



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

February 10, 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 5:30 p.m.

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

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.

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 general Litigation Division and other legal updates, pursuant to A.R.S. § 38-431.03(A)(3) and A.R.S. § 38-431.03(A)(4).

Motion was made by Councilmember Crawford, seconded by Councilmember Stokes, to enter into an Executive Session.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None.

Motion carried 7-0.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 5:31 p.m.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

Clerk's Note: At 6:02 p.m., the Community Facilities District Meetings for Mystic at Lake Pleasant Heights, Vistancia, Vistancia North, and Vistancia West were called to order. Legal actions for those meetings will be reflected separately in their respective meeting minutes of February 10, 2026.

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 6:04 p.m.

Invocation by Rev. James Kalliath from St. Charles Borromeo Catholic Church.

Pledge of Allegiance was led by Mayor Beck.

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

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.

12 C. **Minutes**

Approved the January 27, 2026 City Council meeting minutes.

13 C. **Board and Commission Appointments**

Approved the recommendations from the Council Boards and Commissions Subcommittee and adopted **RES. 2026-25** appointing members to various Boards and Commissions.

14 C. **Quarterly Investment Reports**

Approved the receipt and filing of the Quarterly Investment Report for October through December 2025.

15 C. **Grant, Tohono O'odham Nation, Digital Forensic Training**

Approved a grant award from the Tohono O'odham Nation to the City of Peoria in the amount of \$40,000 to fund Criminal Investigations – Digital Forensic training.

16 C. **Intergovernmental Agreement, University of Arizona and Banner University Medical Group, Medical Director**

Approved an Intergovernmental Agreement with the University of Arizona and Banner-University Medical Group. The proposed agreement with the Peoria Fire-Medical Department continues the existing arrangement with the current medical director and serves as a renewal of the prior contract.

17 C. **Intergovernmental Agreement; Maricopa County HOME Consortium; Amendment to Add City of Goodyear as Consortium Member**

Approved an amendment to the HOME Consortium Intergovernmental Agreement (LCON06921D) with Maricopa County governing the City's participation in the Maricopa HOME Consortium to add the City of Goodyear as a Consortium member, subject to HUD approval; and adopted **RES. 2026-16** authorizing participation in the Maricopa HOME Consortium and authorizing the execution of the amendment and related documents.

18 C. **Operating Agreement, Peoria Water Users Association**

Adopted an irrigation water delivery services operating agreement between the Peoria Water Users Association and the City of Peoria.

19 C. **Development Agreement, Vistancia Development LLC, Revel Way Reclaimed Waterline**

Approved a Water Line Development Agreement between Vistancia Development, LLC and the City of Peoria for the construction of a 24-inch reclaimed water line along the Revel Way Road alignment.

20 C. **Maintenance Improvement District No. 1299, Saddleback-Parcel B13 Phase 1, Saddleback Mountain Way and Galvin Street**

Approved the Petition for Formation, adopted **RES. 2026-17** Intention and ordering the formation of proposed Maintenance Improvement District No. 1299, Saddleback-Parcel B13 Phase 1, located at Saddleback Mountain Way and Galvin Street; and adopted **RES. 2026-18** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

21 C. **Maintenance Improvement District No. 1302, Vistancia Parcel J-18, Vistancia Boulevard and Twin Buttes Road**

Approved the Petition for Formation, adopted **RES. 2026-19** Intention and ordering the formation of proposed Maintenance Improvement District No. 1302, Vistancia Parcel J-18, located at Vistancia Boulevard and Twin Buttes Road; and adopted **RES. 2026-20** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

22 C. **Street Light Improvement District No. 1196, Vistancia Parcel J-18, Vistancia Boulevard and Twin Buttes Road**

Approved the Petition for Formation and adopted **RES. 2026-21** intention and ordering the formation of proposed Street Light Improvement District No. 1196, Vistancia Parcel J-18, located at Vistancia Boulevard and Twin Buttes Road; and adopted **RES. 2026-22** ordering the improvements within the proposed Street Light Improvement District and declaring an emergency.

23 C. **Abandonment of City Interest, Easement for Water Line, Roman Catholic Church of the Diocese of Phoenix**

Adopted **RES. 2026-23** abandoning the City's interest of an Easement for Water Line as recorded in 20240625211 and re-recorded 20250469094, located within land owned by The Roman Catholic Church of the Diocese of Phoenix north of Amkor Way and west of Lake Pleasant Parkway.

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

Adopted **RES. 2026-24** 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.

25 C. **Liquor License Application, Pescaderia Playas De Guaymas, 8385 NorthWest Grand Avenue**

Recommended approval to the State Liquor Board for: a New Wine and Beer (Series 10) Liquor License for Pescaderia Playas De Guaymas, located at 8385 NW. Grand Avenue #A, Theresa J. Morse, Applicant, LL#26-010150.

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:

26 R. **Property Acquisition, 8344 West Washington Street, APN 142-41-017A**

Items 26R and 27R were presented together but voted upon in separate motions.

Maria Laugner, Economic Development Director, presented a PowerPoint presentation on the Property Acquisition, 8344 West Washington Street, APN 142-41-017A.

Information included:

- Recent City Investments
 - Jefferson House
 - Water Tower Entry Feature
- Recent Private Investments
 - Greystar Development
 - Overland Development
 - Fire House Event Center
 - Axiom
- Current Redevelopment Map
- Future Projects
- Property Acquisition on Washington
- Key Takeaways
- Staff Recommendation

A motion was made by Councilmember Crawford, and seconded by Mayor Pro Tem Bullock, to authorize the acquisition of real property located at 8344 West Washington Street - APN 142-41-017A; and approve a budget adjustment in the amount of \$166,000 from contingency to the Economic Development Services Department's operating budget.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

27 R. **Property Acquisition, 8443 West Washington Street, APN 142-41-050**

Items 26R and 27R were presented together but voted upon in separate motions.

Maria Laugner, Economic Development Director, presented a PowerPoint presentation on the Property Acquisition, 8443 West Washington Street, APN 142-41-050.

Information included:

- City Investments over the years
- Recent City Investments
- Current Redevelopment Map
- Future Projects
- Property Acquisition on Washington
- Key Takeaways
- Staff Recommendation

A motion was made by Councilmember Crawford, and seconded by Councilmember Stokes, to (a) authorize the acquisition of real property located at 8443 West Washington Street - APN 142-41-050; and (b) approve a budget adjustment in the amount of \$168,000 from contingency to the Economic Development Services Department's operating budget.

Upon tabulation of votes, it showed:

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

NAYS – None.

ABSENT – None.

Motion carried 7-0.

28 R. **Budget Amendment, Peoria Sports Complex Facade Improvement**

Chris Calcaterra, Parks and Recreation Director, presented a PowerPoint presentation on the Budget Amendment, Peoria Sports Complex Facade Improvement.

Information included:

- Peoria Stadium Façade Improvements
- Branding Signage
- Club Level Seating Project
- Pitching Gallery Upgrades
- Seattle Mariners Clubhouse Project
- Minor League Non-Overseeded Fields
- Sports Complex Common Area Xeriscape
- Existing 1st Base Grandstand and Conceptual Rendering
- Fan Engagement and Ticket Promotion
- Community Engagement Fundraising Program

A motion was made by Mayor Pro Tem Bullock, and seconded by Councilmember Edwards, to approve a budget amendment in the amount of \$800,000 for the facade renovation to the Peoria Sports Complex.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

29 R. **Budget Amendment, Patent of State Land in Peoria Innovation Core 2**

Kevin Burke, Deputy City Manager, presented a PowerPoint presentation on the Budget Amendment, Patent of State Land in Peoria Innovation Core (PIC) 2.

Information included:

- Patent Balance of PIC 2
- Finance Background and Potential
- Authority to Make Purchase to Patent Remaining PIC 2 Land
- Seek New Debt Financing Tool
- Approve Alternative Debt Financing (Future Council Meeting)

A motion was made by Councilmember Edwards, and seconded by Vice Mayor Finn, to approve a budget amendment in the amount of \$41 million from the City's contingency appropriation to fully purchase (patent) the remaining state land in the Peoria Innovation Core 2.

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, presented a video that illustrated the following city events:

- Library Con, February 14th at 10:00 a.m.
- Peoria Arts Festival, February 28th at 9:00 a.m.
- Peoria Sports Complex Spring Training

Reports from Council Youth Liaisons:

Council Youth Liaison, Anika Navghare, provided an update on the City Park Trail Clean Up event.

Council Youth Liaison, Felicia Holly, highlighted the Ira Murphy Elementary School Sensory Painting Event.

Reports from the Mayor:

Mayor Beck reported on:

- Caldwell County BBQ Grand Opening
- Fire Station 198 Groundbreaking

Call To The Public (Non-Agenda Items)

Roy Adams, Peoria resident, expressed a need for a timeline regarding the city's planned acquisition of his residence at 8344 West Washington Street.

Eva Osuna, Peoria resident, spoke excitedly about the grand opening of Caldwell County BBQ and expressed her commitment to downtown. She also commented on the immigration detention center in Surprise and requested a future council discussion on this topic and its potential impact on city services and the community.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 6:56 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 10th day of February, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of March 2026.

Agnes Goodwine, City Clerk