this item will be reflected separately in the September 16, 2025, Saddleback Community Facilities District No. 2 Board minutes.

Being no further business to come before the Council, the Saddleback Community Facilities District No. 2 Board Meeting was duly adjourned at 7:26 p.m.

Mayor Beck reconvened into the **Saddleback Community Facilities District No. 3 Board Meeting** of the City Council of the City of Peoria, Arizona at 7:26 p.m.

SADDLEBACK COMMUNITY FACILITIES DISTRICT NO. 3 BOARD MEETING

Clerk's Note: Agenda Item 20C and 21C was voted on separately by the Saddleback Community Facilities District No. 3 Board. The legal actions for this item will be reflected separately in the September 16, 2025, Saddleback Community Facilities District No. 3 Board minutes.

Being no further business to come before the Council, the Saddleback Community Facilities District No. 3 Board Meeting was duly adjourned at 7:26 p.m.

Mayor Beck reconvened into the **Saddleback Community Facilities District No. 4 Board Meeting** of the City Council of the City of Peoria, Arizona at 7:27 p.m.

SADDLEBACK COMMUNITY FACILITIES DISTRICT NO. 4 BOARD MEETING

Clerk's Note: Agenda Item 22C and 23C was voted on separately by the Saddleback Community Facilities District No. 4 Board. The legal actions for this item will be reflected separately in the September 16, 2025, Saddleback Community Facilities District No. 4 Board minutes.

Being no further business to come before the Council, the Saddleback Community Facilities District No. 4 Board Meeting was duly adjourned at 7:27 p.m.

Mayor Beck reconvened into the **Saddleback Community Facilities District No. 5 Board Meeting** of the City Council of the City of Peoria, Arizona at 7:27 p.m.

SADDLEBACK COMMUNITY FACILITIES DISTRICT NO. 5 BOARD MEETING

Clerk's Note: Agenda Item 24C and 25C was voted on separately by the Saddleback Community Facilities District No. 5 Board. The legal actions for this item will be reflected separately in the September 16, 2025, Saddleback Community Facilities District No. 5 Board minutes.

Being no further business to come before the Council, the Saddleback Community Facilities District No. 5 Board Meeting was duly adjourned at 7:27 p.m.

Mayor Beck reconvened into the **Regular Council Meeting** of the City Council of the City of Peoria, Arizona at 7:28 p.m.

Call To The Public (Non-Agenda Items)

- Beau, Peoria Citizen, spoke about wanting more baseball fields in Peoria.
- Becky Hamilton, Peoria Citizen, spoke regarding baseball fields in Peoria.
- Kimberly Fetterman, Peoria Citizen, spoke regarding public transportation for visually impaired citizens.
- Donald Knowles, Peoria Citizen, spoke on Dial-a-Ride and public transportation for the visually impaired in Peoria.
- Kevin James, Surprise Citizen, spoke on public transportation in the West Valley.
- Patricia Drake, Peoria Citizen, spoke on her experiences with using public transportation in Peoria as an individual with visual impairment.
- Betty Love, Peoria Citizen, spoke regarding her experience with visual impairment and public transportation.
- Shannon Ceimo, Peoria Citizen, spoke on the density of population and business in Peoria.
- Jon Forsythe, Peoria Citizen, spoke about democracy and freedom of speech.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 8:07 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 16th day of September, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of October, 2025.

Agnes Goodwine, City Clerk

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