



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

January 27, 2026

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 4:06 p.m.

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

Members Absent: Mayor Pro Tem Matt Bullock.

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.

1R. 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 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 Manager pursuant to A.R.S. 38-431.03(A)(1), A.R.S. 38-431.03(A)(2) and A.R.S. 38-431.03(A)(3).
- b) Discussion or consultation for legal advice concerning the termination of existing employment agreement and initiation of a new agreement as Executive Consultant to the City Manager pursuant to A.R.S. 38-431.03(A)(1), A.R.S. 38-431.03(A)(2) and A.R.S. 38-431.03(A)(3).
- c) Discussion or consultation for legal advice concerning employment, assignment, appointment, promotion, or salaries of a public officer or appointee pertaining to the contract of the incoming City Manager pursuant to A.R.S. 38-431.03(A)(1), A.R.S. 38-431.03(A)(2) and A.R.S. 38-431.03(A)(3).
- d) Discussion or consultation for legal advice concerning district funds A.R.S. 38-431.03(A)(3).

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

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – Bullock.

Motion carried 6-0.

Mayor Pro Tem Bullock arrived at 4:07 p.m.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 4:07 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 6:03 p.m.

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

Council Youth Liaisons: Anika Navghare and Felicia Holly.

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.

PRESENTATION

3. Certificates of Appointment to Newly Appointed Board and Commission Members

Vice Mayor Finn presented a Certificate of Appointment to newly appointed Planning and Zoning Commission member, Shawn Hutchinson.

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.

4 C. **Minutes**

Approved the January 13, 2026 Council meeting minutes.

5 C. **Executive Consultant to the City Manager**

Approved the termination of the existing employment agreement and initiation of a separation agreement with the outgoing City Manager.

6 C. **Call and Notice of Election for the 2026 Primary and General Election**

Approved **RES. 2026-15** (a) calling a nonpartisan candidate Primary Election on August 4, 2026, unless otherwise amended by the Arizona State Legislature; and if necessary, a nonpartisan candidate General Election on November 3, 2026; and (b) authorizing staff to add additional issues to the general election ballot as directed by Council.

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

Accepted funding in the amount of \$300,000 in State funds via Senate Bill 1735 for the purpose of supporting the Varney Park Improvement Project.

8 C. **Maintenance Improvement District No. 1310, Vistancia Village D South
Parcel D-20**

Approved the Petition for Formation, adopt **RES. 2026-05** Intention and ordering the formation of proposed Maintenance Improvement District No. 1310, Vistancia Village D South Parcel D-20, located at El Mirage Road and Westward Skies Drive; and adopt **RES. 2026-06** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

9 C. **Maintenance Improvement District No. 1300, Mystic A-3, El Mirage Road
and Forest Pleasant Place**

Approved the Petition for Formation, adopt **RES. 2026-07** Intention and ordering the formation of proposed Maintenance Improvement District No. 1300, Mystic A-3, located at El Mirage Road and Forest Pleasant Place; and adopt **RES. 2026-08** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

10 C. **Street Light Improvement District No. 1195, Mystic A-3, El Mirage Road
and Forest Pleasant Place**

Approved the Petition for Formation and adopt **RES. 2026-09** intention and ordering the formation of proposed Street Light Improvement District No. 1195, Mystic A-3, located at El Mirage Road & Forest Pleasant Place; and adopt **RES. 2026-10** ordering the improvements within the proposed Street Light

Improvement District and declaring an emergency.

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

Adopted **RES. 2026-11** 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.

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

Adopted **RES. 2026-12** 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.

13 C. **Off-Track Wagering License, Turf Paradise, 8411 North 107th Avenue.**

Recommended approval to the Arizona Racing Commission for:

An Off-Track Wagering License for Turf Paradise to telecast at Peoria Pines Golf and Restaurant, located at 8411 North 107th Avenue.

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

Recommended approval to the State Liquor Board for:

- a) a New Wine and Beer (Series 10) Liquor License for R & R Supermarket, located at 7934 W. Thunderbird Road, Rohan Pasricha, Applicant, LL#25-011378.
- b) a New Restaurant (Series 12) Liquor License for Crust Simple Italian, located at 25201 N. Westwing Parkway, Jared M. Repinski, Applicant, LL#25-011415.

Councilmember Dunn congratulated and recognized staff for their effort on item 7C, State of Arizona General Appropriation Act of Fiscal Year 2025/2026 Senate Bill 1735.

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

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None.

Motion carried unanimously.

REGULAR AGENDA

New Business:

15 R. **Fiscal Year 2025 Annual Comprehensive Financial Report and Auditor Communications**

Sean Kindell, Chief Financial Officer, and Joshua Jumper, Audit Partner, presented a PowerPoint presentation on the Fiscal Year 2025 Annual Comprehensive Financial Report and Auditor Communications. Information included:

- Requirements
- Standards to Guide the Audit
- Importance of the Audit
- Audit Process
- Audit Reports Issued
- Key Items from Fiscal Year 2024-2025
- Other Important Communications

Councilmember Bullock spoke regarding the City's fiscal responsibility and governance over the budget and the separation of politics.

A motion was made by Mayor Pro Tem Bullock, and seconded by Councilmember Stokes, to receive and accept the Annual Comprehensive Financial Report and Auditor Communications for the fiscal year ended June 30, 2025. Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

16 R. **Rezone, Valeo, Lone Mountain and 135th Avenue (Z25-04)**

Chris Jacques, Planning and Community Development Director, presented a PowerPoint presentation on the Rezone, Valeo, Lone Mountain and 135th Avenue (Z25-04) Information included:

- Introduction
 - Applicant
 - Location
 - Site Area
 - Proposal
- Site and Area Context

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- Land Use Disposition
 - Background
 - General Plan and Zoning
- Valeo Conceptual Plan Overview
- Landscape Buffer Proposal
- Single-Story Restriction Proposal
- General Plan Conformance
- Density Comparison Proposal
- Access and Infrastructure
 - Traffic
 - Water/Sewer
- Peoria Unified School District
- Community Outreach
 - Notice of Neighborhood Meeting
 - Neighborhood Outreach
- Public Comment
- Overall Design Elements
- Planning and Zoning Commission Public Hearing
- Findings and Recommended Action

Mayor Pro Tem Bullock recognized the partnership, communication and compromise between the City, Developer and Trilogy Residents to complete this project.

Linda Simpson, Peoria Citizen, spoke regarding minimum setbacks for development and maintaining protected areas for wildlife.

Holly Hart, Peoria Citizen, spoke on her concerns regarding safety, privacy and separating between Trilogy and the new Shea development.

A motion was made by Mayor Pro Tem Bullock, and seconded by Vice Mayor Finn, to concur with the Planning and Zoning Commission's recommendation to adopt **ORD 2026-02**, to rezone approximately 280-acres from Suburban Ranch (SR-43) to Planned Area Development (PAD) to facilitate the development of up to 655 single-family residential lots. The site is generally located south of Lone Mountain Road and the 135th Avenue alignment.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None.

Motion carried 7-0.

17 R. **Minor General Plan Amendment, Travesio, 95th Avenue and Happy Valley Road**

Items 17R and 18R were presented together but voted upon in separate motions.

Chris Jacques, Planning and Community Development Director, presented a PowerPoint presentation on the Minor General Plan Amendment, Travesio, 95th Avenue and Happy Valley Road. Information included:

- Introduction
 - Applicant
 - Location
 - Site Area
 - Proposal
- Summary of Requests
- Site and Area Context
- Land Use Disposition
 - Background
 - General Plan and Zoning
- Conceptual Development Plan Overview
 - Building Height
 - Amenities
 - Separation
- General Plan Amendment
 - Request
 - Analysis
- Rezone Request
 - Request
 - Analysis
- Access and Infrastructure
 - Traffic
 - Water/Sewer
- Peoria Unified School District
- Community Outreach
 - Notice of Neighborhood Meeting
 - Neighborhood Outreach
- Public Comment
- Overall Design Elements
- Planning and Zoning Commission Public Hearing
- Findings and Recommended Action

A motion was made by Councilmember Crawford, and seconded by Councilmember Stokes, to concur with the Planning and Zoning Commission's recommendation to adopt **RES 2026-13**, amending the General Plan Land Use designation for 8.9 acres from Mixed-Use Neighborhood Village (12-20 dwelling units per acre) to Traditional Residential (2-5 dwelling units per acre). The proposed change is within a portion of the overall 56.1-acre site. The site is located at the northwest corner of 95th Avenue and Happy Valley Road. Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

18 R. **Rezone, Travesio, 95th Avenue and Happy Valley Road**

Items 17R and 18R were presented together but voted upon in separate motions.

A motion was made by Councilmember Stokes, and seconded by Councilmember Crawford, to concur with the Planning and Zoning Commission's recommendation to adopt **ORD. 2026-03**, a rezone of approximately 56.1 acres from Suburban Ranch 43 (SR-43) to the Travesio Planned Area Development (PAD) district to facilitate the development of up to a 139-lot single-family residential subdivision. The site is located at the northwest corner of 95th Avenue and Happy Valley Road. Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

19 R. **City Manager Appointment**

A motion was made by Councilmember Edwards, and seconded by Councilmember Crawford, to adopt **RES. 2026-14** appointing a new City Manager for the City of Peoria, Arizona, and approving the associated employment agreement, effective March 2, 2026. Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

Reports from City Manager:

Henry Darwin, City Manager, reported on the Caldwell County BBQ Grand Opening on February 5, 2026.

Reports from Council Youth Liaisons:

Council Youth Liaison, Anika Navghare, highlighted the Youth Advisory Board's volunteer events in January, to include a food drive and Martin Luther King Celebration event.

Council Youth Liaison, Felicia Holly, reported on a presentation delivered by a representative from the Arizona Department of Education outlining diploma seal options available to high school students.

Reports from the Mayor:

Mayor Beck reported on:

- Peoria Leadership Institute beginning in April
- Human and Sex Trafficking Awareness Month

Call To The Public (Non-Agenda Items)

- Hayden Ruch, Peoria Citizen, spoke regarding his experience on the Youth Advisory Board. He is concerned about the partnerships and functionality of the Board and believes there is a lack of equal representation of Peoria youth.
- Eva Osuna, Peoria Citizen, spoke in support of Consent Agenda Item 7C. Ms. Osuna emphasized the role the city has in park restoration and investment, which fosters neighborhood and community pride. She commented on the City's efforts to ensure that park improvements reflect the needs of the community. Additionally, She shared that in 2006, through the City's tree planting program, a tree was planted in honor of her sister and the tree is a living part of the park.

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 27th day of January, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10th day of February 2026.

Agnes Goodwine, City Clerk

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