Mayor	Palo Verde District	Mesquite District	Acacia District	Ironwood District	Pine District	Willow District
Jason Beck	Michael Finn Vice Mayor	Matt Bullock Mayor Pro Tem	Jennifer Crawford	Rick Stokes	Denette Dunn	Jon Edwards

City Council Meeting Notice & Agenda

Tuesday, January 27, 2026
Peoria Public Safety Administration Building
Peoria Room
8351 W. Cinnabar Avenue
Peoria, AZ 85345

A reception for the 2026 Peoria Young Artists will be held beginning at 5:30 PM in the Pine Room of City Hall. The Peoria City Council will be in attendance at the reception; no City business will be conducted.

Executive Session Meeting

4:00 P.M. Convene

Roll Call

Regular Agenda

1 R. **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).

Adjournment

Executive Session

Convene immediately following Executive Session Meeting
Arizona Room, Public Safety Administration Building

Under the provisions of A.R.S. 38-431.02 there will be a **CLOSED EXECUTIVE SESSION.**

Executive Session Agenda

2 R. An Executive Session pursuant to A.R.S. section 38-431.03(A)(3), 38-431.03(A)(4), 38-431.03(A)(5) and 38-431.03(A)(7) 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 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).

The above-named Public Body of the City of Peoria, Arizona will convene into Executive Session pursuant to A.R.S. 38-431.03 for those items listed on the agenda. Only those persons who are:

- Members of the Public Body, or
- Officers of the City that are required to attend, or
- Those individuals whose presence is reasonably necessary for the Public Body to carry out its Executive Session responsibilities as determined by the City Attorney may be present during the Executive Session.

All persons who remain present during the Executive Session are reminded that the business conducted in Executive Session, including all discussion taking place herein, is confidential and may not be disclosed to any person, except as permitted by law.

Arizona Open Meeting Act:

Arizona law requires that persons who are present in an executive session receive instruction regarding the confidentiality requirements of the Arizona Open Meetings Act. Minutes and discussions made during executive sessions are confidential and may not be disclosed to any party, except:

- Members of the Council,
- Appointees or employees who were subject of discussion under the personnel item subsection of the Open Meetings Act,

- County Attorney or Attorney General pursuant to an investigation of a violation of the Open Meetings Act, and
- Arizona Auditor General in connection with an audit authorized by law.

Any person who violates or who knowingly aids, agrees to aid, or attempts to aid another person in violating the Arizona Open Meetings Law may be punished by fine of up to $500.00 per violation and/or by removal from public office.

Regular Meeting

6:00 P.M. Convene

Invocation
Pledge of Allegiance
Roll Call
Final Call to Submit Speaker Request Forms

If you wish to address the City Council, please complete a Speaker Request Form and submit it to the podium prior to the start of the regular agenda.

NOTE: The City Council may go into Executive Session at any time during this meeting pursuant to A.R.S. 38-431.03(A)(2) for the purpose of discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained confidential by state or federal law, and pursuant to A.R.S. 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the attorney or attorneys of the public body.

Presentation

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

Consent Agenda

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.

Consent

4 C. **Minutes**

Discussion and possible action to approve the January 13, 2026 Council meeting minutes.

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

Discussion and possible action to approve 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**

Discussion and possible action to approve **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**

Discussion and possible action to accept 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**

Discussion and possible action to approve 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**

Discussion and possible action to approve 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**

Discussion and possible action to approve 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**

Discussion and possible action to adopt **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**

Discussion and possible action to adopt **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.**

Discussion and possible action to recommend 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**

Discussion and possible action to recommend 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.

Regular Agenda

New Business

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

Discussion and possible action to receive and accept the Annual Comprehensive Financial Report and Auditor Communications for the fiscal year ended June 30, 2025.

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

Discussion and possible action 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.

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

Discussion and possible action 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.

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

Discussion and possible action 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.

19 R. **City Manager Appointment**

Discussion and possible action 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.

Reports from City Manager

Reports from Council Youth Liaisons

Reports from the Mayor

Call To The Public (Non-Agenda Items)
The City Council is not authorized by state law to discuss among its members or take action on any issue raised by public comment until a later meeting.

Adjournment

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Council Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities: Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.

Public Notice
In addition to the City Council members noted above, one or more members of the City of Peoria Boards and

Commissions may be present to observe the City Council meeting as noticed on this agenda.

City Council Meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at https://www.peoriaaz.gov/government/mayor-and-city-council/city-council-videos

City Manager
Henry Darwin

City Clerk
Agnes Goodwine

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 3.

Date Prepared: 11/6/2025 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Travis Cutright, Deputy City Manager

FROM: Agnes Goodwine, City Clerk MMC

SUBJECT: Certificates of Appointment to Newly Appointed Board and Commission Members

Purpose:

Summary:

Newly appointed board/commission members have been invited to attend a Regular City Council meeting to personally accept a Certificate of Appointment from the Mayor and City Council.

Previous Actions/Background:

On December 9, 2025, the Council Boards and Commissions Subcommittee made appointment recommendations for various boards and commissions.

On December 16, 2025, City Council adopted **RES. 2025-110** making membership appointments to these various boards and commissions.

Staff Recommendation:

This is a request for the Mayor and City Council to present Certificates of Appointment to the newly appointed board members as follows:

Planning and Zoning
Shawn Hutchinson

Fiscal Analysis:

No fiscal impact.

Contact Name and Number:
Agnes Goodwine, (623) 773-7340

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 4C.

Date Prepared: 1/14/2026

Council Meeting Date: 1/27/2026

TO: Honorable Mayor and City Council

THROUGH: Travis Cutright, Deputy District Manager

FROM: Agnes Goodwine, MMC, City Clerk

SUBJECT: Minutes

Purpose:

Discussion and possible action to approve the January 13, 2026 Council meeting minutes.

ATTACHMENTS:

Minutes

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

January 13, 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 4:12 p.m.

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

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) Authorize the holding of an Executive Session pursuant to A.R.S. 38-431.03 (A)(2) for the purpose to interview candidates for the position of City Manager and discussion or consideration of the employment related employment agreement.

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

Upon tabulation of votes, it showed:

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

Motion carried 7-0.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 4:13 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 5:58 p.m.

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

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; Brad Keogh, Assistant City Attorney; Agnes Goodwine, City Clerk.

Invocation by Reverend Dr. Powell II from First Presbyterian Church of Peoria.

Pledge of Allegiance was led by Mayor Beck.

3. **2026 Legislative Agenda**

City Manager Henry Darwin introduced Austin Roe, Mayor's Chief of Staff, who gave a PowerPoint presentation on the 2026 Legislative Agenda Overview.

Information included:

- Intergovernmental Affairs Background
- Legislative Agenda Purpose and Goal
    - Support Local Revenue and Existing Funding
    - Local Decision Making
    - Long-Term Economic Development
    - Investments in Public Safety
    - Responsible Water Security
    - Future Transportation Planning
- General Expectation for the Session

Mayor Beck thanked staff for the presentation.

Being no further business to come before the Council, the Study Session was duly adjourned at 6:16 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 6:17 p.m.

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

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

5. **Water Conservation Program – Neighborhood Parks Landscape Enhancement and Sustainability Project**

Kevin Burke, Deputy City Manager, Chris Calcaterra, Parks and Community Facilities Director, and Dan Bachman, Parks and Community Facilities Manager, displayed a PowerPoint presentation and provided an update on the Water Conservation Program.

Information included:

- Water Conservation Efforts Timeline
- Grant Committee Team Members
- Water Conservation Grant Fund
- Key Grant Benefits
- Targeting Non-Programable Turf
- Park Improvements and Landscape Additions
- Approved Park Sites
- Roundtree Ranch Park
    - Aqua Engineering Study and Recommendations
    - Irrigation Mapping
    - Final Design
- Communication Efforts
- Resident Feedback
- Construction Timeline
- Project Irrigation Impact
- Additional Water Conservation Efforts
- Grant Water Consumption Metrics
- Water Metric Efficiencies
- Next Steps

Mayor Beck thanked staff for the presentation.

6. **Presentation of Business Facilities 2025 Deal of the Year Award — GOLD, for the Amkor Technology Project**

Maria Laughner, Economic Development Director, displayed a PowerPoint presentation on the Business Facilities Magazine 2025 Deal of the Year Award. Ms. Laughner announced that the city was awarded the 2025 *Business Facilities Deal of the Year Award* by the Business Facilities Magazine for the Amkor Technology Peoria Innovation Core Project.

Information included:

- Economic Development Strategic Overview and Focus
- Overview of the Business Facilities Award Criteria
- Project will be featured in the January/February issue of the publication.
- Represents Peoria's first national recognition in economic development.

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.

6 C. **Minutes**

Approved the December 16, 2025 Council meeting minutes.

7 C. **Code Amendment, Chapters 2, 7, 9, 13, 14, 18, 24, and 25, Water Services**

Adopted **ORD. 2026–01** amending Chapters 2, 7, 9, 13, 14, 18, 24, 25 of the Peoria City Code pertaining to the Water Services Department.

8 C. **Maintenance Improvement District No. 1286, Campanos Estates, 77th Avenue and Pinnacle Peak Road**

Approved the Petition for Formation, adopt **RES. 2026-01** Intention and ordering the formation of proposed Maintenance Improvement District No. 1286, Campanos Estates, located at 77th Avenue and Pinnacle Peak Road; and adopt **RES. 2026-02** ordering the improvements within the proposed Maintenance Improvement District and declaring an emergency.

9 C. **Power Distribution Easement, Salt River Project, Municipal Operations Center Fleet Shop Replacement**

Adopted **RES. 2026-03** authorizing the City Manager to execute a Power Distribution Easement to Salt River Project for the installation and maintenance of underground utility infrastructure and ancillary uses within a portion of the

City's Municipal Operations Center for the Fleet Shop Replacement.

10 C. **Irrigation Easement, Salt River Project, Northwest Corner of 99th Avenue and Northern Avenue**

Adopted **RES. 2026-04** authorizing the City Manager to execute an Irrigation Easement to Salt River Project for the relocation and maintenance of irrigation facilities within the north half of Northern Avenue west of 99th Avenue.

11 C. **Liquor License Application, Caldwell County BBQ, 8315 W. Washington Street**

Recommended approval to the State Liquor Board for: a New Restaurant (Series 12) Liquor License for Caldwell County BBQ, located at 8315 W. Washington Street, Travis C. Taylor, Applicant, LL#25-010930.

Having no requests from Council to remove items from the Consent Agenda, a motion was made by Mayor Pro Tem Finn and seconded by Councilmember Stokes, 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:

12 R. **Election of Vice Mayor**

A motion was made by Vice Mayor Crawford, and seconded by Councilmember Stokes, to elect Mayor Pro Tem Finn as Vice Mayor to serve during the absence of the Mayor for a one-year term. Upon tabulation of votes, it showed:

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

Motion carried 7-0.

13 R. **Election of Mayor Pro Tem**

A motion was made by Councilmember Stokes, and seconded by Vice Mayor Finn, to elect Councilmember Bullock as Mayor Pro Tem to serve during the absence of the Mayor Pro Tem Mayor for a one-year term. Upon tabulation of votes, it showed:

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

Motion carried 7-0.

14 R. **Neighborhood Park Naming- Lake Pleasant Heights/Mystic**

Chris Calcaterra, Parks and Community Facilities Director, provided a PowerPoint presentation on the naming of park, recreational facilities, and special areas in Lake Pleasant Heights.

Information included:
- City Council Policy 3-4
  - Criteria and Approval Process
- Lake Pleasant Heights Development Park Site
- Park Plans
- Park Naming Process
- Staff Recommendations

A motion was made by Mayor Pro Tem Bullock, and seconded by Councilmember Edwards, to adopt the recommended name, Mystic Park, for the neighborhood park at Lake Pleasant Heights, located at El Mirage and Westland Road.

Upon tabulation of votes, it showed:

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

Motion carried 7-0.

15 R. **Special Use Park Naming - Vistancia Commerical Core**

Chris Calcaterra, Parks and Community Facilities Director, provided a PowerPoint presentation on the naming of a special Use Park in Vistancia.

Information included:
- City Council Policy 3-4
  - Criteria and Approval Process
- Vistancia Development Park Site
- City Park at Vistancia Plan
- Park Naming Process
- Staff Recommendation

A motion was made by Councilmember Stokes, and seconded by Mayor Pro Tem Bullock, to adopt the recommended name, Discovery Park, for the Special Use Park, located at El Mirage Road and Westward Skies.

Upon tabulation of votes, it showed:

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

Motion carried 7-0.

At 7:00p.m., Councilmember Dunn left the meeting.

Reports from City Manager: None.

Reports from Council Youth Liaisons:

Council Youth Liaison, Anika Navghare, reported on an upcoming volunteer partnership with Habitat for Humanity to construct houses in Peoria.

Council Youth Liaison, Felicia Holly, reported on Teen Debate Night scheduled in February.

Reports from the Mayor:

Mayor Beck recognized the loss of former Arizona Attorney General, Mark Brnovich.

Mayor Pro Tem Bullock recognized his and Councilmember Stokes first year as Councilmembers.

Call To The Public (Non-Agenda Items)

- Shannon Ceimo, Peoria Citizen, spoke on statements made at the prior meeting and expressed concerns that speakers may not feel comfortable being honest due to fear of retaliation. She commented on Parks and Recreation improvements, and said that placement of gravel does not provide seating options during hot weather. She questioned how the Real Time Crime Center and helicopter operations will be funded once grant funding expires. Additionally, she voiced concerns about Arizona turning into California, and expressed to meet with Mayor Beck.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 7:07 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 13th day of January, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of January, 2026.

_____
Agnes Goodwine, City Clerk

kh

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 5C.

Date Prepared: 1/20/2026

Council Meeting Date: 1/27/2026

TO: Honorable Mayor and City Council

THROUGH: Travis Cutright, Deputy City Manager

FROM: Christine Nickel, Human Resources Director

SUBJECT: Executive Consultant to the City Manager

Purpose:

Discussion and possible action to approve the termination of the existing employment agreement and initiation of a separation agreement with the outgoing City Manager.

Summary:

Henry Darwin's appointment as City Manager is captured as an employment agreement. This agenda item discusses mutual agreement to terminate the existing employment agreement and replace it with a separation agreement. The attached separation agreement has been prepared for Council consideration.

ATTACHMENTS:

Agreement

Contact Name and Number:
Christine Nickel, (623) 773-7101

SEPARATION AGREEMENT AND RELEASE

This Separation Agreement and Release (the "Agreement") is hereby entered into this 27th day of January 2026 ("Effective Date") by and between **Henry Darwin, City Manager** with the City of Peoria, (hereinafter the "Employee") and the **City of Peoria,** an Arizona municipal corporation (hereinafter the "City"). The Employee and the City are collectively referred to as the "Parties" and individually as Employee, City or "Party." The Parties agree as follows:

1. Prior Agreement. Employee is in full compliance with and has fully performed his duties as City Manager, pursuant to the City Manager Employment agreement dated December 21, 2024, and adopted by the City on December 17, 2024 (the "Prior Agreement").
    a. As of the date of this Agreement, the City has no cause for termination or personnel action pursuant to the Prior Agreement, policy, or law.
    b. Employee has agreed to voluntarily resign from his position as City Manager, effective March 1, 2026 at 11:59 p.m.
    c. The Parties acknowledge this agreement shall supersede the Prior Agreement at the effective date of this Agreement.
2. New Role. The City shall employ Employee as Executive Consultant to the City Manager on terms defined herein as of March 2, 2026. Employee shall voluntarily resign from such City employment as Executive Consultant to the City Manager on March 2, 2027 ("Separation Date") at 12:01a.m. MST. The City agrees to accept Employee's resignation under Section 1 and hereby approves his continued employment with the City with no break in service. The City may not terminate the Employee's employment hereunder except in the event the Employee is found guilty of a non-traffic crime by a court of competent jurisdiction or is employed by another jurisdiction in which employee would be contributing to or receiving pension funds from Arizona State Retirement System (ASRS).

3. Compensation. The City will:
    a. Pay Employee for services rendered as Executive Consultant to the City Manager at an annual base rate of $255,000/year payable in installments at the same time as other employees of the City of Peoria, Arizona are paid. Employee shall not be eligible for performance-based or other pay increases during the term of the agreement.
    b. Pay the Employee 401a deferred compensation in the annual amount of $50,000 payable in installments over a 12-month period at the same time as other employees of the City of Peoria, Arizona are paid.
4. Other Benefits. All provisions of the City Charter, rules and regulations of City relating to benefits and working conditions as they now exist or hereafter may be amended, shall also apply to the Executive Consultant to the City Manager as they would to all other employees of the City, in addition to said benefits enumerated specifically for the benefit of the Executive Consultant to the City Manager herein

a. Provide vacation leave to be accrued at the rate of 240 hours per year with a maximum accrual of 480 hours.

b. Effective January 28, 2026, and upon request, the Employee may receive payment of his unused vacation leave hours, so long as his leave balance is not reduced to below 40 hours. The rate of pay shall be calculated at the Employee's base rate when the request is made. This supersedes section 9B.1 of the Prior Agreement, dated December 17, 2024.

c. Effective March 2, 2026, the Employee shall be eligible to request payment of his unused vacation leave hours in accordance with policies applicable to other at-will, executive employees.

c. Accrued vacation shall be paid 100% upon the Separation Date.

d. Provide sick leave accrued at the rate of 180 hours per year. The accrual limits for non-represented employees shall apply.

e. Accrued sick leave shall be paid 100% upon the Separation Date.

f. At the Separation Date, all accrued leave, including holiday and personal leave shall be paid 100% of the base rate of $255,000.

g. If the Employee is terminated for any reason, compensation and benefits not expressly outlined in this Agreement shall be provided in accordance with the policies applicable to other at-will, executive employees.

h. The Employee shall remain enrolled in the Arizona State Retirement System.

i. The benefits provided to the Executive Consultant to the City Manager under this Agreement shall not be reduced or eliminated unless the City Council reduces such benefits for all similarly situated City employees.

5. Release. The City and Employee waive any and all rights to appeal or seek further review of any personnel matter regarding the conduct of the Employee or the conduct of the City affecting the employment of the Employee for any actions occurring prior to the Effective Date, including, but not limited to, the filing of any lawsuit, claim, cause of action, appeal or request for review with any State or Federal Court, or other applicable jurisdiction.

   Employee waives any and all rights to appeal or seek further review of any personnel matter regarding the conduct of the Employee or the conduct of the City affecting the employment of the Employee for any actions occurring prior to the Effective Date, including, but not limited to, the filing of any lawsuit, claim, cause of action, appeal or request for review with the United States Equal Employment Opportunity Commission (the EEOC) and the Civil Rights Division of the Office of the Attorney General.

   a. Employee releases and discharges the City, its elected or appointed officials, its directors, officers, department heads, agents, or employees from and against any and all rights, claims, or causes of action, whether known or unknown, he may have now or in the future concerning the terms and conditions of the Prior Agreement, the events that gave rise to the Employee and the City entering into this Agreement and the Prior Agreement, and any other matter related to the

Employee's prior employment with the City. This release and discharge specifically includes all rights, claims, or causes of action available to Employee pursuant to federal, state, and local laws, including but not limited to those laws commonly known as the Age Discrimination in Employment Act, Americans with Disabilities Act, Family and Medical Leave Act, the Civil Rights Acts, and the Arizona Employment Protection Act. This release does not apply to the Employee's right to challenge the validity of this Agreement through a lawsuit pursuant to the Age Discrimination in Employment Act.

b. The City releases and discharges Employee from and against any and all rights, claims, or causes of action it may have now or in the future concerning the terms and conditions of the Prior Agreement, the events that gave rise to the Employee and the City entering into this Agreement, and any other matter related to the Employee's prior employment with the City.

c. **RELEASE OF AGE CLAIMS – CONSIDERATION AND REVOCATION PERIODS.** Because the Employee is at least forty (40) years of age, he understands that the release in this Agreement includes a waiver of all rights or claims against the City and the released parties arising under the Age Discrimination in Employment Act of 1967 ("ADEA"), and he acknowledges that pursuant to the requirements of the Older Workers Benefit Protection Act ("OWBPA") the City has advised Employee to consult with his own attorney before executing this Agreement; that this Agreement specifically refers to rights and claims under the federal Age Discrimination in Employment Act, as well as to the Arizona Civil Rights Act, which prohibit age discrimination, and Employee understands that any such rights or claims are irrevocably being waived by him; that the City has advised Employee that he may consider this Agreement for at least **twenty-one (21) days** following the initial presentation of this offer to Employee, and any changes to this Agreement subsequently agreed upon by the Parties, whether material or immaterial, do not restart this period for consideration; that Employee may revoke this Agreement at any time within **seven (7) days** of signing it and prior to the eighth (8th) day after execution of this Agreement; that this waiver of claims is written in a manner that is understandable and is, in fact, understood by Employee; that by execution of this Agreement Employee does not waive rights or claims that arise after the effective date of this Agreement; that the consideration is adequate to make it final and binding, and said consideration is in addition to benefits to which Employee would otherwise be entitled as a former employee of the City. However, should Employee decide that he wants to revoke his consent to this Agreement, he may do so by delivering or sending written notice of revocation of this Agreement by mail, facsimile or email within seven (7) calendar days to:

Christine Nickel
Human Resources Director
City of Peoria
8401 West Monroe Street
Peoria, AZ 85345
Christine.nickel@peoriaaz.gov

d. Employee shall indemnify and hold the City harmless from any claims by his spouse if any, including but not limited to loss of consortium, based on any events or acts released above.
e. Nothing in this Agreement is intended to nor shall the Agreement be interpreted to release or waive Employee's rights to (i) file an administrative charge with any Governmental Agency; or (ii) cooperate with or participate in any Governmental Agency charge, investigation, or lawsuit. For this purpose, "Governmental Agency" includes, without limitation, the EEOC, the National Labor Relations Board ("NLRB"), the Occupational Safety and Health Administration ("OSHA"), the Security and Exchange Commission ("SEC"), all other federal agencies charged with enforcing any law, the Arizona Attorney Civil Rights Division ("ACRD"), and all similar federal, state, and local agencies.
f. Subject to Arizona Public Records law, the Parties shall make no public statement or speculation about any Party's motivations in entering into this Agreement, or state or imply that settlement was an admission of wrongdoing or liability by the City or the Employee.
g. The remedies available to the Parties for violation of this Section shall be all remedies available at law or in equity, including, without limitation, a special action or other similar relief (whether characterized as mandamus, injunction or otherwise) requiring the violating Party to comply with obligations under this Agreement.
h. In the event that the City is required by law, administrative or court order to disclose the existence or terms of settlement for whatever reason, or the Parties' motivations thereof, such disclosure will void the obligations for that event.

6. Miscellaneous. In executing this Agreement, the Parties acknowledge that each has been advised of the right to consult with an attorney before executing this Agreement. The Parties warrant that they have carefully read this Agreement, were provided with the opportunity to discuss it fully with legal counsel, and signed it voluntarily under no force or duress, and that this is the Parties' complete Agreement and is binding upon the Employee and his personal representatives, heirs, and assigns and that this Agreement is a valid and binding obligation on the Employee and enforceable against the Employee in accordance with its terms.
   a. The Parties acknowledge and agree that each does not rely and has not relied upon any representation or statement not expressly set forth herein.
   b. The Parties shall bear their own attorneys' fees and costs, if any, in connection with all matters between them in connection with the preparation or review of this Agreement. In the event of litigation or arbitration arising out of any alleged breach of this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs.
   c. In the event that any portion of this Agreement is found to be unenforceable for any reason whatsoever, the unenforceable provision shall be considered to be severable, and the remainder of this Agreement shall continue in full force and effect. The terms of this Agreement may be altered or amended, in whole or in part, only upon the written consent of all Parties to this Agreement. No oral Agreement may modify any term of this Agreement.

d. This Agreement shall be governed in all respects, whether as to validity, construction, capacity, performance, or otherwise, by the laws of the State of Arizona, except as preempted by federal law. Venue shall be in Maricopa County.

e. This Agreement may be executed in counterparts (including electronically scanned and faxed), each of which will be deemed an original and all of which, when executed, shall together constitute one agreement.

The Parties further agree:

f. To cooperate in the wording of a written public statement concerning Employee's separation from the City.

g. The City agrees to process inquiries made as to the Employee or his employment with the City by providing a job reference to prospective employers consisting of dates of employment, job title, and salary. No employee of the City shall be authorized to give any information to those inquiring except his dates of employment, job titles, salary and to advise that such is City policy without the written consent of the Employee, except as required by law in connection with a workers' compensation or disability retirement claim of the Employee, if expressly authorized in writing by the Employee, or if required by court or administrative order, subpoena, or other law.

h. The prevailing Party in any action to enforce this Agreement shall be entitled to reasonable attorney's fees and costs.

Signed this 27th day of January 2026.

City

CITY OF PEORIA, an Arizona Municipal corporation

_____
Jason Beck, Mayor

Approved as to Form:

_____
Emily Jurmu, City Attorney

Employee

_____
Henry Darwin

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 6C.

Date Prepared: 12/28/2025 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Travis Cutright, Deputy City Manager

FROM: Agnes Beltran Goodwine, City Clerk MMC

SUBJECT: Call and Notice of Election for the 2026 Primary and General Election

Purpose:

Discussion and possible action to approve **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.

Summary:

The terms for Mayor and Councilmembers in the Acacia, Palo Verde, and Pine Districts expire in January 2027.
A candidate Primary Election, and a possible candidate General Election, will be conducted to fill the seats.

Per City Charter, at the Primary Election, any candidate who shall receive a majority of all the votes cast at such election shall be declared elected to the office for which they are a candidate, and no further election shall be held as to said candidate. If no more than two candidates file nominating petitions for each vacancy in office, the Primary Election shall be dispensed with as to that office. If the candidates equal in number to the persons to be elected who shall receive the highest number of votes at said General Election, shall be declared elected to such office.

The August 4, 2026, Primary Election and November 3, 2026, General Election ballots will contain the following for consideration by eligible voters:

(a) Primary Election - Mayor and Councilmembers in the Acacia, Palo Verde, and Pine District.

(b) General Election - Mayor and Councilmembers in the Acacia, Palo Verde, and Pine Districts as necessary per City Charter, Article IX, Section 6.

(c) Additional items as directed by City Council, if necessary.

The deadline to call the General Election is May 7, 2026.

Candidates seeking municipal office may obtain nomination paperwork (petitions and other required forms) at the Office of the City Clerk.

Candidate nomination paperwork (petitions and other required forms) must be filed at the Office of the City Clerk no earlier than March 9, 2026, and no later than 5:00 p.m. on April 6, 2026 in order for candidates to have their names appear on the Primary Election ballot.

Staff Recommendation:

Staff recommends that Mayor and Council approve **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 ballot as directed by Council. The deadline to call the General Election is May 7, 2026.

Fiscal Analysis:

The City Clerk's Office has budgeted a total of **$76,700** for the 2026 Primary Election with approximately **$166,700** allocated for the General Election.

ATTACHMENTS:

Resolution to Call and Designate 2026 Elections

Contact Name and Number:
Agnes Goodwine, (623) 773-7340

RESOLUTION 2026-15

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, CALLING FOR A PRIMARY ELECTION AND GENERAL ELECTION; DESIGNATING THE ELECTION DATES AND PURPOSES OF EACH ELECTION; ESTABLISHING CANDIDATE NOMINATION FILING DEADLINES; AND PROVIDING VOTER REGISTRATION AND EARLY VOTING DEADLINES.

BE IT RESOLVED, by the Mayor and Council of the City of Peoria, as follows:

WHEREAS, August 4, 2026, is the designated date for the Primary Election in the City of Peoria, unless otherwise amended by the Arizona State Legislature, for the purpose of nominating candidates for the offices of Mayor and Councilmembers representing the Acacia, Palo Verde, and Pine Districts.

WHEREAS, in accordance with Section 6 of the City Charter, any candidate who shall receive a majority of all the votes cast at such election shall be declared elected to the office for which he is a candidate, and no further election shall be held as to said candidate. If more candidates receive a majority vote than vacancies to be filled, those receiving the highest number of votes shall be declared elected, equal to the number of vacancies.

WHEREAS, in accordance with Section 6 of the City Charter, if no more than two candidates file nominating petitions for each vacancy in office, the Primary Election shall be dispensed with as to that office and the candidates shall be placed on the General Election ballot; and

WHEREAS, in accordance with Section 8 of the City Charter, The candidates equal in number to the persons to be elected who shall receive the highest number of votes at said general election, shall be declared elected to such office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA AS FOLLOWS:

Section 1. All persons seeking to become candidates shall file nomination paperwork at the Office of the City Clerk no earlier than March 9, 2026, and no later than 5:00 p.m. on April 6, 2026, unless otherwise amended by the Arizona State Legislature. Pursuant to state law, candidates must file a Statement of Interest with the City Clerk's Office prior to, or at the time of, collecting the first signature on a nomination petition.

Section 2. The General Election will be held on November 3, 2026.

Section 3. The deadline to register to vote for the Primary Election is July 6, 2026 and the first day to cast an early ballot is July 8, 2026.

PASSED AND ADOPTED by the Mayor and City Council of the City of Peoria, Arizona this 27th day of January, 2026.

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

Approved as to Form:

_____
Emily Jurmu, City Attorney

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 7C.

Date Prepared: 1/15/2026

Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Kevin Burke, Deputy City Manager

FROM: Chris Calcaterra, Parks and Recreation Director

SUBJECT: State of Arizona General Appropriation Act of Fiscal Year 2025/2026 Senate Bill 1735

Purpose:

Discussion and possible action to accept funding in the amount of $300,000 in State funds via Senate Bill 1735 for the purpose of supporting the Varney Park Improvement Project.

Summary:

The Parks and Recreation Department has designed and is in the process of completing a neighborhood park renovation project at Varney Park. This project includes the demolition and replacement of two post-tension basketball courts, grading improvements to enhance drainage, and the installation of an illuminated “Airnasium” canopy over the south court. The project also includes upgrading existing lighting fixtures to LED and restoring the surrounding landscape. These funds will assist in offsetting the City’s capital costs associated with the project.

Previous Actions/Background:

City Council has previously accepted funding through the State of Arizona, bill initiatives referencing specific programs and projects.

Staff Recommendation:

Staff recommends that Council accept funding in the amount of $300,000 in State funds via Senate Bill 1735 to support the Varney Park Improvement Project.

Contact Name and Number:
Chris Calcaterra, 623-773-8703

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 8C.

Date Prepared: 1/15/2026 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Jack Situ, P.E., Development and Engineering Director

SUBJECT: Maintenance Improvement District No. 1310, Vistancia Village D South Parcel D-20

Purpose:

Discussion and possible action to approve the Petition for Formation, adopt **RES. 2026-0 5** 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.

Summary:

The purpose of the Maintenance Improvement District is for the operations, maintenance, repair and improvements to landscaping adjacent to designated public roadways and parkways within the proposed district, as well as drainage and retention within each proposed district. Until such time as the Homeowner's Association fails, and the Council directs City staff to assume maintenance responsibility, a line item of $0.00 will display on the homeowners' property tax bills.

Pursuant to the provision of A.R.S. 48-574, et. seq., the Mayor and Council are empowered to adopt a Resolution ordering the formation of a Maintenance Improvement District. A Petition and Resolution of Intention are attached for formation of City of Peoria Maintenance Improvement District No. 1310, Vistancia Village D South Parcel D-20, located at El Mirage Road and Westward Skies Drive. In the case in which all of the property owners have presented a petition for formation, the ordinary publication and protest period are not required by law; the Council may then adopt a Resolution ordering the improvements when necessary once the Resolution of Intention is first adopted. The Resolution Ordering the improvements finalizes the formation of the Maintenance Improvement District process.

Under Arizona State law, commencing in October 2027, the residents will have a line item of $0.00 on their property tax bill for maintenance of the landscape, irrigation and drainage improvements, located adjacent to and within the public rights-of-way and tracts until such time the Homeowner's Association fails. In accordance with state statute, an assessment diagram and map, listing each parcel of property within the district has been prepared.

Previous Actions/Background:

The final plat for VISTANCIA VILLAGE D SOUTH PARCEL D-20 was approved by the City on December 22, 2025 and recorded with the County.

Staff Recommendation:

Staff recommends the approval of the Petition for Formation, adopt the Resolution of Intention, and Resolution Ordering the Improvements for a proposed Maintenance Improvement District No. 1310, Vistancia Village D South Parcel D-20, located at El Mirage Road and Westward Skies Drive as well as authorize the City Clerk to record the Maintenance Improvement District with the Maricopa County Recorder's Office subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City of Peoria (City) prior to recordation of the Maintenance Improvement District;

2. The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the Maintenance Improvement District; and

3. The developer must provide a fully executed Petition, Waiver and Consent to Formation of a Municipal Improvement District.

Fiscal Analysis:

There is no direct fiscal impact to the City to approve the Maintenance Improvement District. However, the City would incur the additional charges associated with the maintenance responsibilities should the taxing district not be approved and recorded, and the Homeowner's Association fails.

ATTACHMENTS:

Exhibit 1: Petition for Formation
Exhibit 2: Proposed Resolution of Intention to Create
Exhibit 3: Proposed Resolution Declaring Intention to Order

Contact Name and Number:
Jack Situ,P.E., Development and Engineering Director, 623-773-7548.

PETITION, WAIVER AND CONSENT TO FORMATION OF A MUNICIPAL IMPROVEMENT DISTRICT BY THE CITY OF PEORIA

[1310]
MID#

[Vistancia Village D South, Parcel D-20]
Subdivision Name

To: Honorable Mayor and Council
City of Peoria, Arizona

Pursuant to Arizona Revised Statutes, Sections 48-574 and 48-575, the undersigned property owner respectfully petitions the City Council of the City of Peoria, Arizona (City Council) to order the formation of a Municipal Improvement District under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description on Exhibit "A" that is attached hereto and incorporated herein by reference. The proposed district consists of 49.935 acres and is entirely within the corporate boundaries of the City of Peoria.

2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed district.

3. Purpose. The district is proposed to be formed for the purpose of the operation, maintenance, repair and improvements for landscape maintenance adjacent to designated public roadways and parkways within the proposed district and drainage and retention within each proposed district.

4. Public Convenience and Necessity. The necessity for the proposed district is for the operation, maintenance, repair and improvements for landscape maintenance adjacent to designated streets and parkways within the proposed district by the levying of special assessments in the proposed district.

5. Waiver and Consent. The petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive:

   (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work;

   (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578;

   (c) All protest rights whatsoever under A.R.S. §48-579(A) and (B), which provide for protests against the work; and

   (d) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit.

In Witness whereof the parties have executed this Petition and Waiver Agreement as of the 3rd day of December 2025.

KENNEDY LEWIS CAPITAL PARTNERS MASTER FUND IV-C LP Print Property Owner Name Nathan Holl as Authorized Signatory Print Name 6900 E Camelback Rd #800, Scottsdale, AZ 85251 [redacted] Signature	Date: 12/3/2025	Property (Tax Parcel Numbers) 510-08-980
n/a Print Property Owner Name Print Name Address Signature	Date:	Property (Tax Parcel Numbers)

Accepted and approved by:

CITY OF PEORIA, ARIZONA, an
ARIZONA MUNICIPAL CORPORATION

ATTEST:

By_____
Mayor

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION NO. 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF PEORIA AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1310, VISTANCIA VILLAGE D SOUTH PARCEL D-20, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the Maintenance of the landscaping included within, near and adjacent to a parkway and related facilities in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities in the District is incidental to the maintenance and preservation of the parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within and adjacent to a parkway and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City of Peoria living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City of Peoria declares that the maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the City living within the District; and

WHEREAS, the City Council declares that maintenance of landscaped drainage and other water control facilities and features within, near or adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the City of Peoria living within the District:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

"Assessment Diagrams" shall mean those duplicate diagrams of the property contained in the Assessment District is to be filed with the Clerk and approved by the Mayor and Council.

"Assessment District" shall mean the lots, pieces or parcels of land lying within the boundaries described on Exhibit B attached hereto and as shown on the map on file with the City Engineer.

"City" shall mean the City of Peoria, Arizona.

"City Council" or "Council" shall mean the Mayor and Council of the City.

"Clerk" shall mean the City Clerk.

"Engineer" shall mean City Engineer.

"Lots" shall mean all lots, pieces or parcels of land lying within the Assessment District.

"Parkways" shall mean those streets and rights-of-way which are designated in Exhibit B as "Parkways," and specifically those portions of Pedestrian Facilities, Parks, Retention, Detention and Storm Water Management Facilities included within or adjacent to the Assessment District.

"Plans and Specifications" shall mean the engineer's estimate for the Maintenance Improvement District No. 1310 filed with the Clerk prior to the adoption of this Resolution.

"Superintendent of Streets" shall mean the City Engineer.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Peoria, Arizona, to order the following work, hereinafter "Work," to be performed, to wit:

The maintenance of all landscaping, including replacement of landscape materials, in the area generally described as follows:

SEE EXHIBIT "A", LEGAL DESCRIPTION OF CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1310

The Mayor and Council of the City of Peoria, Arizona designate as parkways, those areas set forth on Exhibit "B" Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the Plans and Specifications hereby approved and adopted by the Council and on file in the Office of the City Engineer and no assessment for any lot shall exceed its proportion of the Estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the City are hereby approved and adopted by the Mayor and Council of the City. In addition to the requirements of law, the procedures set forth in the City Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Peoria Maintenance Improvement District No. 1310.

Section 3. Determination of Need.

In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 4. Preparation of Assessment Diagrams.

The City Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the Assessment District. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 5. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 6. Officers Not Liable.

In no event will the City of Peoria or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 7. Annual Statement.

The City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the District as provided in A.R.S. § 48-574 and amendments thereto.

Section 8. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Article 2, specifically Section 48-574, and all amendments thereto and pursuant to Article I, Section 3, (8) of the Peoria City Charter.

Section 9. Delegation of Authority.

The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications and the Contract Documents.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January 2026.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Effective Date: _____

CERTIFICATION OF CITY ENGINEER

I hereby certify that I have read the description set out under the definition "Assessment District" and approve the same. I further certify that I have read the description set out under the definition "Work" and approve the same.

_____
Jack Situ, Dev. & Eng. Director

CERTIFICATION OF CITY CLERK

I hereby certify that the above and foregoing Resolution No. 2026-05 duly passed by the Mayor and Council of the City of Peoria, Arizona at a regular meeting held on January 27, 2026 and that a quorum was present there and that the vote thereon was _____ ayes and _____ nays. _____ were no vote or absent.

_____
City Clerk, City of Peoria

LEGAL DESCRIPTION FOR

MAINTENANCE IMPROVEMENT DISTRICT No. 1310 OF

"VISTANCIA VILLAGE D SOUTH, PARCEL D-20"

All that certain lot, tract, or parcel of land, situated in a portion of Section 25, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found GLO Monument on a pipe for the Southeast corner of said Section 25;

THENCE North 89 deg. 47 min. 14 sec. West (Basis of Bearings) along the South line of the Southeast Quarter of said Section 25, a distance of 2,565.10 feet to a found GLO Monument on a 2" pipe for the South Quarter corner of said Section 25;

THENCE North 89 deg. 30 min. 44 sec. West along the South line of the Southwest Quarter of said Section 25, a distance of 556.30 feet;

THENCE North 00 deg. 29 min. 16 sec. East departing said South line, a distance of 2,559.92 feet to the **TRUE POINT OF BEGINNING;**

THENCE North 34 deg. 34 min. 25 sec. East, a distance of 44.78 feet to a Point of Curvature of a circular curve to the left, having a radius of 5,985.00 feet, a central angle of 11 deg. 29 min. 31 sec., and being subtended by a chord which bears North 28 deg. 49 min. 40 sec. East - 1,198.41 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 1,200.43 feet;

THENCE North 23 deg. 04 min. 54 sec. East tangent to said curve, a distance of 446.17 feet;

THENCE South 66 deg. 55 min. 06 sec. East, a distance of 844.38 feet to a Point of Curvature of a circular curve to the left, having a radius of 670.00 feet, a central angle of 19 deg. 37 min. 37 sec., and being subtended by a chord which bears South 76 deg. 43 min. 54 sec. East - 228.39 feet;

THENCE in an easterly direction along said curve to the left, a distance of 229.51 feet;

THENCE South 86 deg. 32 min. 43 sec. East tangent to said curve, 57.63 feet;

THENCE South 23 deg. 04 min. 54 sec. West, a distance of 879.36 feet;

THENCE South 62 deg. 48 min. 29 sec. East, a distance of 38.02 feet;

THENCE South 31 deg. 18 min. 07 sec. West, a distance of 789.71 feet;

THENCE South 49 deg. 03 min. 09 sec. West, a distance of 180.40 feet;

THENCE South 31 deg. 18 min. 07 sec. West, a distance of 413.89 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 670.00 feet, a central angle of 20 deg. 38 min. 08 sec., and being subtended by a chord which bears North 43 deg. 39 min. 32 sec. West - 240.01 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 241.31 feet;

THENCE North 33 deg. 20 min. 28 sec. West tangent to said curve, a distance of 477.82 feet to a Point of Curvature of a circular curve to the left, having a radius of 670.00 feet, a central angle of 22 deg. 05 min. 07 sec., and being subtended by a chord which bears North 44 deg. 23 min. 01 sec. West - 256.66 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 258.26 feet;

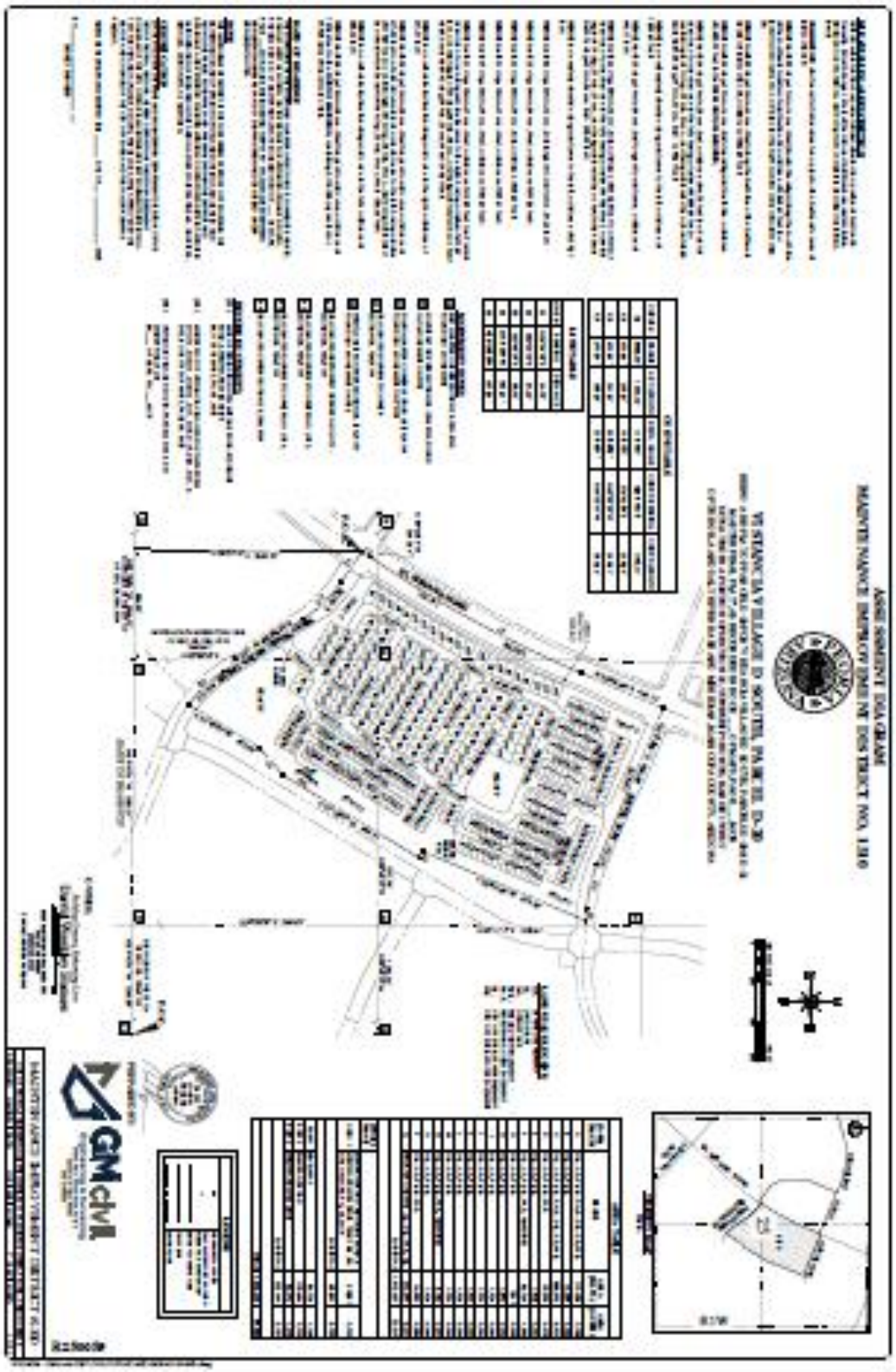
THENCE North 55 deg. 25 min. 35 sec. West tangent to said curve, a distance of 187.56 feet to the **POINT OF BEGINNING**, containing 2,175,185 square feet or 49.935 acres of land, more or less.

Resolution No. 2026-05

EXHIBIT “B”

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK’S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345



CITY OF PEORIA, ARIZONA
NOTICE

OF THE PASSAGE OF A RESOLUTION ORDERING THE IMPROVEMENT CONSISTING OF AUTHORIZING THE MAINTENANCE OF LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITHIN APPURTENANT STRUCTURES AS SHOWN ON THE PLANS FOR THE IMPROVEMENT DISTRICT KNOWN AS CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1310, VISTANCIA VILLAGE D SOUTH PARCEL D-2.

This notice is given pursuant to the provisions of Title 48, Chapter 4, Article 2, Sections 48-571 to 48-619, both inclusive, Arizona Revised Statutes, as amended.

On the 27th day of January 2026 the Mayor and Council of the City of Peoria adopted Resolution No. 2026-06; ordering the improvements of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures shown on the plans, within the corporate limits of the City and creating an Improvement District known as the City of Peoria Maintenance Improvement District No. 1310, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures, which includes a charge for the maintenance of landscaping and other related items, together with all appurtenant structures as shown on the plans; and directing that this notice been given.

Any owner, or any other person having an interest in any lot, piece or parcel of land situated within the above-described assessment district, who claims that any of the provisions, acts or proceedings relative to the above described improvements are irregular, defective, illegal, erroneous or faulty, may file with the City Clerk, Room 150, 8401 West Monroe Street, Peoria, Arizona 85345, within 15 days from the date of the first publication of this notice, a written notice specifying in what way said acts or proceedings are irregular, defective, illegal, erroneous or faulty.

Further information concerning City of Peoria Maintenance Improvement District No. 1310 may be obtained by contacting Mr. Jack Situ, Development & Engineering Director, City of Peoria, Arizona, 8401 West Monroe, Peoria, Arizona 85345, (623) 773-7548.

DATED AND SIGNED this _____ day of _____, 2026.

_____
Jack Situ, P.E.
Superintendent of Streets
City of Peoria, Arizona

RESOLUTION NO. 2026-06

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1310, VISTANCIA VILLAGE D SOUTH PARCEL D-20 PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Peoria Maintenance Improvement District No. 1310.

The estimate of the cost and expenses for the maintenance of the landscaping on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The maintenance of the landscaping, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels

of land within the real property described herein. The Mayor and Council of the City make and order that the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon a district to be known and designated as the City of Peoria Maintenance Improvement District No. 1300 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1310 and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the City of Peoria Maintenance Improvement District No. 1310 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1300.

SECTION 3. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Maintenance Improvement District No. 1310 described in Section 2 of this Resolution to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Maintenance Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statues.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the Mayor and Council of the

City of Peoria, Arizona as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January 2026.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Effective Date: _____

EXHIBIT "A"
MYSTIC A3 (R250039) - MID BOUNDARY DESCRIPTION

A PROTION OF EL MIRAGE ROAD OF THE "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER FINAL, AS RECORDED IN BOOK 1458, PAGE 50, MARICOPA COUNTY RECORDS, (M.C.R.), PARCEL A3 OF THE "RE-PLAT FOR PARCELS E, F, & G, AS ORIGINALLY RECORDED IN THE MASTER PLAT OF MYSTIC AT LAKE PLEASANT HEIGHTS, BK. 1458, PG. 50, RECORDS OF MARICOPA COUNTY", AS RECORDED IN BOOK 1625 OF MAPS, PAGE 14, M.C.R., AND A PROTION OF FOREST PLEASANT PLACE, OF THE "FOREST PLEASENET PLACE", AS MASTER PLAT, AS RECORDED IN BOOK 1756, PAGE 30, M.C.R., LOCATED SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MARKED BY A GLO CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 2644.29 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, 1854.95 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, 1627.42 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R., THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 41 DEGREES 29 MINUTES 36 SECONDS WEST, 1200.00 FEET, AND THE **POINT OF BEGINNING;**

THENCE ALONG SAID CENTERLINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 30 SECONDS, AN ARC LENGTH 637.57 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 1256.67 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 4.03 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 189.76 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 37 SECONDS EAST, 211.57 FEET;

THENCE NORTH 18 DEGREES 18 MINUTES 59 SECONDS WEST, 167.10 FEET;

THENCE NORTH 18 DEGREES 48 MINUTES 00 SECONDS WEST, 142.50 FEET;

THENCE NORTH 19 DEGREES 34 MINUTES 42 SECONDS WEST, 183.73 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 04 SECONDS WEST, 126.25 FEET;

THENCE NORTH 08 DEGREES 50 MINUTES 23 SECONDS WEST, 180.68 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 157.91 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 118.91 FEET;

THENCE NORTH 41 DEGREES 29 MINUTES 36 SECONDS EAST, 65.00 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R.;

THENCE SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 255.25 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 4.22 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE LINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 1209.40 FEET TO SAID **POINT OF BEGINNING;**

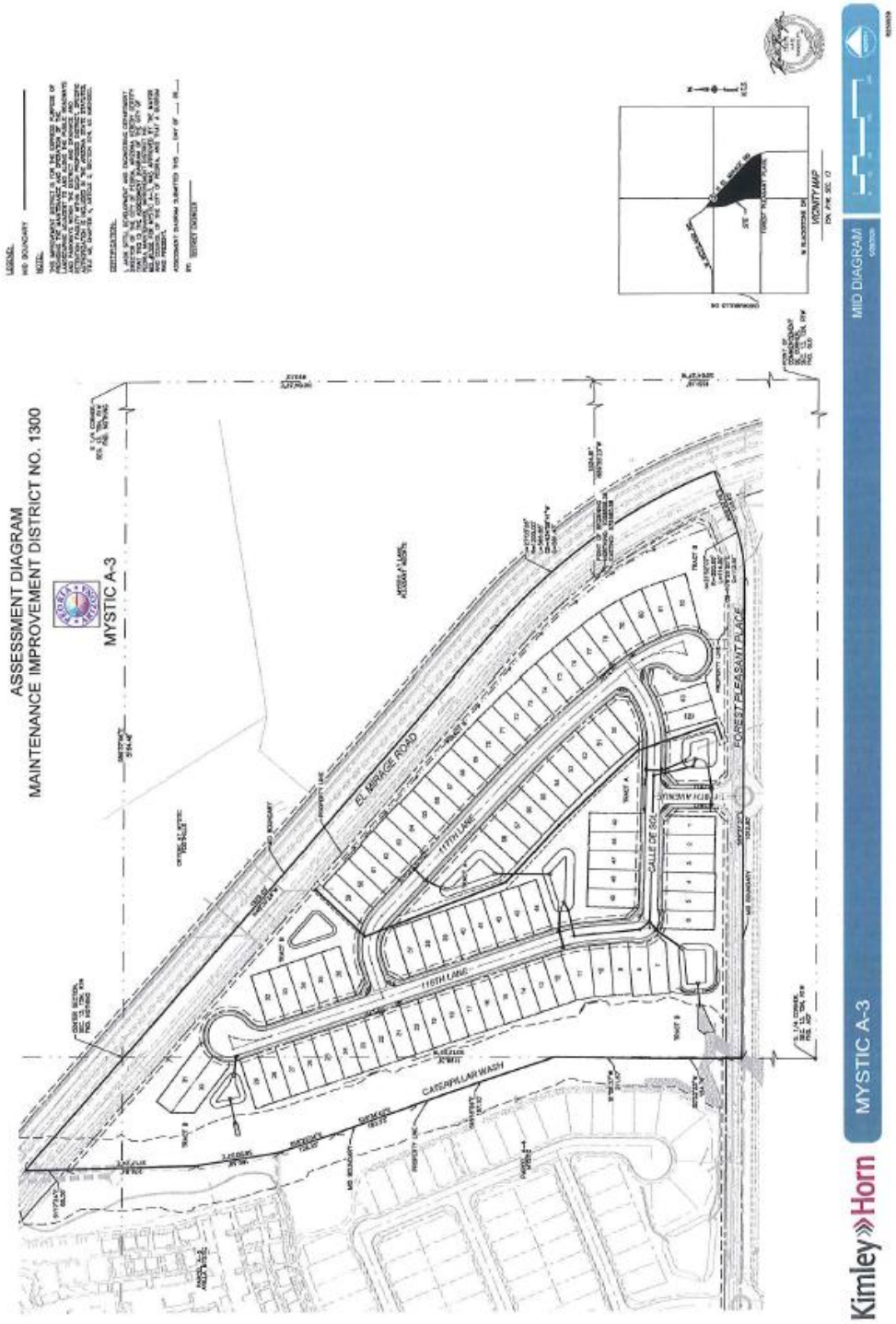
SAID PARCEL CONTAINS 1,104,353 SQUARE FEET, OR 25.3525 ACRES, MORE OR LESS.

Resolution No. 2026-06

EXHIBIT “B”

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK’S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345


ASSESSMENT DIAGRAM
MAINTENANCE IMPROVEMENT DISTRICT NO. 1300
MYSTIC A-3
EL MIRAGE ROAD
116TH LANE
115TH LANE
CALLE DE SOL
FOREST PLEASANT PLACE
CATAPHLAR WASH
VICINITY MAP
MYSTIC A-3
MID DIAGRAM
Kimley»Horn

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 9C.

Date Prepared: 1/13/2026

Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Jack Situ, P.E., Development and Engineering Director

SUBJECT: Maintenance Improvement District No. 1300, Mystic A-3, El Mirage Road and Forest Pleasant Place

Purpose:

Discussion and possible action to approve 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.

Summary:

The purpose of the Maintenance Improvement District is for the operations, maintenance, repair and improvements to landscaping adjacent to designated public roadways and parkways within the proposed district, as well as drainage and retention within each proposed district. Until such time as the Homeowner's Association fails, and the Council directs City staff to assume maintenance responsibility, a line item of $0.00 will display on the homeowners' property tax bills.
Pursuant to the provision of A.R.S. 48-574, et. seq., the Mayor and Council are empowered to adopt a Resolution ordering the formation of a Maintenance Improvement District. A Petition and Resolution of Intention are attached for formation of City of Peoria Maintenance Improvement District No. 1300, Mystic A-3, located at El Mirage Road and Forest Pleasant Place. In the case in which all of the property owners have presented a petition for formation, the ordinary publication and protest period are not required by law; the Council may then adopt a Resolution ordering the improvements when necessary once the Resolution of Intention is first adopted. The Resolution Ordering the improvements finalizes the formation of the Maintenance Improvement District process.
Under Arizona State law, commencing in **October 2027** the residents will have a line item of $0.00 on their property tax bill for maintenance of the landscape, irrigation and drainage improvements, located adjacent to and within the public rights-of-way and tracts until such time the Homeowner's Association fails. In accordance with state statute, an assessment diagram and map, listing each parcel of property within the district has been prepared.

Previous Actions/Background:

The final plat for MYSTIC A-3 was approved by the City on December 9, 2025 and recorded with the County.

Staff Recommendation:

Staff recommends the approval of the Petition for Formation, adopt the Resolution of Intention, and Resolution Ordering the Improvements for a proposed Maintenance Improvement District No. 1300, Mystic A-3, located at El Mirage Road and Forest Pleasant Place as well as authorize the City Clerk to record the Maintenance Improvement District with the Maricopa County Recorder's Office subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City of Peoria (City) prior to recordation of the Maintenance Improvement District;
2. The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the Maintenance Improvement District; and
3. The developer must provide a fully executed Petition, Waiver and Consent to Formation of a Municipal Improvement District.

Fiscal Analysis:

There is no direct fiscal impact to the City to approve the Maintenance Improvement District. However, the City would incur the additional charges associated with the maintenance responsibilities should the taxing district not be approved and recorded, and the Homeowner's Association fails.

ATTACHMENTS:

Exhibit 1: Petition for Formation
Exhibit 2: Proposed Resolution of Intention to Create
Exhibit 3: Proposed Resolution Declaring Intention to Order

Contact Name and Number:
Jack Situ, Development and Engineering Director, 623-773-7548.

PETITION, WAIVER AND CONSENT TO FORMATION OF A MUNICIPAL IMPROVEMENT DISTRICT BY THE CITY OF PEORIA

[1300]
MID#

[Mystic A-3]
Subdivision Name

To: Honorable Mayor and Council
City of Peoria, Arizona

Pursuant to Arizona Revised Statutes, Sections 48-574 and 48-575, the undersigned property owner respectfully petitions the City Council of the City of Peoria, Arizona (City Council) to order the formation of a Municipal Improvement District under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agrees to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description on Exhibit "A" that is attached hereto and incorporated herein by reference. The proposed district consists of 25.202 acres and is entirely within the corporate boundaries of the City of Peoria.

2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed district.

3. Purpose. The district is proposed to be formed for the purpose of the operation, maintenance, repair and improvements for landscape maintenance adjacent to designated public roadways and parkways within the proposed district and drainage and retention within each proposed district.

4. Public Convenience and Necessity. The necessity for the proposed district is for the operation, maintenance, repair and improvements for landscape maintenance adjacent to designated streets and parkways within the proposed district by the levying of special assessments in the proposed district.

5. Waiver and Consent. The petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive:

   (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work;

   (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578;

   (c) All protest rights whatsoever under A.R.S. §48-579(A) and (B), which provide for protests against the work; and

   (d) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit.

In Witness whereof the parties have executed this Petition and Waiver Agreement as of the 12 day of November 20 25.

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, Authorized Agent of TPG AG EHC III (LEN) Multi State 4, LLC Print Property Owner Name Steven S. Benson, its manager Print Name 8585 E Hartford Dr., Ste, 118, Scottsdale, AZ 85255 [redacted] Signature	Date: 11/12/2025	Property (Tax Parcel Numbers) 503-97-967
Print Property Owner Name Print Name Address Signature	Date:	Property (Tax Parcel Numbers)

Accepted and approved by:

CITY OF PEORIA, ARIZONA, an
ARIZONA MUNICIPAL CORPORATION

ATTEST:

By_____
Mayor

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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Revised: 02/06/07, 04/01/09, 01/25/11, 01/30/13, 1/21/16, 6/15/16

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF PEORIA AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1300, Mystic A-3, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the Maintenance of the landscaping included within, near and adjacent to a parkway and related facilities in the District to be of more than local or ordinary public benefit, and further that the cost of said maintenance shall be assessed on a certain District; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, declare that the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities in the District is incidental to the maintenance and preservation of the parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the District; and

WHEREAS, the City Council declares that the maintenance of landscaping included within and adjacent to a parkway and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City of Peoria living within the District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City of Peoria declares that the maintenance of a landscaped buffer between a parkway and the adjacent developments reduces the visual and other impact of light, air and noise pollution and tends to increase personal and vehicular safety on the parkway and decreases the likelihood vehicular accidents will harm adjacent developments in furtherance of the health, safety and welfare of those citizens of the City living within the District; and

WHEREAS, the City Council declares that maintenance of landscaped drainage and other water control facilities and features within, near or adjacent to a parkway and related facilities tends to preserve the structural integrity of the parkway and mitigates flooding of adjacent areas and the structural integrity of the parkway and mitigates flooding of adjacent areas and the parkway by draining water to and from the parkway in furtherance of the health, safety and welfare of those citizens of the City of Peoria living within the District:

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA AS FOLLOWS:

Section 1. Definitions.

In this Resolution, the following terms shall have the following meanings:

"Assessment Diagrams" shall mean those duplicate diagrams of the property contained in the Assessment District is to be filed with the Clerk and approved by the Mayor and Council.

"Assessment District" shall mean the lots, pieces or parcels of land lying within the boundaries described on Exhibit B attached hereto and as shown on the map on file with the City Engineer.

"City" shall mean the City of Peoria, Arizona.

"City Council" or "Council" shall mean the Mayor and Council of the City.

"Clerk" shall mean the City Clerk.

"Engineer" shall mean City Engineer.

"Lots" shall mean all lots, pieces or parcels of land lying within the Assessment District.

"Parkways" shall mean those streets and rights-of-way which are designated in Exhibit B as "Parkways," and specifically those portions of Pedestrian Facilities, Parks, Retention, Detention and Storm Water Management Facilities included within or adjacent to the Assessment District.

"Plans and Specifications" shall mean the engineer's estimate for the Maintenance Improvement District No. 1300 filed with the Clerk prior to the adoption of this Resolution.

"Superintendent of Streets" shall mean the City Engineer.

Section 2. Declaration of Intention to Order an Improvement.

The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Peoria, Arizona, to order the following work, hereinafter "Work," to be performed, to wit:

The maintenance of all landscaping, including replacement of landscape materials, in the area generally described as follows:

SEE EXHIBIT "A", LEGAL DESCRIPTION OF CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1300

The Mayor and Council of the City of Peoria, Arizona designate as parkways, those areas set forth on Exhibit "B" Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the Plans and Specifications hereby approved and adopted by the Council and on file in the Office of the City Engineer and no assessment for any lot shall exceed its proportion of the Estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets and the Clerk of the City are hereby approved and adopted by the Mayor and Council of the City. In addition to the requirements of law, the procedures set forth in the City Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Peoria Maintenance Improvement District No. 1300.

Section 3. Determination of Need.

In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 4. Preparation of Assessment Diagrams.

The City Engineer is hereby authorized and directed to prepare duplicate diagrams (Assessment Diagrams) of the property contained within the Assessment District. The diagrams shall show each separate lot, numbered consecutively, the approximate area in square feet of each lot, and the location of the lot in relation to the work proposed to be done.

Section 5. Exclusion of Certain Property.

Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

Section 6. Officers Not Liable.

In no event will the City of Peoria or any officer thereof be liable for any portion of the cost of said Improvement District nor for any delinquency of persons or property assessed.

Section 7. Annual Statement.

The City Council shall make annual statements and estimates of the expenses of the District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the District as provided in A.R.S. § 48-574 and amendments thereto.

Section 8. Statutory Authority.

The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Article 2, specifically Section 48-574, and all amendments thereto and pursuant to Article I, Section 3, (8) of the Peoria City Charter.

Section 9. Delegation of Authority.

The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications and the Contract Documents.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January, 2026.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Effective Date: _____

CERTIFICATION OF CITY ENGINEER

I hereby certify that I have read the description set out under the definition "Assessment District" and approve the same. I further certify that I have read the description set out under the definition "Work" and approve the same.

_____
Jack Situ, Dev. & Eng. Director

CERTIFICATION OF CITY CLERK

I hereby certify that the above and foregoing Resolution No. 2026-07 duly passed by the Mayor and Council of the City of Peoria, Arizona at a regular meeting held on January 27, 2026 and that a quorum was present there and that the vote thereon was _____ ayes and _____ nays. _____ were no vote or absent.

_____
City Clerk, City of Peoria

EXHIBIT "A"
MYSTIC A3 (R250039) - MID BOUNDARY DESCRIPTION

A PROTION OF EL MIRAGE ROAD OF THE "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER FINAL, AS RECORDED IN BOOK 1458, PAGE 50, MARICOPA COUNTY RECORDS, (M.C.R.), PARCEL A3 OF THE "RE-PLAT FOR PARCELS E, F, & G, AS ORIGINALLY RECORDED IN THE MASTER PLAT OF MYSTIC AT LAKE PLEASANT HEIGHTS, BK. 1458, PG. 50, RECORDS OF MARICOPA COUNTY", AS RECORDED IN BOOK 1625 OF MAPS, PAGE 14, M.C.R., AND A PROTION OF FOREST PLEASANT PLACE, OF THE "FOREST PLEASENET PLACE", AS MASTER PLAT, AS RECORDED IN BOOK 1756, PAGE 30, M.C.R., LOCATED SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MARKED BY A GLO CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 2644.29 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, 1854.95 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, 1627.42 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R., THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 41 DEGREES 29 MINUTES 36 SECONDS WEST, 1200.00 FEET, AND THE **POINT OF BEGINNING;**

THENCE ALONG SAID CENTERLINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 30 SECONDS, AN ARC LENGTH 637.57 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 1256.67 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 4.03 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 189.76 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 37 SECONDS EAST, 211.57 FEET;

THENCE NORTH 18 DEGREES 18 MINUTES 59 SECONDS WEST, 167.10 FEET;

THENCE NORTH 18 DEGREES 48 MINUTES 00 SECONDS WEST, 142.50 FEET;

THENCE NORTH 19 DEGREES 34 MINUTES 42 SECONDS WEST, 183.73 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 04 SECONDS WEST, 126.25 FEET;

THENCE NORTH 08 DEGREES 50 MINUTES 23 SECONDS WEST, 180.68 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 157.91 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 118.91 FEET;

THENCE NORTH 41 DEGREES 29 MINUTES 36 SECONDS EAST, 65.00 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R.;

THENCE SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 255.25 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

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THENCE CONTINUING ALONG SAID CENTERLINE LINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 1209.40 FEET TO SAID **POINT OF BEGINNING;**

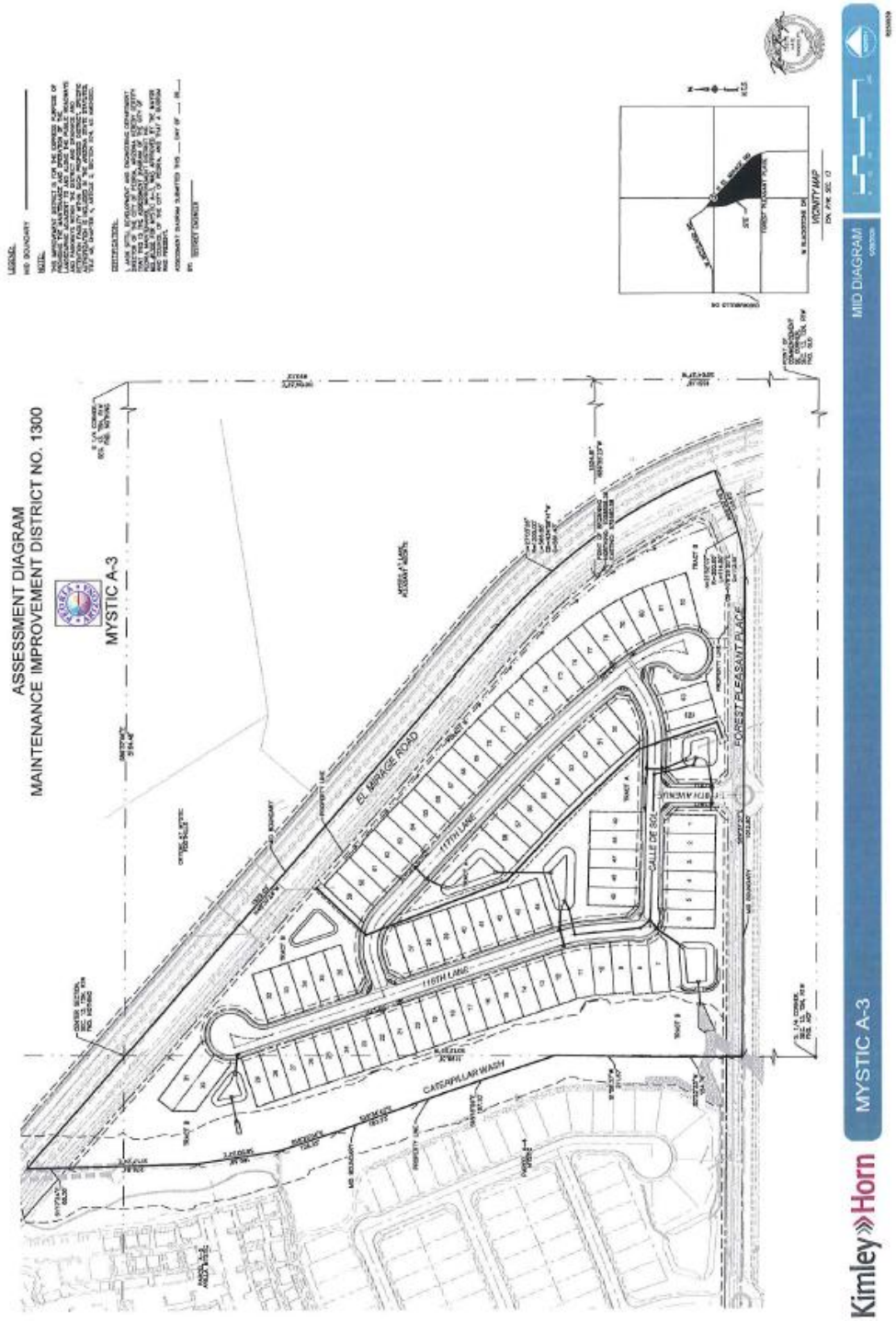
SAID PARCEL CONTAINS 1,104,353 SQUARE FEET, OR 25.3525 ACRES, MORE OR LESS.

Resolution No. 2026-07

EXHIBIT “B”

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK’S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345



CITY OF PEORIA, ARIZONA
NOTICE

OF THE PASSAGE OF A RESOLUTION ORDERING THE IMPROVEMENT CONSISTING OF AUTHORIZING THE MAINTENANCE OF LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITHIN APPURTENANT STRUCTURES AS SHOWN ON THE PLANS FOR THE IMPROVEMENT DISTRICT KNOWN AS CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1300.

This notice is given pursuant to the provisions of Title 48, Chapter 4, Article 2, Sections 48-571 to 48-619, both inclusive, Arizona Revised Statutes, as amended.

On the 27th day of January 2026 the Mayor and Council of the City of Peoria adopted Resolution No. 2026-08; ordering the improvements of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures shown on the plans, within the corporate limits of the City and creating an Improvement District known as the City of Peoria Maintenance Improvement District No. 1300, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together within appurtenant structures, which includes a charge for the maintenance of landscaping and other related items, together with all appurtenant structures as shown on the plans; and directing that this notice been given.

Any owner, or any other person having an interest in any lot, piece or parcel of land situated within the above-described assessment district, who claims that any of the provisions, acts or proceedings relative to the above described improvements are irregular, defective, illegal, erroneous or faulty, may file with the City Clerk, Room 150, 8401 West Monroe Street, Peoria, Arizona 85345, within 15 days from the date of the first publication of this notice, a written notice specifying in what way said acts or proceedings are irregular, defective, illegal, erroneous or faulty.

Further information concerning City of Peoria Maintenance Improvement District No. 1300 may be obtained by contacting Mr. Jack Situ, Interim Development & Engineering Director, City of Peoria, Arizona, 8401 West Monroe, Peoria, Arizona 85345, (623) 773-7548.

DATED AND SIGNED this _____ day of _____, 2026.

_____
Jack Situ, P.E.
Superintendent of Streets
City of Peoria, Arizona

RESOLUTION NO. 2026-08

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1300, MYSTIC A-3 PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the maintenance of landscaping within the proposed district and that the cost of maintaining landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be assessed upon a certain improvement district to be known as Peoria Maintenance Improvement District No. 1300.

The estimate of the cost and expenses for the maintenance of the landscaping on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The maintenance of the landscaping, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The Mayor and Council of the

City make and order that the cost and expense for the maintenance of the landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures be chargeable upon a district to be known and designated as the City of Peoria Maintenance Improvement District No. 1300 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the maintenance of landscaping included within, near, and adjacent to a parkway and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1300 and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the City of Peoria Maintenance Improvement District No. 1300 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Maintenance Improvement District No. 1300.

SECTION 3. The costs and expense for the maintenance of landscaping shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Maintenance Improvement District No. 1300 described in Section 2 of this Resolution to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Maintenance Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statues.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the Mayor and Council of the City of Peoria, Arizona as required by law and is exempt from the referendum

provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January 2026.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Effective Date: _____

EXHIBIT "A"
MYSTIC A3 (R250039) - MID BOUNDARY DESCRIPTION

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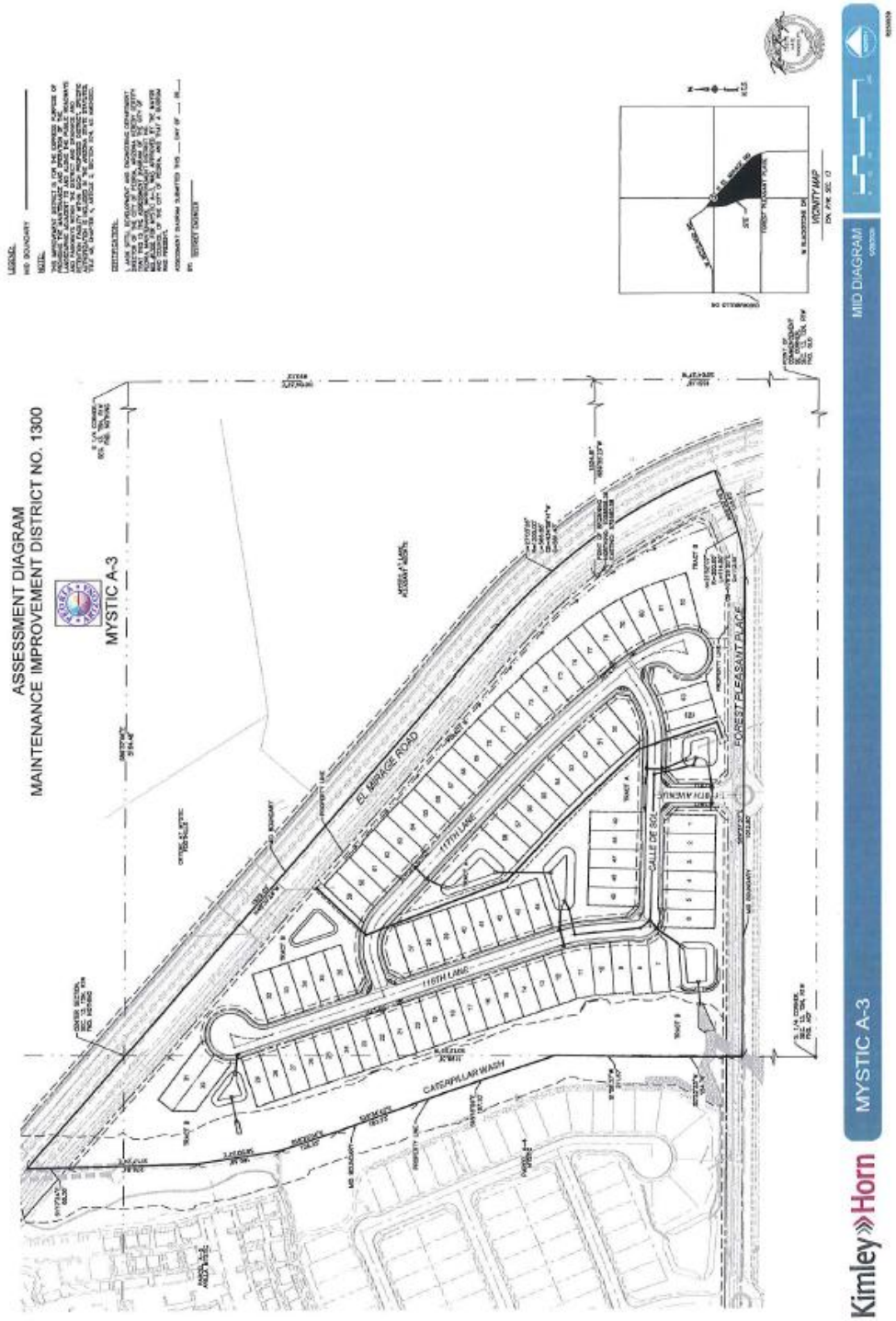
Resolution No. 2026-08

EXHIBIT “B”

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK’S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345


ASSESSMENT DIAGRAM
MAINTENANCE IMPROVEMENT DISTRICT NO. 1300
MYSTIC A-3
EL MIRAGE ROAD
116TH LANE
CALLE DE SOL
FOREST PLEASANT PLACE
CATCLAW WASH
VICINITY MAP
Kimley»Horn
MYSTIC A-3
MID DIAGRAM

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 10C.

Date Prepared: 1/14/2026 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Jack Situ, P.E., Development and Engineering Director

SUBJECT: Street Light Improvement District No. 1195, Mystic A-3, El Mirage Road and Forest Pleasant Place

Purpose:

Discussion and possible action to approve 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.

Summary:

The purpose of the Streetlight Improvement District is for the purchase of electricity for lighting the streets and public parks within the proposed district.

Pursuant to the provisions of A.R.S. §48-616, et seq., Mayor and Council are empowered to adopt a resolution ordering the formation of a Street Light Improvement District. A Petition, Resolution of Intention and Resolution Ordering the Improvements are attached for formation of City of Peoria Street Light Improvement District No. 1195, Mystic A-3, located at El Mirage Road & Forest Pleasant Place. In the case in which all of the property owners have presented a petition for formation, the ordinary publication and protest period are not required by law; the Council may then immediately adopt a Resolution Ordering the improvements once the Resolution of Intention is first adopted. The Resolution ordering the improvements finalizes the formation of the Street Light Improvement District process.

Under Arizona State law, commencing in October 2027, the residents will receive, on their property tax bill, an additional charge for operation of the street light system. In accordance with state statute, an assessment diagram and map listing each parcel of property within the district has been prepared.

Previous Actions/Background:

The final plat for Mystic A-3 was approved by the Council on December 9, 2025.

Staff Recommendation:

Staff recommends for City Council to approve the Petition for Formation and adopt the Resolution of Intention and Resolution Ordering the Improvements for the proposed Street Light Improvement District No. 1195, Mystic A-3, located at El Mirage Road & Forest Pleasant Place, and authorize the City Clerk to record the Street Light Improvement District with the Maricopa County Recorder's Office subject to the following stipulations:

1. All civil and street light plans must be approved by the City of Peoria (City) prior to recordation of the Street Light Improvement District.

2. The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the Street Light Improvement District.

3. The developer must provide a fully executed Petition, Waiver and Consent to Formation of a Municipal Improvement District.

Fiscal Analysis:

There is no direct fiscal impact to the City to approve the Street Light Improvement District. However, the City would incur the cost associated with the purchase of electricity for lighting the streets and public parks within the proposed district should the taxing district not be approved and recorded.

ATTACHMENTS:

Exhibit 1: Petition for Formation
Exhibit 2: Proposed Resolution of Intention
Exhibit 3: Proposed Resolution Ordering the Improvements

Contact Name and Number:
Jack Situ, Development & Engineering Director, 623-773-7548

PETITION, WAIVER AND CONSENT TO FORMATION OF A MUNICIPAL IMPROVEMENT DISTRICT BY THE CITY OF PEORIA

[1195]
SLID#

[Mystic A-3]
Subdivision Name

To: Honorable Mayor and Council
City of Peoria, Arizona

Pursuant to Arizona Revised Statutes, Section 48-617, the undersigned property owner respectfully petitions the City Council of the City of Peoria, Arizona (City Council) to order the formation of a Municipal Street Light Improvement District under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agree to waive certain rights under the Arizona Improvement District Law and to consent to the formation and completion of the District.

1. Area of District. The proposed district is described by a map and by a legal description on Exhibit "A", which is attached hereto and incorporated herein by reference. The proposed district consists of 25.202 acres and is entirely within the corporate boundaries of the City of Peoria.

2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed district.

3. Purpose. The district is proposed to be formed for the purpose of the purchase of electricity for lighting the streets and public parks within the proposed district.

4. Public Convenience and Necessity. The necessity for the proposed district is the purchase of electricity for lighting the streets and public parks within the proposed district by the levying of special assessments in the proposed district.

5. Waiver and Consent. The petitioners with full knowledge of their rights being waived hereunder, hereby expressly waive:

   (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work;

   (b) Any necessity for publication and posting of the Resolution of Intention and the Notice of Proposed Improvements pursuant to A.R.S. §48-578;

   (c) All protest rights whatsoever under A.R.S. §48-579(A) and (B), which provide for protests against the work;

   (d) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit.

In Witness whereof the parties have executed this Petition and Waiver Agreement as of the 12 day of November 2025.

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, Authorized Agent of TPG AG EHC III (LEN) Multi State 4, LLC Print Property Owner Name Steven S. Benson, its Manager Print Name 8585 E Hartford Dr., Ste 118 Scottsdale, AZ 85255 [redacted] Signature	Date: 11/12/2025	Property (Tax Parcel Numbers) 503-97-967
Print Property Owner Name Print Name Address Signature	Date:	Property (Tax Parcel Numbers)

Accepted and approved by:

CITY OF PEORIA, ARIZONA, an
ARIZONA MUNICIPAL CORPORATION

By_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

RESOLUTION NO. 2026-09

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE PURCHASE OF ELECTRICITY FOR LIGHTING THE STREETS AND PUBLIC PARKS WITHIN THE PROPOSED DISTRICT AND THAT THE COST OF THE PURCHASE OF ELECTRICITY FOR LIGHTING THE STREETS AND PUBLIC PARKS, BE ASSESSED UPON A CERTAIN IMPROVEMENT DISTRICT TO BE KNOWN AS CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1195, MYSTIC A-3; PROVIDING THAT THE COST OF THE ELECTRICITY REQUIRED TO OPERATE THE SYSTEM BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, THAT:

SECTION 1. The public interest or convenience require and it is the intention of the Mayor and Council of the City of Peoria, Arizona to order the purchase of electricity for lighting the streets and public parks within the proposed district.

The estimate of the cost and expenses for the purchase of electricity for the operation of the streetlights on file with the Superintendent of Streets and the City Clerk is approved and adopted by the Mayor and Council of the City.

SECTION 2. The streetlights and the electricity, therefore, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The Mayor and Council of the City make and order that the cost and expense for the purchase of electricity be chargeable upon a district to be known and designated as the City of Peoria

Streetlight Improvement District No. 1195 and as described and bounded as set forth on Exhibits A and B attached, and declare that the district in the City benefited by the purchase of electricity for streetlights to be assessed, to pay the costs and expenses thereof in proportion to the benefits derived therefrom.

The City shall not assess the costs and expenses for the purchase of electricity for streetlights which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the City of Peoria Streetlight Improvement District No. 1195 and if a portion of the costs and expenses for the purchase of electricity for streetlights is for the general public benefit, the City shall assess the boundaries of the City of Peoria Streetlight Improvement District No. 1195 only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the City of Peoria Streetlight Improvement District No. 1195.

SECTION 3. The costs and expense for the purchase of electricity for streetlights shall be made and all proceedings therein taken; that the Superintendent of Streets of the City shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the City of Peoria Streetlight Improvement District No. 1195 described in Section 2 of this Resolution to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 4. The majority of owners of all of the real property within the proposed district have executed a Petition for formation of a Streetlight Improvement District and the City Council has verified the ownership of the property. Publication and posting of the notice of the passage of the Resolution of Intention will be completed as prescribed by the State Statutes.

SECTION 5. Any Resolutions or parts of Resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 6. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the Mayor and Council of the City of Peoria, Arizona as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January, 2026.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Effective Date: _____

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THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 1256.67 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 4.03 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 189.76 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 37 SECONDS EAST, 211.57 FEET;

THENCE NORTH 18 DEGREES 18 MINUTES 59 SECONDS WEST, 167.10 FEET;

THENCE NORTH 18 DEGREES 48 MINUTES 00 SECONDS WEST, 142.50 FEET;

THENCE NORTH 19 DEGREES 34 MINUTES 42 SECONDS WEST, 183.73 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 04 SECONDS WEST, 126.25 FEET;

THENCE NORTH 08 DEGREES 50 MINUTES 23 SECONDS WEST, 180.68 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 157.91 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 118.91 FEET;

THENCE NORTH 41 DEGREES 29 MINUTES 36 SECONDS EAST, 65.00 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R.;

THENCE SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 255.25 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 4.22 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE LINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 1209.40 FEET TO SAID **POINT OF BEGINNING;**

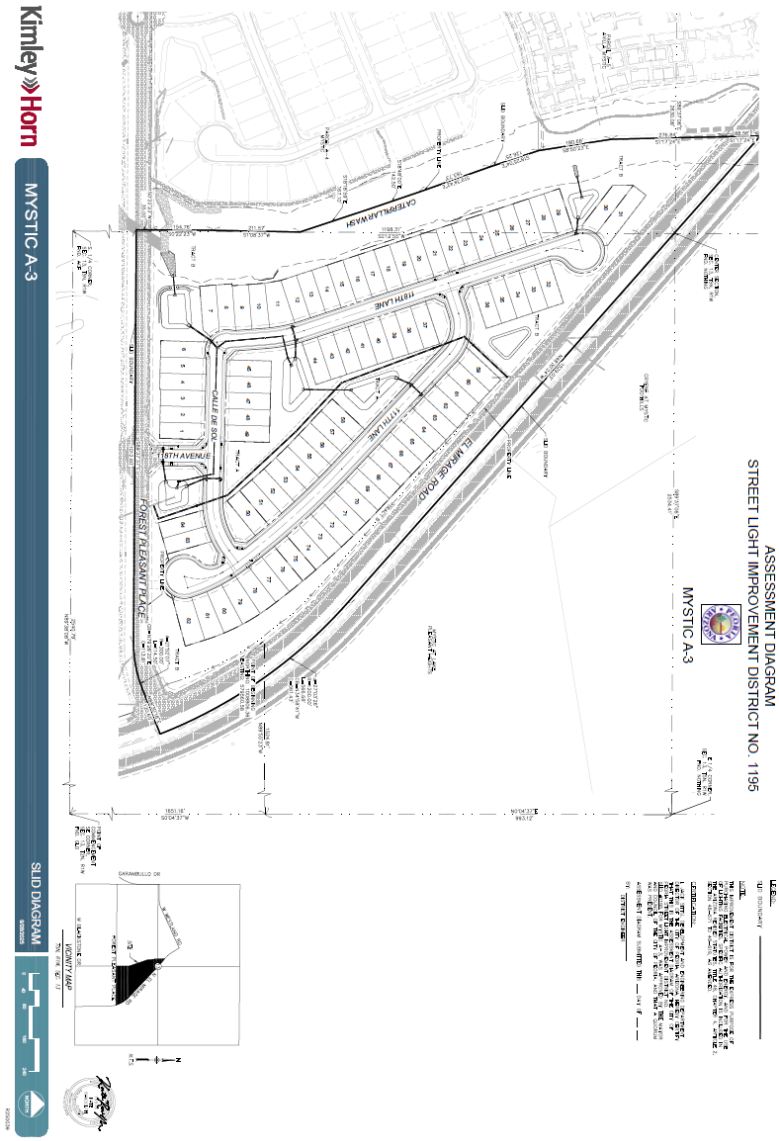
SAID PARCEL CONTAINS 1,104,353 SQUARE FEET, OR 25.3525 ACRES, MORE OR LESS.

Resolution No. 2026-09

EXHIBIT “B”

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK’S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345


Kimley»Horn
MYSTIC A-3
SLID DIAGRAM
ASSESSMENT DIAGRAM
STREET LIGHT IMPROVEMENT DISTRICT NO. 1195
MYSTIC A-3
CATAMARAN WASH
11TH LANE
CALLE DE SOL
10TH AVENUE
FOREST PLEASANT PLACE
EL MIRAGE ROAD
VICINITY MAP

POINT	EL.	NE	TABLE
1	4497.76	2871.11	
2	4493.00	3020.00	
3	4493.00	3020.00	
4	4493.00	3020.00	
5	4215.59	3014.85	
6	4472.52	3016.11	
7	4706.60	212.28	
8	4493.00	3020.00	
9	4499.96	2999.98	
10	4493.00	3020.00	
11	4493.00	3020.00	
12	4488.4	3484.8	
13	4493.00	3020.00	
14	4493.00	3020.00	
15	4493.00	3020.00	
16	4493.00	3020.00	
17	4493.00	3020.00	
18	4493.00	3020.00	
19	4493.00	3020.00	
20	4493.00	3020.00	

POINT	EL.	NE	TABLE
21	4493.00	3020.00	
22	4493.00	3020.00	
23	4493.00	3020.00	
24	4493.00	3020.00	
25	4493.00	3020.00	
26	4493.00	3020.00	
27	4493.00	3020.00	
28	4493.00	3020.00	
29	4493.00	3020.00	
30	4493.00	3020.00	
31	4493.00	3020.00	
32	4493.00	3020.00	
33	4493.00	3020.00	
34	4493.00	3020.00	
35	4493.00	3020.00	
36	4493.00	3020.00	
37	4493.00	3020.00	
38	4493.00	3020.00	
39	4493.00	3020.00	
40	4493.00	3020.00	

POINT	EL.	NE	TABLE
41	4493.00	3020.00	
42	4493.00	3020.00	
43	4493.00	3020.00	
44	4493.00	3020.00	
45	4493.00	3020.00	
46	4493.00	3020.00	
47	4490.98	3020.00	
48	4493.00	3020.00	
49	4493.00	3020.00	
50	4493.00	3020.00	
51	4493.00	3020.00	
52	4493.00	3020.00	
53	4493.00	3020.00	
54	4493.00	3020.00	
55	4493.00	3020.00	
56	4493.00	3020.00	
57	4493.00	3020.00	
58	4493.00	3020.00	
59	4493.00	3020.00	
60	4493.00	3020.00	

POINT	EL.	NE	TABLE
61	4493.00	3020.00	
62	4493.00	3020.00	
63	4493.00	3020.00	
64	4493.00	3020.00	
65	4493.00	3020.00	
66	4493.00	3020.00	
67	4493.00	3020.00	
68	4493.00	3020.00	
69	4496.99	3020.00	
70	4493.00	3020.00	
71	4519.58	3020.17	
72	4519.58	3020.17	
73	4519.58	3020.17	
74	4519.58	3020.17	
75	4519.58	3020.17	
76	4519.58	3020.17	
77	4519.58	3020.17	
78	4479.16	3020.17	
79	4479.16	3020.17	
80	4479.16	3020.17	

POINT	EL.	NE	TABLE
81	4497.76	2871.11	
82	4493.00	3020.00	
83	4493.00	3020.00	
84	4493.00	3020.00	

TRAIT	TRUE	TRUE ANGLE (DEG)	GRID
TRAIT A	772.45		1.000
TRAIT B	1421.47		1.000
TRAIL	1586.93		1.000

RESOLUTION NO. 2026-10

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND RIGHTS-OF-WAY WITHIN THE CORPORATE LIMITS OF THE TOWN AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1195, MYSTIC A-3 PURSUANT TO TITLE 48, CHAPTER 4, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO FOR THE PURPOSE OF PURCHASING ELECTRICITY, WHICH INCLUDES A CHARGE FOR THE USE OF LIGHTING FACILITIES AND OTHER RELATED ITEMS TOGETHER WITH ALL APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, AND DECLARING AN EMERGENCY.

WHEREAS on the 27th day of January, 2026, the Mayor and Council of the City of Peoria, Arizona, passed and adopted Resolution No. 2026-09, declaring its intention to order the purchase of electricity for lighting the streets and public parks within the proposed district and that the cost of the purchase of electricity for lighting the streets and public parks be assessed upon a certain improvement district, to be known as City of Peoria Streetlight Improvement District No. 1157; providing that the cost of the electricity required to operate the system be assessed under the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended; and declaring an emergency; and

WHEREAS, a copy of Resolution No. 2026-09 has been published in the Peoria Times, a newspaper published and generally circulated in the City, as required by law or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, the Superintendent of Streets of the City caused to be posted along the streets of the District, no more than three hundred (300) feet apart, notices of the passage of Resolution No. 2026-09, said notices being headed "Notice of Proposed Improvement", each heading in letters at least one (1) inch in height. Said notices stated the fact of the passage of said Resolution of

Intention No. 2026-09 or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, more than fifteen (15) days have elapsed since the date of the last publication of said Resolution of Intention No. 2026-09 and since the completion of the posting of said notices or alternatively a petition has been filed with the City Clerk having been signed by all the owners of the real property; and

WHEREAS, no protests against the proposed improvement and no objections to the extent of the District were filed with the Clerk of the City during the time prescribed by law; and

WHEREAS, the Mayor and Council of the City having acquired jurisdiction to order the improvements as described in Resolution No. 2026-09; and

WHEREAS, the City Engineer acting as District Engineer has prepared and presented to the Mayor and Council of the City duplicate diagrams of the property contained within the District ("the Diagram") and legal description copies of which are attached and incorporated as Exhibits A and B.

NOW THEREFORE IT IS RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA, as follows:

Section 1. By virtue of the authority vested in the Mayor and Council of the City by Title 48, Chapter 4, Article 2, Arizona Revised Statutes and all amendments thereto, the Mayor and Council of the City orders the work or improvement done as described in Resolution No. 2026-09 and in accordance with the Plans and Specifications approved and adopted by the Mayor and Council of the City of Peoria, Arizona.

Section 2. The Superintendent of Streets of the City is authorized and directed to prepare and execute the notice of the passage of this Resolution, which is attached as Exhibit B. Such notice shall be posted and published as provided by law.

Section 3. That the Diagram, as prepared and presented to the Mayor and Council of the City is approved by the Mayor and Council of the City.

Section 4. That the Clerk of the City is authorized and directed to certify that the Diagram was approved by the Mayor and Council of the City on the 27th day of January, 2026, and after such certification, the Clerk of the City is authorized and directed to deliver the Diagram to the Superintendent of Streets of the City.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January, 2026.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

_____
Date Signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Effective Date: _____

EXHIBIT "A"
MYSTIC A3 (R250039) - SLID BOUNDARY DESCRIPTION

A PROTION OF EL MIRAGE ROAD OF THE "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER FINAL, AS RECORDED IN BOOK 1458, PAGE 50, MARICOPA COUNTY RECORDS, (M.C.R.), PARCEL A3 OF THE "RE-PLAT FOR PARCELS E, F, & G, AS ORIGINALLY RECORDED IN THE MASTER PLAT OF MYSTIC AT LAKE PLEASANT HEIGHTS, BK. 1458, PG. 50, RECORDS OF MARICOPA COUNTY", AS RECORDED IN BOOK 1625 OF MAPS, PAGE 14, M.C.R., AND A PROTION OF FOREST PLEASANT PLACE, OF THE "FOREST PLEASENET PLACE", AS MASTER PLAT, AS RECORDED IN BOOK 1756, PAGE 30, M.C.R., LOCATED SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13, BEING MARKED BY A GLO CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, 2644.29 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, 1854.95 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, 1627.42 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R., THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 41 DEGREES 29 MINUTES 36 SECONDS WEST, 1200.00 FEET, AND THE **POINT OF BEGINNING;**

THENCE ALONG SAID CENTERLINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 30 SECONDS, AN ARC LENGTH 637.57 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 1256.67 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST, 4.03 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 189.76 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 37 SECONDS EAST, 211.57 FEET;

THENCE NORTH 18 DEGREES 18 MINUTES 59 SECONDS WEST, 167.10 FEET;

THENCE NORTH 18 DEGREES 48 MINUTES 00 SECONDS WEST, 142.50 FEET;

THENCE NORTH 19 DEGREES 34 MINUTES 42 SECONDS WEST, 183.73 FEET;

THENCE NORTH 18 DEGREES 25 MINUTES 04 SECONDS WEST, 126.25 FEET;

THENCE NORTH 08 DEGREES 50 MINUTES 23 SECONDS WEST, 180.68 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 157.91 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING NORTH 01 DEGREES 17 MINUTES 24 SECONDS WEST, 118.91 FEET;

THENCE NORTH 41 DEGREES 29 MINUTES 36 SECONDS EAST, 65.00 FEET TO A POINT ON THE CENTER LINE OF EL MIRAGE ROAD, AS SHOWN IN "MYSTIC AT LAKE PLEASANT HEIGHTS", A MASTER PLAT RECORDED IN BOOK 1458, PAGE 50, M.C.R.;

THENCE SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 255.25 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 4.22 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 13;

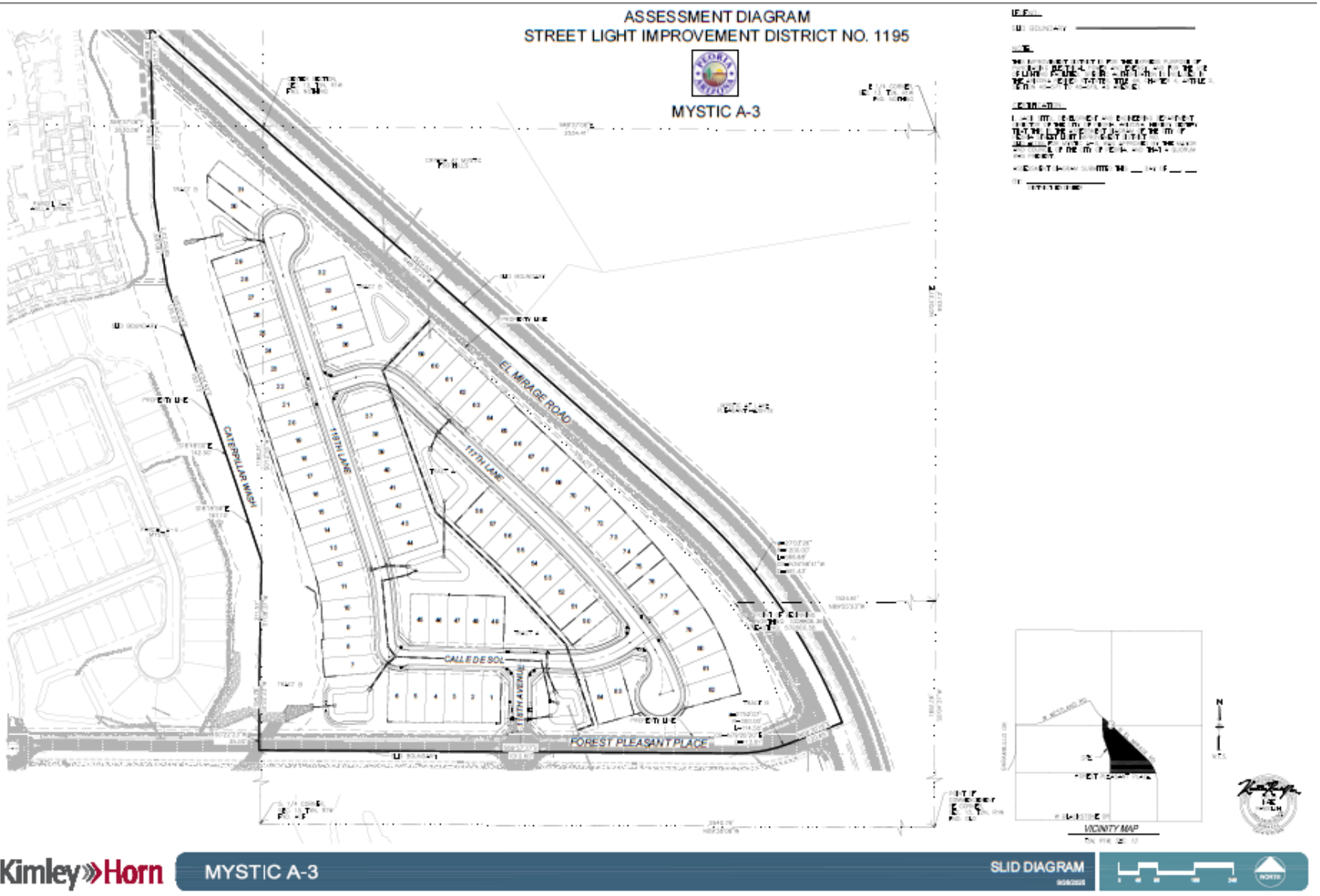
THENCE CONTINUING ALONG SAID CENTERLINE LINE, SOUTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 1209.40 FEET TO SAID **POINT OF BEGINNING;**

SAID PARCEL CONTAINS 1,104,353 SQUARE FEET, OR 25.3525 ACRES, MORE OR LESS.

EXHIBIT “B”

IS ON FILE IN THE

CITY OF PEORIA
CITY CLERK’S OFFICE
8401 W. MONROE STREET
PEORIA, AZ 85345


ASSESSMENT DIAGRAM
STREET LIGHT IMPROVEMENT DISTRICT NO. 1195
MYSTIC A-3
EL MIRAGE ROAD
CATERPILLAR WASH
115TH LANE
117TH LANE
CALLE DE SOL
115TH AVENUE
FOREST PLEASANT PLACE
VICINITY MAP
Kimley»Horn
MYSTIC A-3
SLID DIAGRAM

Kimley»Horn
MYSTIC A-3
SLID DIAGRAM

CITY OF PEORIA, ARIZONA
NOTICE

OF THE PASSAGE OF A RESOLUTION ORDERING THE IMPROVEMENT CONSISTING OF AUTHORIZING THE PURCHASE OF ELECTRICITY FOR LIGHTING THE STREETS AND PUBLIC PARKS FOR THE IMPROVEMENT DISTRICT KNOWN AS CITY OF PEORIA STREETLIGHT IMPROVEMENT DISTRICT NO. 1195, MYSTIC A-3.

This notice is given pursuant to the provisions of Title 48, Chapter 4, Article 2, Sections 48-571 to 48-619, both inclusive, Arizona Revised Statutes, as amended.

On the 27th day of January, 2026, the Mayor and Council of the City of Peoria adopted Resolution No. 2026-10; ordering the improvements of certain streets and rights-of-way within the corporate limits of the town and creating an Improvement District known as the City of Peoria Streetlight Improvement District No. 1195, pursuant to Title 48, Chapter 4, Arizona Revised Statutes; and amendments thereto for the purpose of purchasing electricity, which includes a charge for the use of lighting facilities and other related items, together with all appurtenant structures as shown on the plans; and directing that this notice been given.

Any owner, or any other person having an interest in any lot, piece or parcel of land situated within the above-described assessment district, who claims that any of the provisions, acts or proceedings relative to the above described improvements are irregular, defective, illegal, erroneous or faulty, may file with the City Clerk, Room 150, 8401 West Monroe Street, Peoria, Arizona 85345, within 15 days from the date of the first publication of this notice, a written notice specifying in what way said acts or proceedings are irregular, defective, illegal, erroneous or faulty.

Further information concerning City of Peoria Streetlight Improvement District No. 1195 may be obtained by contacting Mr. Jack Situ, Development & Engineering Director, City of Peoria, Arizona, 8401 West Monroe, Peoria, Arizona 85345, (623) 773-7548.

DATED AND SIGNED this _____ day of _____, 2026.

_____
Jack Situ, P.E.
Superintendent of Streets
City of Peoria, Arizona

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 11C.

Date Prepared: 1/15/2026 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Jack Situ, P.E., Development and Engineering Director

SUBJECT: Deeds and Easements, Various Locations

Purpose:

Discussion and possible action to adopt **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.

Summary:

The City of Peoria periodically acquires a number of property interests including deeds, roadway dedications, and various types of easements. All documents are reviewed for accuracy and recorded. A Resolution to accept these documents has been prepared, which lists each document by recording number and provides information related to each so the property interest to be accepted can be identified.

Previous Actions/Background:

This is an ongoing process which occurs when we have acquired a number of real property interests.

Staff Recommendation:

Staff recommends the adoption of a Resolution accepting Deeds and Easements for various Real Property interests acquired by the City and previously recorded by the Maricopa County Recorder's Office to ensure completeness of the process.

Fiscal Analysis:

No fiscal impact.

ATTACHMENTS:

Exhibit 1: Resolution

Contact Name and Number:
Jack Situ, P.E., Development and Engineering Director, 623-773-7548

RESOLUTION NO. 2026-11

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ADOPTING A RESOLUTION FORMALLY ACCEPTING DEEDS AND EASEMENTS FOR PROPERTY RIGHTS CONVEYED TO THE CITY OF PEORIA.

WHEREAS**,** the real estate interests hereinafter referenced have been conveyed to the City of Peoria;

WHEREAS**,** it is to the advantage of the City of Peoria to accept said real property interests; and

WHEREAS, the City has determined that acquisition of these property interests is in the interest of the public health, safety and welfare.

NOW THEREFORE, be it resolved by the Mayor and Council of the City of Peoria, Maricopa County, Arizona as follows:

SECTION 1. That the following real property interests are hereby accepted by the City of Peoria and referenced by the recording number issued by the Maricopa County Recorder's Office.

Jamil Custom Home Mohammad Jamil, Ghosia Irfan EASEMENT FOR PUBLIC UTILITIES Maricopa County Recording No. 20260037692 (Project No. 2404610/Deed 25-029)	9286 W. Happy Valley Road
Jamil Custom Home Mohammad Jamil, Ghosia Irfan DEDICATION OF PUBLIC ROADWAY Maricopa County Recording No. 20260037682 (Project No. 2404610/Deed 25-030)	9286 W. Happy Valley Road
Vistancia Parcel D-19 City Park Vistancia Development LLC EASEMENT FOR PUBLIC WATER LINE	El Mirage Rd & Westward Skies Drive (SEC)

Maricopa County Recording No. 20260037689
(Project No. R240127/Deed 25-034)

SECTION 2. Public Easement and Land Rights

That the Mayor and Council accept the deeds and public easements transferred to the City of Peoria as described herein.

SECTION 3. Recording Authorized

That the City Clerk shall record the original of this Resolution with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 27th day of January 2026.

_____
Jason Beck, Mayor

ATTEST: _____
Date Signed

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 12C.

Date Prepared: 1/15/2026 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Jack Situ, P.E., Development and Engineering Director

SUBJECT: Designate Roadways, Establish Rights-of-Way, Various Locations

Purpose:

Discussion and possible action to adopt **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.

Summary:

The City of Peoria has, by separate Resolution, accepted each right-of-way to be designated as a public street. The attached Resolution lists each document that conveyed the property rights to be designated as public rights-of-way. The description found in the attached Resolution lists each document by recording number and provides information related to each. The individual description also identifies the type of roadway and type of improvement for each parcel.

Previous Actions/Background:

This is an ongoing process that occurs after real property has been accepted into our system.

Staff Recommendation:

Staff recommends the adoption of a Resolution designating various Real Properties to be used as City roadways and maintained by the City.

Fiscal Analysis:

No fiscal impact.

ATTACHMENTS:

Exhibit 1: Resolution

Contact Name and Number:
Jack Situ, P.E., Development and Engineering Director, 623-773-7548

RESOLUTION NO. 2026-12

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ADOPTING A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF PUBLIC STREETS, TO BE OPENED AND MAINTAINED BY THE CITY.

WHEREAS, the Mayor and Council of the City find and determine that the public health, safety and welfare require the establishment of public streets to be opened and maintained by the City;

WHEREAS, the Mayor and Council are vested with the authority pursuant to Article 1, Section 3 (6) of the Peoria City Charter and Section 23-18 of the Peoria City Code (1992) to establish the general location and routing of public streets; and

WHEREAS, the Development and Engineering Director of the City having submitted a map indicating the general location of the proposed public streets and recommends the acceptance of the street by the City for inclusion in the City Street system.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Peoria as follows:

SECTION 1. Recommendation of Development and Engineering Director to Establish a Public Street.

That the Mayor and Council find and determine that it is in the interest of the public health, safety and welfare of the city to accept the recommendation of the Development and Engineering Director to establish public streets in accordance with the general location set forth herein and accept the street for inclusion in the city street system and designate the streets for inclusion on the street classification map required by this chapter.

SECTION 2. Designation of a Public Street

That the Mayor and Council find and determine that the proposed public streets, as described below shall be designated to be either a major arterial, a minor arterial, a collector street or a local street, to be opened as a public street and maintained by the City.

Jamil Custom Home 9286 W. Happy Valley Road
Mohammad Jamil, Ghosia Irfan
DEDICATION OF PUBLIC ROADWAY
Maricopa County Recording No. 20260037692
(Project No. 2404610/Deed 25-030)

SECTION 3. Amendment of Plans and Maps

That the Mayor and Council find and determine that the Transportation Plan of the City's general plan, the street classification map and the local streets plan shall be amended in the manner required by law to reflect the addition of a public street as set forth herein.

SECTION 4. Signage, Posting and Effective Date

(a) That the Development and Engineering Director or his designee are authorized to post such signage as deemed appropriate to indicate the existence of a public roadway and to provide for the safe and orderly movement of vehicular and pedestrian traffic on the public streets as set forth herein.

(b) That the City Attorney or his designee shall draft and submit the ordinances necessary to establish a speed limit for the public streets as set forth herein.

(c) That this Resolution shall become effective sixty-days after enactment by the City Council.

SECTION 5. Recording Authorized

That the City Clerk shall record the original of this Resolution with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Peoria, Arizona this 27th day of January, 2026.

.

CITY OF PEORIA, an Arizona municipal corporation

_____
Jason Beck, Mayor

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 13C.

Date Prepared: 1/14/2026 Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Kevin Burke, Deputy City Manager

FROM: Sean Kindell, Chief Financial Officer

SUBJECT: Off-Track Wagering License, Turf Paradise, 8411 North 107th Avenue.

Purpose:

Discussion and possible action to recommend 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.

Summary:

Turf Paradise, has applied for Off-Track Wagering License for Peoria Pines Golf and Restaurant, located at 8411 N. 107th Avenue. The application agent is David W. Johnson.

Off-Track Wagering is sanctioned gambling on horse racing or dog racing outside a race track. Off-Track Wagering allows for live and simulcast races. Turf Paradise simulcasts races from Arizona and out of State races.

There are no staff concerns with Turf Paradise to telecast at Peoria Pines Golf and Restaurant. The public hearing notice was posted for at least 10 days, and no comments were received during the posting period.

Previous Actions/Background:

In June 2024, the Mayor and Council recommended approval to the Arizona Racing Commission for an Off-Track Wagering License for Turf Paradise, located at 8411 N. 107th Avenue.

Staff Recommendation:

That the Mayor and Council recommend approval to the Arizona Racing Commission for the Off-Track Wagering License for Turf Paradise to telecast at Peoria Pines Golf and Restaurant.

Fiscal Analysis:

The item has no financial implications.

ATTACHMENTS:

Application

Contact Name and Number:
Samuel Brown (623) 773-7658

CITY OF PEORIA
OFF-TRACK WAGERING
INDIVIDUAL PERMIT APPLICATION

CHECK ONE:	CHECK ONE:
~ Owner of Principle Wagering Establishment ~ Managing Agent of Principle Wagering Establishment ~ Owner of Off-Track Site Facility ~ Managing Agent of Off-Track Site Facility	~ Initial Application ~ Renewal

NAME OF APPLICANT: Last Name	First Name	Middle
Johnson	David	Wayne

OTHER NAMES USED: (Maiden)	HOME PHONE:
NONE	[redacted]

SOCIAL SECURITY NUMBER	DRIVER LICENSE NUMBER	STATE	EXPIRATION DATE
[redacted]	[redacted]	[redacted]	[redacted]

HEIGHT	WEIGHT	HAIR	EYES	DTE OFBIRTH	BIRTHPLACE
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

HOME ADDRESS: Street	City	State	Zip Code
[redacted]	[redacted]	[redacted]	[redacted]

BUSINESS NAME:	BUSINESS PHONE:
Turf Paradise	(602) 942-1101

BUSINESS ADDRESS: Street	City	State	Zip Code
1501 W. Bell Rd.	Phoenix	AZ	85023

BUSINESS NAME: (PREMISES WHERE CONDUCTING OFF-TRACK WAGERING)	BUSINESS PHONE:
Peoria Pines Golf and Restaurant	(623) 972-1364

PREMISES ADDRESS: Street	City	State	Zip Code
8411 N. 107th Ave	Peoria	AZ	85345-7472

INDICATE WHERE YOU HAVE RESIDED FOR THE PAST FIVE YEARS
EXCLUDING PRESENT ADDRESS

FROM:	TO:	Street	City	State	Zip Code
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
FROM:	TO:	Street	City	State	Zip Code
FROM:	TO:	Street	City	State	Zip Code
FROM:	TO:	Street	City	State	Zip Code
FROM:	TO:	Street	City	State	Zip Code

HAVE YOU EVER BEEN DENIED, ARRESTED, INDICTED, CONVICTED, OR SUMMONED INTO COURT FOR VIOLATION OF ANY CRIMINAL LAW OR ORDINANCE (EXCLUDING MINOR TRAFFIC VIOLATIONS)?

~ YES ~ (NO) If yes, attach full explanation.

HAVE YOU EVER POSTED BOND, BEEN ORDERED TO DEPOSIT BAIL, BEEN FINED, IMPRISONED, PLACED ON PROBATION OR FAILED TO APPEAR FOR ANY VIOLATION OF ANY LAW OR ORDINANCE?

~ YES ~ (NO) If yes, attach full explanation.

HAVE YOU EVER HAD ANY BUSINESS LICENSE DENIED, REVOKED, SUSPENDED, OR FINED IN THIS OR ANY OTHER STATE?

~ YES ~ NO If yes, attach full explanation.

INDICATE YOUR EMPLOYMENT, OR BUSINESS ENGAGED IN FOR PAST FIVE YEARS BEGINNING WITH MOST CURRENT

CURRENT EMPLOYER: Turf Paradise	PHONE #: 602-942-1101	POSITION: Assistant GM	FROM: 10/2010	TO Present
STREET ADDRESS 1501 W. Bell Rd.		CITY Phoenix	STATE AZ	ZIP CODE 85023
PREVIOUS EMPLOYER:	PHONE #:	POSITION:	FROM:	TO:
STREET ADDRESS		CITY	STATE	ZIP CODE
REVIOUS EMPLOYER:	PHONE #:	POSITION:	FROM:	TO:
STREET ADDRESS		CITY	STATE	ZIP CODE
PREVIOUS EMPLOYER:	PHONE #:	POSITION:	FROM:	TO:
STREET ADDRESS		CITY	STATE	ZIP CODE
PREVIOUS EMPLOYER:	PHONE #:	POSITION:	FROM:	TO:
SREET ADDRESS		CITY	STATE	ZIP CODE

I CERTIFY THAT THE STATEMENTS MADE IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INTENTIONAL OMISSION OR FALSIFICATION OF INFORMATION IS SUFFICIENT GROUNDS FOR DENIAL OF THE APPLICATION OR LATER REVOCATION AND SUBJECT TO PENALTY BY LAW. CHANGES MUST BE SUBMITTED AS REQUIRED BY ORDINANCE. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE INCLUDE A COPY OF THE FLOOR PLAN FOR PREMISES.

SIGNATURE OF APPLICANT [redacted] DATE 12/8/2025

FOR OFFICE USE ONLY.

DATE RECEIVED:

~ ATTACHMENTS: _____ COUNCIL MEETING DATE:

~ DEPARTMENTAL REVIEW CC #:

APPROVED: ~ YES ~ NO BUS. LICENSE/SALES TAX #:

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 14C.

Date Prepared: 1/14/2026

Council Meeting Date: 1/27/2026

TO: Henry Darwin, City Manager

THROUGH: Kevin Burke, Deputy District Manager

FROM: Sean Kindell, Chief Financial Officer

SUBJECT: Liquor License Application Various Locations

Purpose:

Discussion and possible action to recommend 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.

Summary:

R & R Supermarket is an existing convenience store, located at 7934 W. Thunderbird Road. The new owner has applied for a New Wine and Beer (Series 10) Liquor License. The application agent is Rohan Pasricha.

Series 10—permits the retail sale of beer and wine for consumption off premises.

Some of the businesses around R & R Supermarket are Starbucks, Super Star Car Wash and KFC. There are no staff concerns with R & R Supermarket. The public hearing notice was posted for at least 20 days, and no comments were received during the posting period. The license application was reviewed according to State law and all Departments gave approvals.

Crust Simple Italian, is a new restaurant located at 25201 N. Westwing Parkway. This location is currently unoccupied. The owners have applied for a New Restaurant (Series 12) Liquor License. The application agent is Jared M. Repinski.

A Series 12 Restaurant license is a non-transferable license that allows for the restaurant to sell and serve all types of spirituous liquor solely for consumption on the premises. A Restaurant license requires that at least forty percent (40%) of the restaurant's gross revenue comes from the sale of food. Failure to meet the 40% food requirement may result in revocation of the

license.

Some of the businesses around Crust Simple Italian are Safeway, Sparrow and Jinya Ramen. There are no staff concerns with Crust Simple Italian. The public hearing notice was posted for at least 20 days, and no comments were received during the posting period. The license application was reviewed according to State law and all Departments gave approvals.

Previous Actions/Background:

In March 2003, the Mayor and Council recommended approval to the Arizona State Liquor Board for Francis & Sons Car Wash for a New Wine and Beer (Series 10) Liquor License located at 8345 W. Thunderbird Road #111.

There has never been a liquor license at 25201 N. Westwing Parkway.

Staff Recommendation:

Pursuant to Arizona Law the City must make a recommendation to the State Liquor Board regarding the approval of applications to sell alcoholic beverages in the City. The standard for the City's recommendation is whether the best interest of the community will be served by the issuance of these licenses and whether the public convenience is served. Staff recommends approval of the above licenses.

Fiscal Analysis:

No fiscal impact.

ATTACHMENTS:

R & R Supermarket app
Crust Simple Italian app

Contact Name and Number:
Samuel Brown (623) 773-7658

State of Arizona
Department of Liquor Licenses and Control

Created 12/18/2025 @ 08:27:33 AM

Local Governing Body Report

LICENSE

Number:		Type:	010 BEER AND WINE STORE
Name:	R & R SUPERMARKET		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	7934 W THUNDERBIRD PEORIA, AZ 85381 USA		
Mailing Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA		
Phone:	(623)776-8813		
Alt. Phone:	(623)910-2956		
Email:	ROHANCOOL2001@GMAIL.COM		

AGENT

Name:	ROHAN PASRICHA
Gender:	Male
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA
Phone:	(623)910-2956
Alt. Phone:	
Email:	ROHANCOOL2001@GMAIL.COM

OWNER

Name:	R & R SUPERMARKET LLC		
Contact Name:	ROHAN PASRICHA		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23886753	State of Incorporation:	AZ
Incorporation Date:	09/22/2025		
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA		
Phone:	(623)910-2956		
Alt. Phone:			
Email:	ROHANCOOL2001@GMAIL.COM		

[redacted]

Officers / Stockholders

Name:	Title:	% Interest:
ROHAN PASRICHA	Member	50.00
RAVINDER PAUL KAUSHAL	Member	50.00

R & R SUPERMARKET LLC - Member

Name:	ROHAN PASRICHA
Gender:	Male
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA
Phone:	(623)910-2956
Alt. Phone:	
Email:	ROHANCOOL2001@GMAIL.COM

R & R SUPERMARKET LLC - Member

Name:	RAVINDER PAUL KAUSHAL
Gender:	Male
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA
Phone:	(206)371-1567
Alt. Phone:	
Email:	RAVIPKAUSHAL@GMAIL.COM

APPLICATION INFORMATION

Application Number: 374574
Application Type: New Application
Created Date: 12/11/2025

QUESTIONS & ANSWERS

010 Beer and Wine Store

1) Are you applying for an Interim Permit (INP)?
   Yes
   What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.
   12/18/2025
2) Provide name, address, and distance of nearest school.
   (If less than one (1) mile note footage)
   STUDENT CHOICE HIGH SCHOOL 8523 W THUNDERBIRD RD PEORIA, AZ 85381 1.5 MILES
3) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   PROPERTY OWNER
4) Is there a penalty if lease is not fulfilled?
   No
5) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
6) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   ZERO
7) Are there walk-up or drive-through windows on the premises?
   No
8) Does the establishment have a patio?
   No
9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   No

State of Arizona
Department of Liquor Licenses and Control

Created 12/18/2025 @ 08:27:44 AM

Local Governing Body Report

LICENSE

Number:	INP070036232	Type:	INP INTERIM PERMIT
Name:	R & R SUPERMARKET		
State:	Active		
Issue Date:	12/18/2025	Expiration Date:	03/26/2026
Original Issue Date:	12/18/2025		
Location:	7934 W THUNDERBIRD PEORIA, AZ 85381 USA		
Mailing Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA		
Phone:	(623)776-8813		
Alt. Phone:	(623)910-2956		
Email:	ROHANCOOL2001@GMAIL.COM		

AGENT

Name:	ROHAN PASRICHA
Gender:	Male
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA
Phone:	(623)910-2956
Alt. Phone:	
Email:	ROHANCOOL2001@GMAIL.COM

OWNER

Name:	R & R SUPERMARKET LLC		
Contact Name:	ROHAN PASRICHA		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23886753	State of Incorporation:	AZ
Incorporation Date:	09/22/2025		
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA		
Phone:	(623)910-2956		
Alt. Phone:			
Email:	ROHANCOOL2001@GMAIL.COM		

Officers / Stockholders

Name:	Title:	% Interest:
ROHAN PASRICHA	Member	50.00
RAVINDER PAUL KAUSHAL	Member	50.00

R & R SUPERMARKET LLC - Member

Name:	ROHAN PASRICHA
Gender:	Male
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA
Phone:	(623)910-2956
Alt. Phone:	
Email:	ROHANCOOL2001@GMAIL.COM

R & R SUPERMARKET LLC - Member

Name:	RAVINDER PAUL KAUSHAL
Gender:	Male
Correspondence Address:	7934 W THUNDERBIRD ROAD PEORIA, AZ 85381 USA
Phone:	(206)371-1567
Alt. Phone:	
Email:	RAVIPKAUSHAL@GMAIL.COM

APPLICATION INFORMATION

Application Number:	374575
Application Type:	New Application
Created Date:	12/11/2025

QUESTIONS & ANSWERS

INP Interim Permit

1) Enter License Number currently at location
   10074485
2) Is the license currently in use?
   Yes
3) Submit the interim permit section of the license series application you are applying for when you reach the upload page.
   Yes
   A Document of type INTERIM NOTARY PAGE is required.

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SECTION 5 - Organization

EACH PERSON LISTED MUST SUBMIT A PERSONAL QUESTIONNAIRE FORM, FINGERPRINT CARD, AND $22 PROCESSING FEE PER CARD.

Fingerprint requirements: A.R.S. § 4-202 https://azliquor.gov/fingerprints.cfm

1. If the applicant is an entity, not an individual, answer questions A and B.

A) Date Incorporated/Organized: 9/22/2025 State where Incorporated/Organized Arizona

B) AZ Corporation or AZ L.L.C. Entity No: 23886753 Approval Date

2. List any individual or entity that owns interest of 10% or more, and/or has control. If the owner/member listed below owns another entity, **MUST** attach a statement which includes the liquor license number involved.

Name	Title	%	Complete Mailing Address
[redacted]			

SECTION 6 - Interim Permit

1. Current license number at the location: 10074485 Is the license currently in use? ☒ Yes ☐ No

2. If **NOT** currently in use, how long has it been since the license was last used at this location?

Current Licensee Name: Ehab Francis FSS OIL I, LLC Signature: [redacted]

State of: Arizona

County of: Maricopa

Signed before me: [redacted]

Notary Signature: [redacted]

My commission expires on 22 day of March 2027

REMINGTON PETERSON
Notary Public - Arizona
Maricopa County
Commission # 645001
My Comm. Expires Mar 22, 2027

Notary Seal

SECTION 7 - Location

AMENDMENT

1. I am the:
- ☒ **Owner**
- ☐ **Tenant:** a person who holds the lease of a property; a lessee.
- ☐ **Subtenant:** a person who rents property from a tenant of the property.
- ☐ **Purchaser:** attach purchasing agreement
- ☐ **Management Company:** attach management agreement

AMENDMENT

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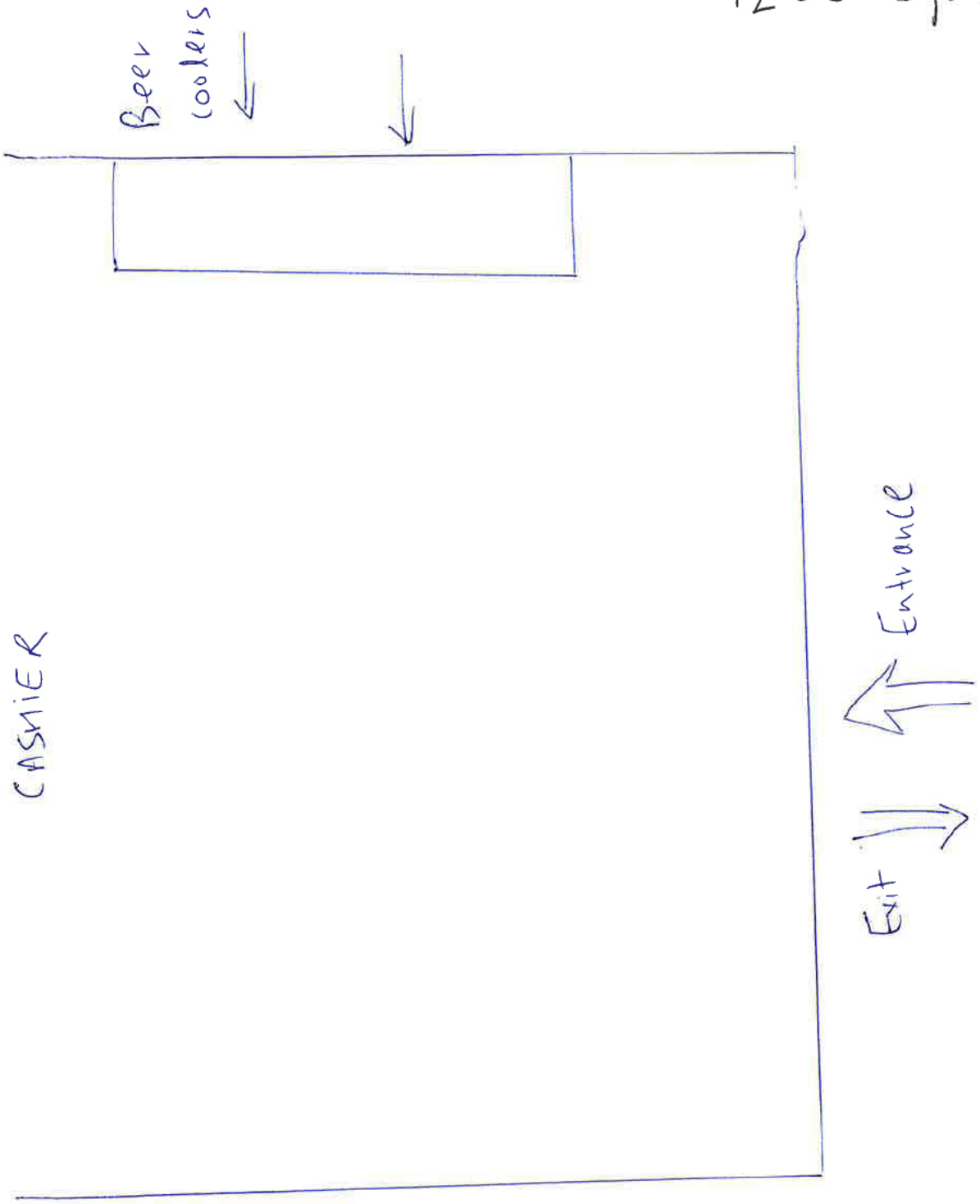
4200 sq. ft.



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Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #: 374574
Date Accepted: 12-18-2025

Personal Information Questionnaire

[redacted]

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A $22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

☒ AGENT ☒ CONTROLLING PERSON ☐ MANAGER

1. Name: PASRICHA (Last) ROHAN (M.I.)
2. Social Security #: [redacted] Birth Date: [redacted] (NOT a public record)
3. Driver's License #: [redacted] (NOT a public record) State Is[redacted]
5. Are you a resident of Arizona? ☒ Yes ☐ No Date of residency: [redacted]
6. Email address: rohancool2ast@gmail.com
7. Home Address: [redacted]
8. Daytime phone #: 6239102956 Alternative phone #: _____

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number: _____
2. Business Name (doing business as): R&R Super market
3. Business Address: 7934 W Thunderbird Rd Peoria AZ 85381

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

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Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? ☒ Agent ☒ Controlling Person ☐ Manager

Name of persons who will be handling the day to day operations: Rohan Pasricha

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes ☒ No ☐
2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes ☐ No ☒
3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S.§4-202(D* Yes ☐ No ☒
4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) Yes ☐ No ☒
   A.R.S.§4-202,4-210
   **Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.*
5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒

SIGNATURE

I, (Print Full Name) Rohan Pasricha hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [redacted] **Date:** 11/30/2025

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I Rohan Pasricha hold the below liquor licenses in AZ.

NIO 1 LLC → Lic# 010070029008

NIO LLC → Lic# 009070034325

Bethany Home Estate LLC → 010070012556

Rohan Pasricha

[redacted]

12/10/2025

'25 DEC 11 PM 4:07 AZDLLC

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #:	374574
Date Accepted:	12-18-2025
[redacted]	
License #:	

ALIEN STATUS

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type) Rohan Pasricha

SECTION II – CITIZENSHIP OR NATIONAL STATUS

Are you a citizen or national of the United States? ☒ Yes ☐ No - If **yes**, indicate place of birth:

City Scottsdale State AZ **COUNTRY** ~~Maricopa~~ USA

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document: Passport

If you answered **No**, you must complete Sections III.

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EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identificationcard.
2. A driver license issued by a state that verifies lawful presence in the UnitedStates.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

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SECTION III – QUALIFIED ALIEN

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

_____

Name of document provided

Qualified Alien Status (8 U.S.C.§§ 1621(a)(1),-1641(b) and (c))

☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)

☐ 2. An alien who is granted asylum under Section 208 of the INA.

☐ 3. A refugee admitted to the United States under Section 207 of the INA.

☐ 4 An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.

☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.

☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.

☐ 7. An alien who is a Cuban/Haitian entrant.

☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C)

11. A nonimmigrant whose visa for entry is related to employment in the United States, or

12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia. 48 U.S.C. § 1901 *etseq*.];

13. A foreign national not physically present in the United States.

14. ***Otherwise Lawfully Present***

15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Rohan Pasricha _____ [redacted] _____ 12/10/25

Print Name **Date**

Created with a trial version of Syncfusion Essential PDF '25 DEC 11 PM 4:07 AZDLLC

Certificate # 29450

☐ On-sale
☐ Off-sale
☒ On- and off-sale

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

ROHAN PASRICHA
Full name (please print)

[redacted]
Signature

04/20/2024
Training Completion Date

04/20/2027
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com
Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613
Mailing Address

866-402-9809
Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[redacted]

04/20/2024
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)
Conveyance (series 6)
Restaurant (series 12)
Government (series 5)
Liquor Store (series 9)
In-state Farm Winery (series 13)
Bar (series 6)
Private Club (series 14)
Beer & Wine Bar (series 7)
Hotel/Motel w/restaurant (series 11)
Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

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Certificate # 29450

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

ROHAN PASRICHA
Full N[redacted]

Signature

04/20/2024
Training Completion Date

04/20/2027
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Diversys Learning, Inc. DBA SureSellNow.com
Company Name

1011 Arrow Point Drive, Cedar Park, Texas 78613
Mailing Address

866-402-9809
Daytime Contact Phone Number

I, Kelly Bailey, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[redacted]

04/20/2024
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

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July 11, 2013

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

'25 DEC 11 PM 4:07 AZDLLC

DLLC USE ONLY
Job #: 374574
Date Accepted: 12-18-2025

Personal Information Questionnaire

[redacted]

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A $22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

☐ AGENT ☒ CONTROLLING PERSON ☐ MANAGER

1. Name: KAUSHAL (Last) RAVINDER (First) PAUL (Middle)
2. Social Security #: [redacted] Dat[redacted] (NOT a public record)
3. Driver's License #: [redacted] State Issued: [redacted] (NOT a public record)
5. Are you a resident of Arizona? ☒ Yes ☐ No Date of residency: [redacted]
6. Email address: RavipKaushal@gmail.com
7. Home Address: [redacted]
8. Daytime phone #: 206-371-1567 Alternative phone #: _____

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number: _____
2. Business Name (doing business as): R&R Supermarket
3. Business Address: 7934 W Thunderbird Rd Peoria AZ 85381

Individuals requiring ADA accommodations please call (602)542-2999

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

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Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? ☒ Agent ☒ Controlling Person ☐ Manager

Name of persons who will be handling the day to day operations: Rohan Pasricha

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes ☒ No ☐
2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes ☐ No ☒
3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S.§4-202(D* Yes ☐ No ☒
4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets)
   A.R.S.§4-202,4-210
   **Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.*
   Yes ☐ No ☒
5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☒

SIGNATURE

I, (Print Full Name) Ravinder Paul Kaushal hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [redacted] **Date:** 12/07/25

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I Ravinder Paul Kaushal hold the below liquor license in AZ

RK GAS STATION LLC →

Lic# 010070035092

[redacted]

12/10/2025

State of Arizona
Department of Liquor Licenses and Control

Created 12/19/2025 @ 01:54:15 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	CRUST SIMPLY ITALIAN		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	25201 N WESTWING PARKWAY PEORIA, AZ 85383 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(516)644-1810		
Alt. Phone:	(480)664-0389		
Email:	JREPINSKI22@YAHOO.COM		

AGENT

Name:	JARED MICHAEL REPINSKI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	(602)327-2077
Email:	JREPINSKI22@YAHOO.COM

OWNER

Name:	CRUST PEORIA LLC		
Contact Name:	JARED MICHAEL REPINSKI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23715290	State of Incorporation:	AZ
Incorporation Date:	08/13/2024		
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(480)664-0389		
Alt. Phone:	(602)327-2077		
Email:	JREPINSKI22@YAHOO.COM		

Officers / Stockholders

[redacted]

Name:	Title:	% Interest:
MERENOTTI LLC	Member	62.60
CRUST MANAGEMENT LLC	Member	

CRUST MANAGEMENT LLC - Mgr-Member
MERENDINO ENTERPRISES LLC - Mgr-Member

Name:	MICHAEL MERENDINO
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(516)644-1810
Alt. Phone:	
Email:	MMERENDINO@CRUSTRG.COM

MERENOTTI LLC - Member

Name:	ZANI HOLDING LLC
Contact Name:	JARED REPINSKI
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	State of Incorporation:
Incorporation Date:	
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	(602)327-2077
Email:	JREPINSKI22@YAHOO.COM

CRUST MANAGEMENT LLC - Member
ZANI HOLDING LLC - Member

Name:	MICHAEL MARIOTTI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(516)860-7009
Alt. Phone:	
Email:	MIKEM@CRUSTRG.COM

MERENOTTI LLC - Mgr-Member

Name:	MERENDINO ENTERPRISES LLC
Contact Name:	JARED REPINSKI
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	State of Incorporation:
Incorporation Date:	
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	(602)327-2077
Email:	JREPINSKI22@YAHOO.COM

CRUST PEORIA LLC - Member

Name:	CRUST MANAGEMENT LLC
Contact Name:	JARED MICHAEL REPINSKI
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	L18393628 State of Incorporation: AZ
Incorporation Date:	04/16/2013
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	(602)327-2077
Email:	JREPINSKI22@YAHOO.COM

CRUST PEORIA LLC - Member

Name:	MERENOTTI LLC
Contact Name:	JARED MICHAEL REPINSKI
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	State of Incorporation:
Incorporation Date:	
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	(480)664-0389
Alt. Phone:	(602)327-2077
Email:	JREPINSKI22@YAHOO.COM

APPLICATION INFORMATION

Application Number: 372417
Application Type: New Application
Created Date: 12/04/2025

QUESTIONS & ANSWERS

012 Restaurant

1) Are you applying for an Interim Permit (INP)?
   No
2) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   TENANT
3) Is there a penalty if lease is not fulfilled?
   Yes
   What is the penalty?
   YEAR OF RENT AS A PERSONAL GUARANTEE
4) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
5) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   0
6) Are there walk-up or drive-through windows on the premises?
   No
7) Does the establishment have a patio?
   Yes
   Is the patio contiguous or non-contiguous (within 30 feet)?
   CONTIGUOUS
8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   Yes
   If yes, what is your estimated completion date?
   01/15/2026
9) What type of business will this license be used for?
   RESTAURANT

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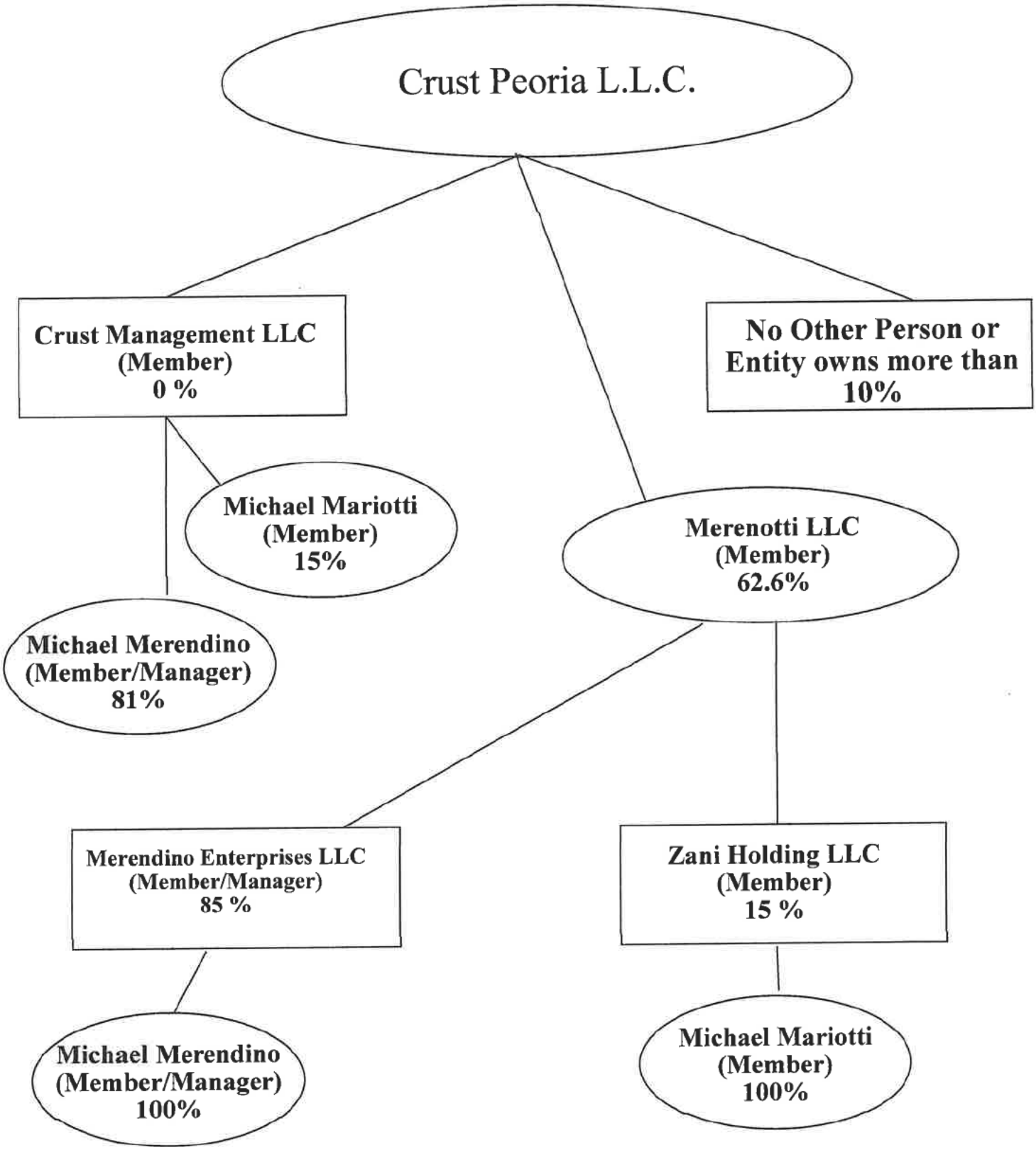
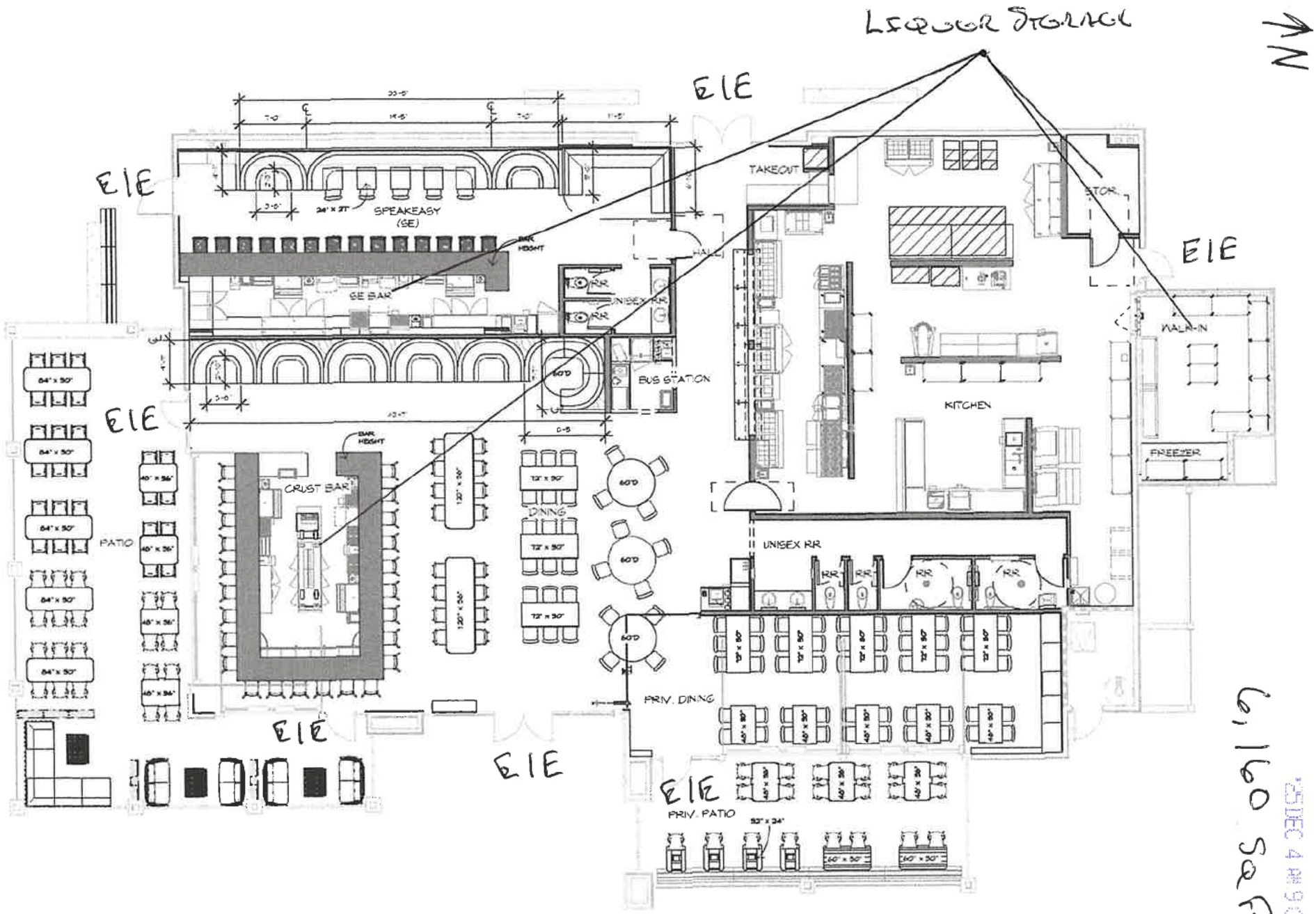
Crust Simply Italian
Ownership Flow Chart




LIQUOR STORAGE
N
E|E
SPEAKEASY (SE)
SE BAR
BAR HEIGHT
HALL
RR
UNISEX RR
BUS STATION
TAKEOUT
STOR.
KITCHEN
WALK-IN
FREEZER
CRUST BAR
DINING
PATIO
UNISEX RR
PRIV. DINING
PRIV. PATIO
6,160 SQ FT
DEC 4 AM 9:08 AZALLC

'25 DEC 4 AM 9:38 AZDLLC

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY

Job #:	392417
Date Accepted:	12-4-2025
[redacted]	
License #:	

RESTAURANT OPERATION PLAN

RESTAURANT SERIES 12 AND
HOTEL/MOTEL SERIES 11 ONLY

1. Name of restaurant (Please print): Crust Simply Italian

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	CHARBROILER 36"
Oven	BAKERS PRIDE GAS PIZZA OVENS, 6 BURNER GAS RANGE W/ CONVECTION OVEN
Freezer	WALK-IN FREEZER
Refrigerator	REFRIGERATOR W/ WORKTOP, UNDERCOUNTER BAR COOLER 60", WALK-IN COOLER, CHEF BASE 72", CHEF BASE 60"
Sink	DROP-IN SINK W/ SPLASH, HAND SINK, 1-COMPARTMENT SINK 24" LEFT DRAINBOARD
Dish Washing Facilities	3 COMPARTMENT SINK 90", DISHWASHER RACK TYPE LOW-TEMP, SOILED DISHTABLE 119",
Food Preparation Counter (Dimensions)	SANDWICH PREP TABLE 72", SANDWICH PREP TABLE 60", PIZZA PREP TABLE 93", 18x30, 36x30, 48x30, 60x30 Stainless Steel Prep Tabes
Other	FRYER, 6 BURNER HOT PLATE 36", HEATED HOLDING CABINET, HOT FOOD TABLE 33" 2 WELL, 60 QT MIXER, 12" SLICER, FOOD PROCESSOR, MICROWAVE, PASTA COOKER

3. Attach a copy of your FULL menu with pricing **INCLUDING NON-ALCOHOLIC BEVERAGES**

4. What percentage of your public premises is used primarily for restaurant dining?

(**Do not include kitchen, bar, hi-top tables, or game area.**) 60 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☑ YES ☐ No

(**If yes, what percentage of the public floor space does this area cover?**) 40 %

6. List the **seating capacity** for:

a) Restaurant dining area of your premises: **(DO NOT INCLUDE PATIO SEATING)** [125]

b) Bar area [+ 72]

TOTAL [= 197]

Individuals requiring ADA accommodations please call (602)542-2999

'25 DEC 4 AM 9:38 AZDLLC

7. What type of dinnerware is primarily used in your restaurant? ☑ Reusable ☐ Disposable ☐ Both

8. Does your restaurant contain any **games, televisions**, or **any other entertainment**? ☑ Yes ☐ No
If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

6 TV's

9. Do you have live entertainment or dancing? ☐ Yes ☑ No
If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	15
Bartenders	10
Hostesses	4
Managers	5
Servers	15
Other (Dishwashers)	3
Other (Supporting Staff)	8
Other ( )	

I, (Print Full Name) Jared Michael Repinski **, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of m**

Applicant Signature [redacted]

*25 DEC 4 AM 9:38 AZDLLC

Appetizers

Meatballs
Ricotta, Marinara, Grilled Bread | 13

Spicy Garlic Knots
Sausage, Pepperoni, Fra Diavolo, Calabrian Chili Peppers | 10

Roasted Mussels*
Pancetta, Roasted Tomato, White Wine, Grilled Focaccia | 16

Mozzarella En Carrozza
House Breadcrumbs, Marinara, Basil | 11

Bacon Wrapped Shrimp*
Tabasco Cream, Grilled Bread | 16

Whipped Ricotta
Pistachios, Local Honey, Extra Virgin Oil, Black Pepper | 13

Burrata
Prosciutto, Cherry Tomato, Arugula, Marinated Artichokes, Cracked Pepper | 15

Fried Calamari*
Fra Diavolo Sauce, Spicy Pickled Peppers | 15

Charcuterie Board
Italian Antipasti | 16

Bruschetta

Pick 3 | 13

Classico
Extra Virgin Olive Oil, Tomato, Basil

Funghi
Wild Mushroom, Goat Cheese Blend, Truffle Oil

Dolce
Mascarpone, Fig, Almonds, Honey

Carciofi
Fire Roasted Artichoke, Feta, Tomato, Basil, Balsamic

Carne
Genoa Salami, Pesto

Giardino
Roasted Tomato, Basil, Mozzarella

Greens

House Salad
Greens, Cherry Tomatoes, Cucumbers, Toasted Garbanzo Beans, Shaved Parmesan, House Vinaigrette | 8 / 15

Goodness Greenness
Grilled Chicken, Brussel Sprouts, Almonds, Broccolini, Shaved Parmesan, Sweet Potatoes, Balsamic Vinaigrette | 16

Warm Arugula
Wild Mushrooms, Goat Cheese, Cannellini Beans, Croutons, White Balsamic Vinaigrette | 15

Mediterranean Farro Salad
Farro, Field Greens, Roasted Artichokes, Roasted Tomato, Cucumber, Pickled Red Onion, Feta, House Vinaigrette | 15

Chopped
Salami, Pepperoni, Provolone, Roasted Peppers, Artichoke Hearts, Roasted Tomato, Pepperoncini, Kalamata Olives, Balsamic Vinaigrette | 16.5

Caesar
Romaine, Parmesan, Croutons | 7 / 13

ADD TO ANY SALAD
Meatballs | 6 · Grilled Chicken* | 6 · Shrimp* | 9 · Salmon* | 10

Lunch

Served Daily Until 3pm

Grilled Chicken Bowl
Farro, Field Greens, Pickled Red Onions, Cucumbers, Roasted Tomato, Pesto | 14.5

Blackened Salmon Bowl*
Farro, Field Greens, Sweet Potatoes, Broccolini, Grilled Lemon | 16

Daily Lunch Special
2 Slices+Drink - or - 1 Slice+Salad+Drink (Side or Caesar Salad) | 10

Skinny Pesto Chicken†
Oven-Dried Tomatoes, Spinach, Fresh Mozzarella | 14

Meatball Parm Sandwich
Marinara, Mozzarella, Parmesan | 14

Chicken Parm Sandwich
Marinara, Mozzarella, Parmesan | 14.5

Grilled Chicken Campanile†
Prosciutto, Arugula, Fig Jam, Mascarpone Spread | 15

The Big Boy†
Salami, Sopressata, Prosciutto, Aged Provolone, Roasted Peppers, Arugula, Red Wine Vinegar, Extra Virgin Olive Oil, Oregano | 15.5

Salmon BLT Sandwich*†
Bacon, Romaine, Tomato, Basil Aioli | 17

NY Deli Chicken Cutlet Sandwich†
Tomato, Pickled Red Onions, Lettuce, Mayo, Italian Dressing | 14.5

†Served with French Fries

Calzones and Stromboli

Cheese Calzone
Ricotta, Mozzarella | 14

Veggie Calzone
Mushrooms, Mixed Peppers, Ricotta, Onions, Spinach | 16

Meat Calzone
Meatballs, Sausage, Ricotta, Pepperoni | 17

Stromboli
Sausage, Peppers, Onions, Salami, Sopressata, Ham, Mozzarella | 16

These foods may be served raw or to order. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions. Menu items and prices are subject to change | CPC-5123

House Specialties

Shrimp Oreganata
Garlic Buttered Breadcrumbs, Angel Hair | 24

Chicken Parmesan
Marinara, Mozzarella, Linguine | 24

Lobster Ravioli*
Pink Cream Sauce | 24

Wild Salmon Siciliano*
Olives, Cherry Tomatoes, Capers, Basil, Parmesan, Spinach, Farro | 26

Chicken alla Vodka
Pancetta, Vodka Sauce, Fresh Mozzarella, Pesto, Broccolini | 25

Meat Lasagna
Beef, Pork, Ricotta, Mozzarella | 22

Grilled Chicken Bruschetta
Fire Roasted Tomatoes, Basil, Shaved Parm, Angel Hair | 22.5

Baked Eggplant Parmigiana
Marinara, 4 Cheeses | 20

Braised Short Ribs
Parmesan Polenta, Au Jus, Charred Broccolini | 28

Chicken Francese
Lemon, Butter, White Wine, Linguine | 23.5

Chicken Marsala
Wild Mushrooms, Onions, Marsala Wine, Linguine | 23.5

Pasta

Angel Hair Pomodoro
Cherry Tomato, Garlic Confit, Basil, Parmesan, Extra Virgin Olive Oil | 18.5

Pappardelle Bolognese
Beef and Pork Ragu | 23

Penne alla Scottsdale
Grilled Chicken, Spinach, Cherry Tomatoes, Garlic Parmesan Broth | 22

Tortellini alla Panna
Prosciutto, Peas, Mushroom, Cream | 22

Fettuccine Alfredo
Grilled Vegetables, Parmesan Cream Sauce | 20

Spaghetti & Meatballs
Marinara, Parmesan | 20

Spicy Rigatoni Sausage
Marinara, Cream, Calabrian Chili Peppers, Broccolini | 23

Short Rib Pasta
Pappardelle, Wild Mushroom Mascarpone Cream Sauce | 23.5

Linguine White Clam Sauce*
Garlic, White Wine, Baby Clams, Red Chili Flakes | 22.5

Penne alla Vodka
Pancetta, Creamy Tomato Sauce, Parmesan | 20

Linguine Frutti Di Mare
Shrimp, Clams, Mussels, Calamari, Fra Diavolo | 26

Grandma's Pasta
Meatballs, Sausage, Ricotta, Marinara | 24

SIDE ORDERS
Grilled Chicken* | 6 · Pasta Marinara | 8 · Broccolini | 5 · Grilled Vegetables | 5
Meatballs | 6 · Shrimp* | 9 · Sausage | 6 · Truffle Fries | 8

Pizza

Rustica / 20" New York Pies
Traditional Pizza Toppings and Gluten Free Crust Available

New York
Pizza Sauce, Shredded Mozzarella | 13 / 20

Margherita
Tomato, Fresh Mozzarella, Basil, Olive Oil | 14 / 26

Nicky's Burrata
Pesto, Sausage, Caramelized Onions, Pickled Fresnos, Red Pepper Cream | 16 / 29

Sweet Little 'Roni
Double Pepperoni, Hot Honey, Ricotta | 16 / 29

Grandma's
Marinara, Fresh Mozzarella, Garlic, Parmesan | 15 / 27

The Second Cousin
Marinara, Sopressata, Arugula, Calabrian Peppers, Provolone, Parmesan | 16 / 29

Long Island Special
Ricotta, Fresh Mozzarella, Honey, Cracked Black Pepper | 15 / 27

Uncle Louie
Pepperoni, Sausage, Tomato, Fresh Mozzarella, Basil | 16 / 29

The Supreme
Pepperoni, Sausage, Bell Peppers, Mushroom, Onion, Black Olive | 16 / 29

Palermo*
Grilled Chicken, Spinach, Tomato, Mushrooms, Fresh Mozzarella, Balsamic | 16 / 29

SICILIAN STYLE

Upside Down Pie - 20"
Mozzarella, Pizza Sauce, Parmesan | 15 / 26.5

The Big John - 20"
Meatballs, Pepperoni, Sausage, Extra Cheese | 19 / 33

Desserts

2 Cannolis
Sweet Ricotta Cream, Mini Chocolate Chips | 5

Gelato D' Oro
Vanilla Bean Ice Cream, Extra Virgin Olive Oil, Sicilian Sea Salt, Lemon Zest | 7.5

Nutella* Cheesecake
NY Style, Graham Cracker Crust, Almonds | 11
(Traditional Cheesecake Available | 10)

Tiramisu
Espresso Soaked Ladyfingers, Sweet Mascarpone Cream, Italian Liquor | 12

Chocolate Peanut Butter Torte
Vanilla Bean Ice Cream, Caramel Sauce, Almonds (Gluten Free) | 11

Warm Butter Cake
Vanilla Bean Ice Cream | 11

Housemade Limoncello
An Italian Classic | 6

'25 DEC 4 AM 9:38 AZDLLC

Bianco

6oz / 9oz / Bottle

Maschio Prosecco
Veneto, Italy | 9 / 12 / 35

Donna Laura, Ali Rosato, Rose*
Italy | 12 / 16 / 48

Santa Marina, Pinot Grigio Provinco
Di Pavia, Italy | 10 / 13 / 39

House Moscato
California | 9 / 12 / 35

Donna Fugata, Anthila, White Blend*
Anthila, Sicily | 12 / 16 / 48

Wildsong, Sauvignon Blanc
New Zealand | 11 / 14 / 42

Silver Ridge, Chardonnay
California | 10 / 13 / 39

DAOU Chardonnay*
Paso Robles, California | 12 / 16 / 48

ZD Chardonnay
Napa, California | 16 / 24 / 55

Brugano V90 Grillo
DOC, Sicily | 40 Bottle

Santa Margherita, Pinot Grigio
Alto Adige, Italy | 49 Bottle

Sonoma - Cutrer, Chardonnay
Sonoma, California | 52 Bottle

Rombauer, Chardonnay
Napa, California | 65 Bottle

Rosso

6oz / 9oz / Bottle

Crust "Sangiovese Blend"
From Tuscany with Love | 11 / 14 / 42

Crust Cabernet, Matchbook Cellars, Estate Grown Cabernet
Dunnigan Hills, California | 10 / 13 / 39

Nevio, Montepulciano D' Abruzzo
Italy | 12 / 16 / 48

Sea Sun, Pinot Noir
California | 10 / 13 / 39

Sokol Blosser Evolution Pinot Noir*
Willamette Valley, Oregon | 12 / 16 / 48

Juggernaut Cabernet
California | 12 / 16 / 48

Caymus Conundrum
California | 11 / 14 / 42

Duckhorn Decoy Merlot
Sonoma, California | 14 / 20 / 50

Stoller, Pinot Noir
Willamette Valley, Oregon | 54 Bottle

Van Duzer, Pinot Noir
Willamette Valley, Oregon | 60 Bottle

ZD, Pinot Noir
Napa, California | 65 Bottle

Michele Chiarlo | Barbera
Piedmonte, Italy | 39 Bottle

Lamole di Lamole "Campolungo" Chianti Classico Riserva DOCG
Tuscany, Italy | 66 Bottle

Castello Banfi "Belnero"
Montalcino, Italy | 85 Bottle

Sella Antica, Rosso
Tuscany, Italy | 53 Bottle

Avignonesi, Grifi, Super Tuscan
Tuscany, Italy | 85 Bottle

Violetta Barolo
Piedmonte, Italy | 82 Bottle

La Palazzetta Brunello Di Montalcino
Italy | 100 Bottle

Justin, Cabernet, Paso Robles
California | 62 Bottle

Quilt, Cabernet
Napa, California | 65 Bottle

Jordan, Cabernet
Alexander Valley, California | 110 Bottle

Orin Swift, Palermo
Napa, California | 98 Bottle

Cocktails

Adult Italian Soda
Bomarko Amaro, Extra Virgin Olive Oil, Club Soda, Sprite, Charred Lemon Sweet | 12

Charred Watermelon Margarita
Cotton Tequila, Agave, Watermelon REAL, Fee Tincture Bitters | 13

Aperol Spritz
Maschio Prosecco, Club Soda, Orange Slice | 11

Sorry, Not Sorry
Arcadia Grapefruit Vodka, Fresh Lemon, Cliffard Organic Strawberry-Vanilla Syrup, Muddled Strawberry | 13

Patio Pounder
Old Grand Dad 100 Proof Bonded Bourbon, Fresh Lemon, Peach REAL Bitters, Aperol, Honey Ginger Syrup | 15

The White Lotus
Kuleana Rum, Passion Fruit REAL Agave, Black Lava Salt, Lime Juice | 14

Strawberry Basil Whiskey Smash
Town Branch Overproof Whiskey, Fresh Basil, Muddled Strawberry, Lemon, Club Soda | 14

Limoncello Spritz
Housemade Limoncello Salvia & Limon Distillate, Cliffard Ginger, Maschio Prosecco | 11

Blackberry Mule
Pachanga Vodka, Lime, Ginger Beer | 12

Italian Old Fashioned
Grand Dad 100, Montenegro, Maraschino Liqueur, Cherry Simple, Walnut Bitters | 14

Espresso Martini
Signature Vodka, Borghetti Espresso Liqueur, Kahlua, Romano Amaro, Cold Brew | 14

Private Selected Barrel | Buffalo Trace
Neat | Rocks | Old Fashioned | 17

Happy Hour

Monday - Friday | 3pm - 6pm

Mozzarella En Corrozza
Marinara, Basil | 7

Truffle Fries
Basil Aioli | 7

Meatball Sliders (2)
Parmesan | 7

Spicy Garlic Knots
Soubasse & Pepperoni, Chilies, Fra Diavolo | 7

Caesar Salad with Meatballs | 8

New York or Margherita Rustica | 8

Fried Calamari*
Fra Diavolo, Spicy Pickled Peppers | 11

Charcuterie Board
Italian Antipasti | 12

Garlic Knots
Marinara | 6

Mocktails

AZ Strawberry Lemonade
32 oz. Jar | 9

Mai Tai
Tropically Awesome, Fresh Fruit Juices, Orgeat | 8

Watermelon Cucumber Cooler
Watermelon REAL, Monin Cucumber Lime Juice, Soda | 8

1/2 OFF WINE BOTTLES

All Day Monday

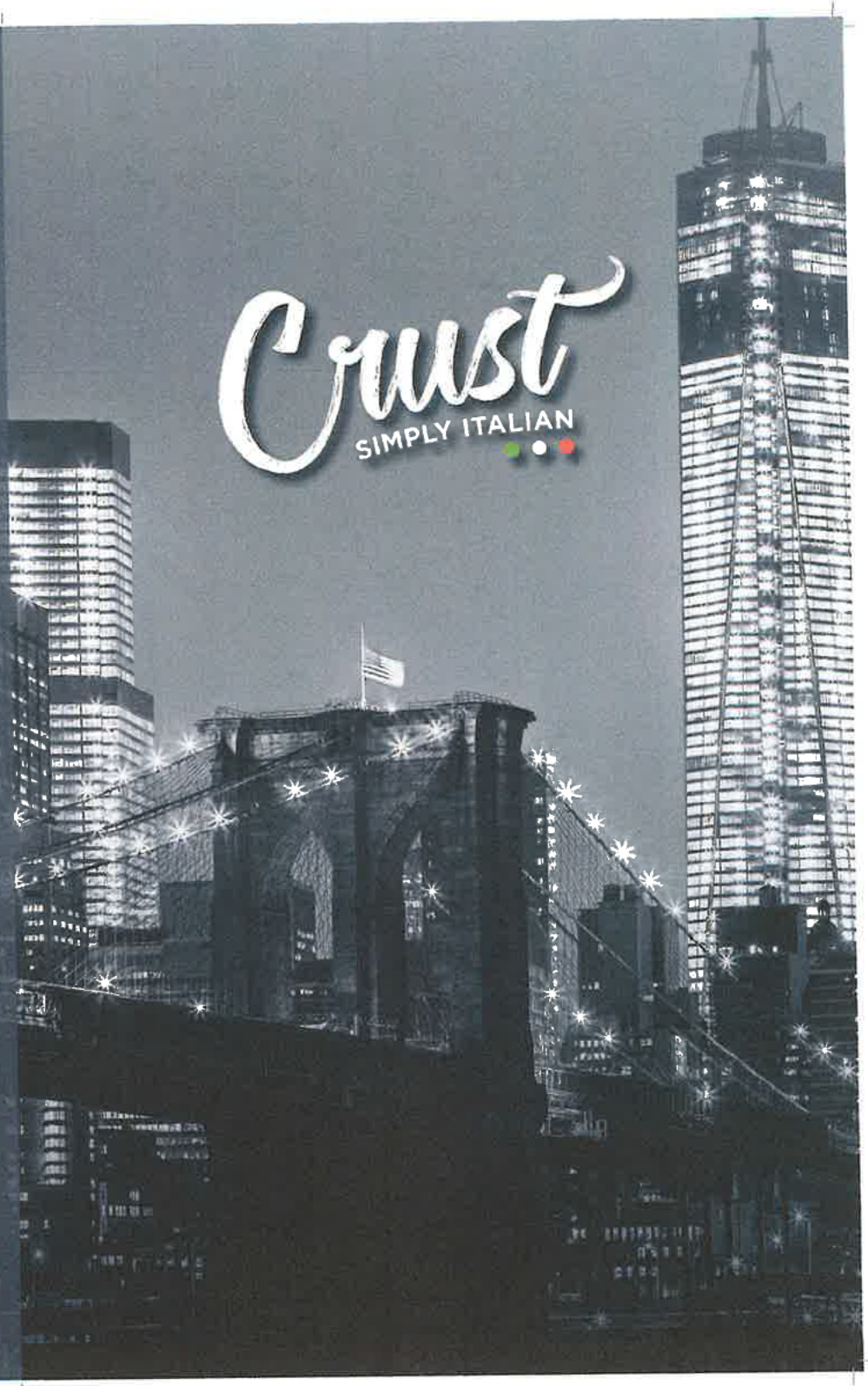
Wine by the Glass
Every Day 'til 6pm | 6

Premium Wine
By the Glass (Select Wines) | 10*

Signature Cocktails | 10
Well Spirits | 6

Drafts & Handhelds
Rotating Seasonally | 4

Please Enjoy Responsibly



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AZ Lemonade	8
Sparkl Water Pellegrino	7.50
Pana	7.50
Iced Tea	3.95
Coffee	3.00
Cappucino	5.50
Espresso	3.50
Latte	4.50
Soda	3.95

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Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #: 372417
Date Accepted: 12-4-2025
[redacted]

RECORDS REQUIRED FOR AUDIT
RESTAURANT/HOTEL/MOTEL

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. Name of restaurant (Please print): Crust Simply Italian
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of ***all*** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, ***accurate*** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. **General Ledger**
    - A. Sales Journals/Monthly Sales Schedules
      - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
      - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
      - 3) Dated Guest Checks
      - 4) Coupons/Specials/Discounts
      - 5) Any other evidence to support income from food and liquor sales
    - B. Cash Receipts/Disbursement Journals
      - 1) Daily Bank Deposit Slips
      - 2) Bank Statements and canceled checks
12. **Tax Records**
    - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
    - B. Income Tax Return - city, state and federal (copies)
    - C. Any supporting books, records, schedules or documents used in preparation of tax returns

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13. **Payroll Records**

A. Copies of all reports required by the State and Federal Government

B. Employee Log (A.R.S. §4-119)

C. Employee time cards (actual document used to sign in and out each workday)

D. Payroll records for all employees showing hours worked each week and hourly wages

14. **Off-site Catering Records** (must be complete and separate from restaurant records)

A. All documents that support the income derived from the sale of food off the license premises.

B. All documents which support purchases made for food to be sold off the licensed premises.

C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).

A.R.S. §4-210(A) 7
The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(M)
For the purpose of this section:

Restaurant: an establishment that derives **at least forty percent (40%)** of its gross revenue from the sale of food

Gross revenue: the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

Declaration:

I, (Print Name) Jared Michael Repinski, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: [redacted]

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

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Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #: 372417
Date Accepted: 12-4-2025
License #: [redacted]

Personal Information Questionnaire

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A $22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

☑ AGENT ☐ CONTROLLING PERSON ☐ MANAGER

1. Name: Repinski (Last) Jared (First) Michael (Middle)
2. Social Security #: [redacted] Birth Date: [redacted] (NOT a public record)
3. Driver's License #: [redacted] State Issued: [redacted] (NOT a public record)
5. Are you a resident of Arizona? ☑ Yes ☐ No Date of residency: [redacted]
6. Email address: jrepinski22@yahoo.com
7. Home Address: [redacted]
8. Daytime phone #: 480-664-0389 Alternative phone #: 602-327-2077

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number:
2. Business Name (doing business as): Crust Simply Italian
3. Business Address: 25201 N Westwing Parkway, Peoria AZ 85383

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SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? ☐ Agent ☑ Controlling Person ☐ Manager

Name of persons who will be handling the day to day operations: Michael Mariotti

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes ☐ No ☑
2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes ☐ No ☑
3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S.§4-202(D* Yes ☐ No ☑
4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) Yes ☐ No ☑
   A.R.S.§4-202,4-210
   **Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.*
5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☑

SIGNATURE

I, (Print Full Name) Jared Michael Repinski hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [redacted] Date: 11-14-2025

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DLLC USE ONLY
Job #: 392417
Date Accepted: 12-4-2025
[redacted]

ALIEN STATUS

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

APPLICANT NAME (Print or type) Jared Michael Repinski

SECTION II – CITIZENSHIP OR NATIONAL STATUS

Are you a citizen or national of the United States? ☑ Yes ☐ No - If **yes**, indicate place of birth:

City Flint State Michigan **COUNTRY** United States

If you answered **Yes, 1)** Attach a legible copy of a document from the list below.

2) Name of document: Arizona Driver's License

If you answered **No**, you must complete Sections III.

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EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identificationcard.

2. A driver license issued by a state that verifies lawful presence in the UnitedStates.

3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after Jan. 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)

4. A United States certificate of birth abroad.

5. A United States passport. ***Passport must be signed***

6. A foreign passport with a United States visa.

7. An I-94 form with a photograph.

8. A United States citizenship and immigration services employment authorization document or refugee travel document.

9. A United States certificate of naturalization.

10. A United States certificate of citizenship.

11. A tribal certificate of Indian blood.

12. A tribal or bureau of Indian affairs affidavit of birth.

13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.

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SECTION III – QUALIFIED ALIEN

Applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

_____

Name of document provided

Qualified Alien Status (8 U.S.C.§§ 1621(a)(1),-1641(b) and (c))

☐ 1.An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)

☐ 2.An alien who is granted asylum under Section 208 of the INA.

☐ 3.A refugee admitted to the United States under Section 207 of the INA.

☐ 4 An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.

☐ 5.An alien whose deportation is being withheld under Section 243(h) of the INA.

☐ 6.An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.

☐ 7.An alien who is a Cuban/Haitian entrant.

☐ 8.An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non-immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C)

11. A nonimmigrant whose visa for entry is related to employment in the United States, or

12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia. 48 U.S.C. § 1901 *etseq.*];

13. A foreign national not physically present in the United States.

14. ***Otherwise Lawfully Present***

15. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. §

Jared Michael Repinski [redacted] 11-14-2025

Print Name **Date**

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Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #: 392417
Date Accepted: 12-4-25

Personal Information Questionnaire

[redacted]

ATTENTION APPLICANT: This is a legally binding document. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

THE COMPLETED QUESTIONNAIRE NEEDS TO BE SUBMITTED TO THE DEPARTMENT ALONG WITH A $22. FEE, AND FD-258 FINGERPRINT CARD, THAT HAS BEEN SEALED IN AN ENVELOPE, AND SIGNED OR INITIALED BY THE FINGERPRINT TECHNICIAN, MUST INCLUDE THE FINGERPRINT VERIFICATION FORM. MUST BE COMPLETED BY A RECOGNIZED FINGERPRINT SERVICE OR LAW ENFORCEMENT AGENCY.

Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

☐ AGENT ☑ CONTROLLING PERSON ☐ MANAGER

1. Name: Merendino (Last) Michael (First) (Middle)
2. Social Security #: [redacted] (a public record) Birth Date: [redacted] (NOT a public record)
3. Driver's License #: [redacted] (NOT a public record) State Issued: [redacted]
5. Are you a resident of Arizona? ☑ Yes ☐ No Date of residency: [redacted]
6. Email address: mmerendino@crustrg.com
7. Home Address: [redacted]
8. Daytime phone #: 516-644-1810 Alternative phone #: _____

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number: _____
2. Business Name (doing business as): Crust Simply Italian
3. Business Address: 25201 N Westwing Parkway, Peoria AZ 85383

'25 DEC 4 AM 9:38 AZDLLC

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? ☐ Agent ☑ Controlling Person ☐ Manager

Name of persons who will be handling the day to day operations: Michael Mariotti

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes ☑ No ☐
2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes ☐ No ☑
3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S.§4-202(D* Yes ☐ No ☑
4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) Yes ☐ No ☑
   A.R.S.§4-202,4-210
   **Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.*
5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☑

SIGNATURE

I, (Print Full Name) Michael Merendino hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Signature: [redacted] Date: 12/3/25

*25 DEC 4 AM 9:39 AZDLLC

Section 4, Question # 1: Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes

I, Michael Merendino, have been a controlling person of the following entities that held liquor licenses within the past 5 years:

012070025965 1120 E BASELINE RD #105 TEMPE AZ 85283 - SURRENDERED

License Number:	012070026617	Status:	Active
Business Name:	**CRUST PIZZERIA**		
Location Address	6031 N 16TH STREET #1		
	PHOENIX	Arizona	85016

License Number:	012070020346	Status:	Active
Business Name:	**CRUST SIMPLY ITALIAN**		
Location Address	2470 S RECKER Road #101		
	GILBERT	Arizona	85296

License Number:	1207A143	Status:	Active
Business Name:	**CRUST SIMPLY ITALIAN**		
Location Address	10 N SAN MARCOS PLACE		
	CHANDLER	Arizona	85225

License Number:	1207B308	Status:	Active
Business Name:	**CRUST SIMPLY ITALIAN**		
Location Address	8300 N HAYDEN ROAD #F100		
	SCOTTSDALE	Arizona	85258

Michael Merendino:

[redacted]

Date: 12/3/25

'25 DEC 4 AM 9:39 AZDLLC

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #: 372417
Date Accepted: 12-4-2025

Personal Information Questionnaire

[redacted]

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Agent: a person who is designated by an applicant or licensee to receive communications from the department and to file and sign documents submitted to the department on behalf of the applicant or licensee. An agent is not a manager.

A.R.S. §4-202(A).

Controlling Person: person directly or indirectly possessing control of an applicant or licensee.

A.R.S. §4-101(10).

Manager: An individual (not an entity) approved by the Department of Liquor who has the authority to organize, direct, carry out, control or to otherwise operate the day-to-day operations of a liquor-licensed business.

A.R.S. §4-101(22) and A.R.S. §4-202(C)

SECTION - 1 INDIVIDUAL INFORMATION

☐ AGENT ☑ CONTROLLING PERSON ☐ MANAGER

1. Name: Mariotti (Last) Michael (First) (Middle)
2. Social Security #: [redacted] (NOT a public record) Birth Date: [redacted] (NOT a public record)
3. Driver's License #: [redacted] (NOT a public record) State Issued: [redacted]
5. Are you a resident of Arizona? ☑ Yes ☐ No Date of residency: [redacted]
6. Email address: mikem@crustrg.com
7. Home Address: [redacted]
8. Daytime phone #: 516-860-7009 Alternative phone #:

SECTION 2 – LICENSED BUSINESS INFORMATION

1. License Number:
2. Business Name (doing business as): Crust Simply Italian
3. Business Address: 25201 N Westwing Parkway, Peoria AZ 85383

Individuals requiring ADA accommodations please call (602)542-2999

'25 DEC 4 AM 9:39 AZDLLC

SECTION 3 – DAY TO DAY OPERATION OF BUSINESS

Must attach copies of Basic and Management Title 4 training certificates for person managing the day to day operation of the licensed business.

Who is managing the day to day operations? ☐ Agent ☑ Controlling Person ☐ Manager

Name of persons who will be handling the day to day operations: Michael Mariotti

SECTION 4 – BACKGROUND

If you answer "YES" to any Question 1 through 5 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions. CHANGES TO QUESTIONS 1-5 MAY NOT BE ACCEPTED

1. Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes ☑ No ☐
2. Have you been cited, arrested, indicted, convicted, or required to appear in court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past 5 years? Yes ☐ No ☑
3. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked, or suspended in or outside of Arizona within the last 5 years? *A.R.S.§4-202(D* Yes ☐ No ☑
4. Have you had ANY administrative law citations, compliance actions, or consents, in any jurisdiction in the past 5 years? (Do not include civil traffic tickets) Yes ☐ No ☑
   A.R.S.§4-202,4-210
   **Administrative Law Violations are any civil penalties, fines, suspension, or revocations of your liquor license.*
5. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? Yes ☐ No ☑

SIGNATURE

I, (Print Full Name) Michael Mariotti hereby swear under penalty of perjury and in compliance [redacted] understand the foregoing and verify that the information [redacted] and correct to the best of my knowledge.

Signature: [redacted] **Date:** 12/03/2025

'25 DEC 4 AM 9:39 AZDLLC

Section 4, Question # 1: Have you owned, or been a controlling person of any entities that held a liquor license in Arizona, or any jurisdiction, in the past 5 years? Yes

I, Michael Mariotti, have been a controlling person of the following entities that held liquor licenses within the past 5 years:

License Number:	012070026617	Status:	Active
Business Name:	**CRUST PIZZERIA**		
Location Address	6031 N 16TH STREET #1		
	PHOENIX	Arizona	85016

License Number:	012070020346	Status:	Active
Business Name:	**CRUST SIMPLY ITALIAN**		
Location Address	2470 S RECKER Road #101		
	GILBERT	Arizona	85296

License Number:	1207A143	Status:	Active
Business Name:	**CRUST SIMPLY ITALIAN**		
Location Address	10 N SAN MARCOS PLACE		
	CHANDLER	Arizona	85225

[redacted]

Date: 12/03/2025

'25 DEC 4 AM 9:39 AZDLLC

Certificate #ON-LINE

☐ On-sale
☐ Off-sale
☒ On- and off-sale

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

[redacted]

12/02/2025
Training Completion Date

12/02/2028
Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws
Company Name

P.O. Box 6965, Chandler, Arizona 85246
Mailing Address

(480) 709-8900
Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[redacted] 12 / 02 / 2025
Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Certificate # ON-LINE

'25 DEC 4 AM 9:39 AZDLLC

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

[redacted]

09/10/2025
Training Completion Date

09/10/2028
Certificate Expiration Date
(three years from completion date)

Training Provider Information

US Liquor Laws

Company Name

P.O. Box 6965 Chandler, Arizona 85246
Mailing Address

(480) 709-8900
Daytime Contact Phone Number

I, Jared Repinski, certify that the above named individual did successfully complete
Instructor Name (please print)

Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

[redacted]
Instructor Signature

09 / 10 / 2025
Mo Date Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
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July 11, 2013

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 15R.

Date Prepared: 1/13/2026 Council Meeting Date: 1/27/2026

PRESENTER: Sean Kindell, Joshua Jumper of Heinfeld, Meech & Co.

TO: Henry Darwin, City Manager

THROUGH: Kevin Burke, Deputy City Manager

FROM: Sean Kindell, Chief Financial Officer

SUBJECT: Fiscal Year 2025 Annual Comprehensive Financial Report and Auditor Communications

Purpose:

Discussion and possible action to receive and accept the Annual Comprehensive Financial Report and Auditor Communications for the fiscal year ended June 30, 2025.

Summary:

By state law, the audit must be presented to the Council and received as a Regular Agenda item and not a Consent Agenda item. Joshua Jumper, Audit Partner with the auditing firm of Heinfeld, Meech & Co. will make the presentation along with Chief Financial Officer Sean Kindell.

Annual Comprehensive Financial Report (ACFR)

We are pleased to submit to you the ACFR for fiscal year ended June 30, 2025. This report is prepared annually by the Finance Department and includes basic financial statements, combining fund financial statements, footnotes, and other supplementary information. These financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB).

The financial statements were audited by an independent firm of Certified Public Accountants, Heinfeld, Meech & Co., whose report is included within. The City received a clean audit opinion with no material misstatements. The audit satisfies Article VI, Section 7, of the City Charter, which requires an annual audit of all accounts of the City by an independent certified public accountant.

Single Audit Report

All non-Federal entities that expend $750,000 or more of Federal awards in a year are required

to obtain an annual audit in accordance with the Single Audit Act Amendments of 1996, OMB Uniform Guidance Subpart F, and Government Auditing Standards. The standards governing Single Audit engagements require the independent auditor to provide a separately issued Single Audit Report on the government's internal controls and compliance with legal requirements having a direct and material impact on major programs, with special emphasis on internal controls and compliance requirements involving the administration of major federal awards. The City received a clean single audit report with no material noncompliance and no significant deficiencies.

The Single Audit Report is filed with the Federal Audit Clearinghouse.

Auditor Communication to Governance Letter

Additionally, the auditors are required by professional standards to communicate certain information to "those charged with governance". The attached Communication to Governance is that communication. This letter: 1) communicates the responsibilities of the auditors and the City; 2) discusses the audit process; and 3) discusses any issues that may have arisen during the audit or as a result of the audit. There were no material issues that arose during the audit or as a result of the audit.

Previous Actions/Background:

The Fiscal Year 2024 Annual Comprehensive Financial Report was received and accepted by the Mayor and Council on January 28, 2025.

Staff Recommendation:

Staff recommends the Council receive and accept the Annual Comprehensive Financial Report and Auditor Communication to Governance Letter for the fiscal year ended June 30, 2025.

Fiscal Analysis:

This item has no financial implications.

ATTACHMENTS:

Annual Comprehensive Financial Report
Single Audit Report
Communication to Governance

Contact Name and Number:
Sean Kindell, (623) 773-7819

City of Peoria, Arizona

FY25

Annual Comprehensive Financial Report (ACFR)

Fiscal Year Ended June 30, 2025

Comprehensive Annual Financial Report

For Fiscal Year Ended
June 30, 2025

City of Peoria, Arizona

City Council

Jason Beck, *Mayor*
Jennifer Crawford, *Vice Mayor*
Michael Finn, *Mayor Pro Temp*
Matthew Bullock, *Councilmember*
Denette Dunn, *Councilmember*
Jon Edwards, *Councilmember*
Rick Stokes, *Councilmember*

Administrative Staff

Henry Darwin, *City Manager*
Kevin Burke, *Deputy City Manager*
Travis Cutright, *Deputy City Manager*
Mike Faust, *Deputy City Manager*

Prepared By

Finance Department
Sean Kindell, *Chief Financial Officer*
Peter Christensen, *Deputy Finance Director*

City of Peoria
Core Values

"The City of Peoria team members share a commitment to provide quality service for our community."

P ## Professional

Demonstrates professional skills and knowledge needed to perform the job; keeps informed of developments in the professional field and applies this knowledge to the job; encourages and supports the development of subordinate personnel.

E ## Ethical

Maintains the highest standards of personal integrity, truthfulness, honesty, and fairness in carrying out public duties; avoids any improprieties; trustworthy, maintains confidentiality; never uses City position or power for personal gain.

O ## Open

Communicates effectively orally and in writing; involves appropriate individuals and keeps others informed; acts as a team member; participates and supports committees/boards/commissions/task forces; approachable; receptive to new ideas; supports diversity and treats others with respect; actively listens.

R ## Responsive

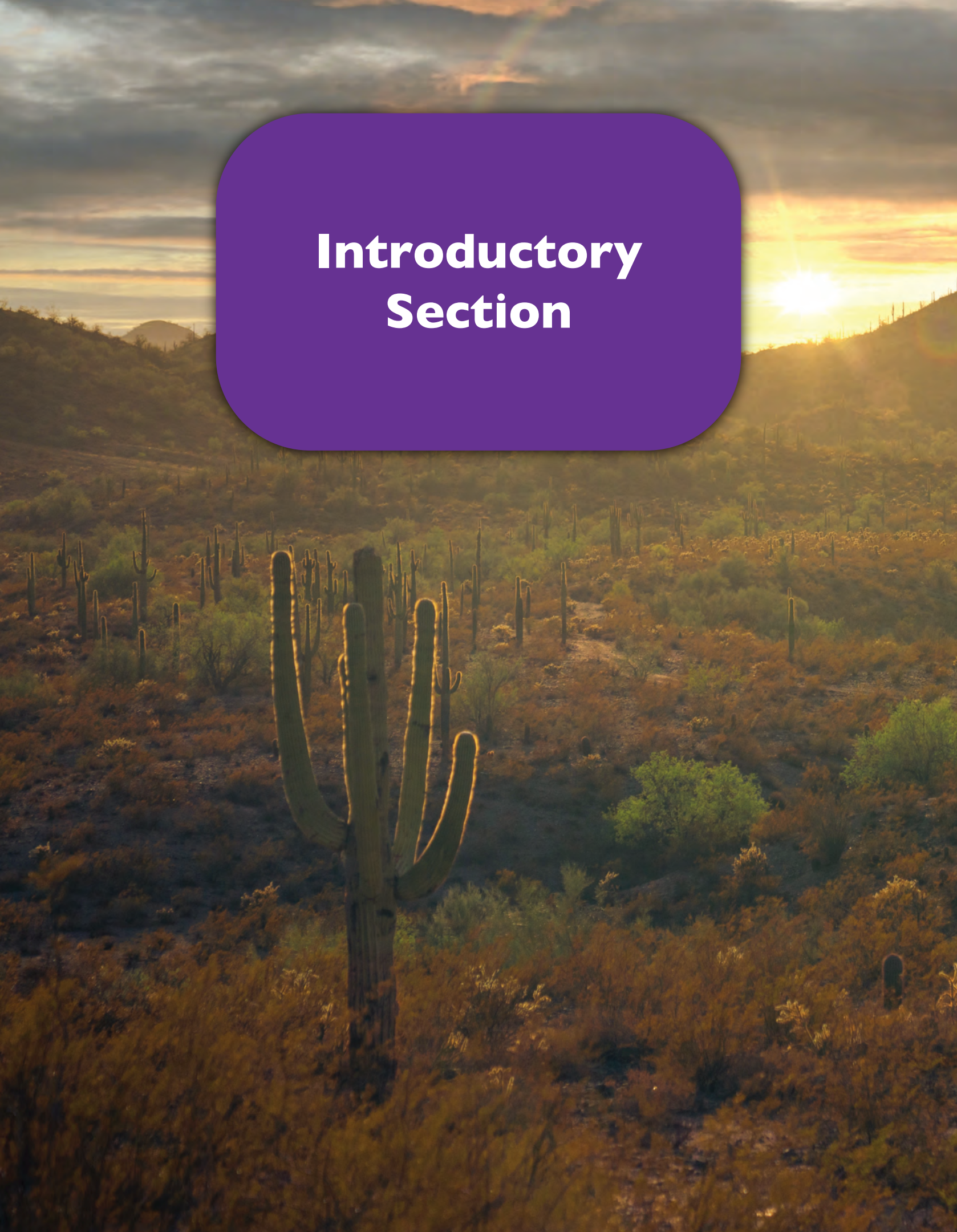
Consistently emphasizes and supports customer service; takes responsibility to respond to all customers in a prompt, efficient, friendly, and patient manner; represents the City in an exemplary manner with civic groups/organizations and the public.

I ## Innovative

Demonstrates original thinking, ingenuity, and creativity by introducing new ideas or courses of action; supports innovative problem-solving by identifying and implementing better methods and procedures; takes responsible risks; demonstrates initiative and "follows through" on development and completion of assignments.

A ## Accountable

Accepts responsibility; committed to providing quality service to our community; plans, organizes, controls and delegates appropriately; work produced is consistent and completed within required timeframes; implements or recommends appropriate solutions to problems; acknowledges mistakes; manages human and financial resources appropriately.



Introductory Section

CITY OF PEORIA, ARIZONA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the Year Ended June 30, 2025

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ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the Year Ended June 30, 2025

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CITY OF PEORIA, ARIZONA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
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PEORIA
ARIZONA

City of Peoria

FINANCE DEPARTMENT
Financial Services

8401 West Monroe Street
Peoria, Arizona 85345
T 623.773.7150
F 623.773.7033

December 22, 2025

Honorable Mayor, City Council, City Manager and Citizens of Peoria, Arizona:

We are pleased to submit to you the Annual Comprehensive Financial Report (ACFR) for the City of Peoria, Arizona (the City) for the fiscal year ended June 30, 2025. This report was prepared by the Financial Services Division of the Finance Department.

The ACFR represents management's report of the City's complete financial results to its governing body, constituents, legislative and oversight bodies, investors, and creditors. Copies of this report will be sent to elected officials, management personnel, bond rating agencies, Nationally Recognized Municipal Securities Information Repositories, and other agencies that have expressed interest in the City's financial matters. Copies of this financial report will also be placed in the City's libraries, as well as on the City's website, for access by the public.

The Management's Discussion and Analysis presented on pages 5-18 has a different focus and purpose than this transmittal letter and should be read in conjunction with this transmittal.

THE FINANCIAL REPORTING ENTITY

This ACFR includes financial statements on both a government-wide and fund basis for the City as the primary government, as well as its component units. Component units are separate legal entities included in the reporting entity due to the significance of their financial or operational relationship with the City. Criteria used by the City for inclusion of activities in preparing its financial statements are in conformity with GASB Statement No.14, *The Financial Reporting Entity,* as amended. Blended component units, although legally separate entities, are, in substance, part of the primary government's operations and are included as part of the primary government. Accordingly, the financial reporting entity consists of the City and twelve blended component units, the City of Peoria Municipal Development Authority, Inc., the Vistancia Community Facilities District, the Vistancia West Community Facilities District, the Vistancia North Community Facilities District, the Mystic at Lake Pleasant Heights Community Facilities District, the five Saddleback Community Facilities Districts, the City of Peoria Employee Benefits Trust and the City of Peoria Workers' Compensation Trust as discussed further in Note 1.A of the notes to the financial statements.

The City, chartered in 1954, has a Council-Manager form of government with the City Council consisting of the Mayor and six Council Members. Pursuant to an amendment to the City Charter approved by the voters in 1997, the Mayor is elected at-large for a four-year term. Council members are elected, by district, for four-year terms. The City Council is vested with policy and legislative authority and is responsible for passing ordinances; adopting the budget; appointing committee, commission, and board members; and appointing the positions of City Manager, City Attorney, and Judge. The City Manager is responsible for carrying out the policies and ordinances of the City Council, as well as overseeing the day-to-day operations of the City.

The City encompasses approximately 179 square miles in the northcentral portion of Maricopa County, and is one of several major cities comprising the greater Phoenix metropolitan area. Between the 2010 census and the 2020 census, Peoria's population increased by 24.0%, from 154,065 in 2010 to 190,985

in 2020. The most recent estimate of Peoria's population is 207,499. Peoria is known for its high quality of life with safe, well-planned neighborhoods, a diversity of housing options, excellent school districts, extensive park system and recreation programs. An expanded metropolitan freeway system allows Peoria residents to commute effectively to other cities in the Phoenix metropolitan area, giving residents access to the metropolitan area's diverse array of employment opportunities.

The City provides a full range of municipal services, including police, fire and emergency medical services, water, sewer and solid waste services, street construction and maintenance, recreational and cultural events, library services, public transportation, planning and zoning services, and general administrative services. In addition, the City offers a wide range of community facilities including two community centers, three swimming pools, two libraries, and 37 neighborhood parks encompassing 314 acres. The Peoria Sports Complex—operated by the City—was the nation's first two-team baseball spring training facility and the spring training home of the Seattle Mariners and San Diego Padres. The City opened its first large community park, Rio Vista Community Park, in the southern part of the City in fiscal year 2004. This 52 acre facility has athletic fields, playgrounds, ramadas, an urban lake, skate park and other amenities for the citizens' enjoyment. The City's second community park, Pioneer Community Park was completed in fiscal year 2014 and includes ball fields, multipurpose fields, a dog park, fishing lake and other amenities. The third community park, Paloma Community Park, opened in October, 2020. Similar to the Rio Vista and Pioneer parks, the Paloma Community Park offers residents a wide range of recreational activities including a huge fishing lake, large multipurpose fields, pickleball courts and other amenities. The City also has a performing arts center with a 250-seat main auditorium, 80-seat black box theater, and classroom and administrative space in the downtown area. Another attraction of the City is Lake Pleasant, in northern Peoria's Lake Pleasant Regional Park. This 10,000 acre lake is the second largest lake in Arizona, providing residents and visitors with boating, fishing, camping and other outdoor recreation activities.

LOCAL ECONOMIC CONDITION AND OUTLOOK

Peoria's population growth continues to be strong with an estimated increase of 16,514 or 8.6% since the 2020 census. Maricopa County had the third largest numeric growth for counties with 57,471 new residents between July 1, 2023 and July 1, 2024. International immigration was a large driver of the increase for Maricopa County. Peoria is part of the Phoenix Metropolitan Area which has seen strong job growth in recent years. The construction of the $12 billion Taiwan Semiconductor Manufacturing Company (TSMC) on the outskirts of Peoria is expected to increase in-migration both domestically and internationally to the Peoria area in the next several years. This is further expected to have a multiplier effect as TSMC suppliers also relocate or expand to this region as evidenced by the semiconductor packaging and testing company Amkor who will be investing $7 billion and hiring 3,000 employees in Peoria in the next few years.

The City issued 1037 new single family residential building permits in fiscal year 2025, a decrease of 5.8% versus the prior year. Per the Case-Schiller Home Price index, house prices remained steady from June 2024 to June 2025 in the Phoenix metropolitan area. However, house prices dropped 1.8% between June 2025 and September 2025. The City's total property full cash value, which lags the market, decreased by 3.2% from $41.2 billion in 2024-25 to $39.9 billion in 2025-26. The decrease includes both property value changes and growth. Limited property values, which are the basis for the City's tax levies, grew 6.2% from 2024-25 to 2025-26. By state law, limited property value on existing properties cannot grow by more than 5% per year and cannot exceed the full cash value. For 2025-26 the limited value is 56.3% of the full cash value leaving considerable room for growth even if full cash values stay stagnant or decrease somewhat.

The unemployment rate in Peoria at August 2025 was 4.1% matching Arizona and outperforming the U.S. rate, 4.3%. The City's sales and use tax collections in fiscal year 2025 totaled $140.8 million, a 5.0% increase from the $134.1 million in the prior year.

Economic Outlook

While we have seen a slowing of the economy, both nationally and in Arizona, it remains resilient. Most economists agree that if a recession occurs, it will be a mild one. Despite the loss of residential rental sales tax in January 2025, local sales tax collections in fiscal year 2025 were 4.4% higher than in fiscal year 2024. As noted above, although home values have decreased in recent months, the City expects to continue to see solid growth in its property tax base. State shared income tax, which lags actual tax collections by two years, will see a reduction in fiscal year 2026 as the City sees the full impact of the State's flat tax, but should see growth in the following years. Peoria's conservative budgeting practices have positioned the City well for the continued slow growth in the economy that we expect to see. Additionally, Peoria's economic development emphasis has put the City in position to outperform both the regional and national economies in the next several years.

MAJOR PROJECTS AND INITIATIVES

The Peoria Mayor and City Council have adopted three policy priorities as of January 2023. These are Water Security, Public Safety and Economic Development. In addition, the City Manager adopted the administrative priority of Innovative Government.

WATER SECURITY

Colorado River Water Reductions

The Colorado River Basin is currently in a Tier 1 shortage for calendar year 2025, calendar year 2026 will also be in a Tier 1 shortage. Under a Tier 1 shortage, the City will not have any reductions to the water allocation. The City currently uses approximately 60-65% of its annual allocation from the Colorado River each year to meet customer demands. Storing the remaining allocation over the years has resulted in a total water storage volume equal to more than five years supply of water assuming no water is received from the Colorado River or any other source. This smart water planning has allowed Peoria to comfortably meet its water obligations as well as service entitled new developments.

In an effort to minimize the drought impact on the Colorado River Basin the City participated in a System Conservation Implementation Agreement which allows the City to leave a portion of its water allocation behind Hoover Dam in Lake Mead in exchange for compensation. The City agreed to conserve up to 7,200 acre feet (21.1% of the annual allocation) per year for the years 2023, 2024 and 2025 in exchange for compensation of $400 per acre foot.

New Wellfield at Lake Pleasant Parkway and the Central Arizona Project canal

The City is taking steps to mitigate the impact of potential future shortages due to drought conditions on the Colorado River Basin. One way to do this is to prepare the infrastructure to utilize the water that has been stored for delivery to customers. To this end, the City is continuing the construction of a wellfield and pumping station near Lake Pleasant Parkway and the Central Arizona Project canal. This project will assure residents and businesses in North Peoria of continued water supply in the event of curtailments or outages in Colorado River water supply.

Expansion of Reclaimed Water Service

In October 2024 the City completed a 7.6 mile pipeline from the Beardsley Reclamation Facility to Paloma Park. This allowed the City to replace 39 million gallons of potable water that was used for lake maintenance and irrigation with reclaimed water. Not only does this result in annual savings of more than $150 thousand due to the lower cost of reclaimed water, it preserves the potable water for human consumption needs.

Large Water Ordinance

To ensure the City of Peoria can supply new growth with a renewable water supply, city management has developed an ordinance for non-residential customers (e.g., commercial, institutional, industrial) that use a relatively high volume of water to ensure best practices are in place for minimizing consumption, maximizing recycling, and reducing water loss.

The ordinance requires future customers, and existing customers seeking to significantly increase their water use, to apply for a city-issued permit before beginning or expanding water service. Such users include:

- Customers who use more than 50,000 gallons per day on average over a one-year period; or,
- Customers who use more than 100,000 gallons in any 24-hour period; or,
- Those customers that are classified as a water intensive user

Treatment Facility Expansions

The City is completing the expansion of the Beardsley Water Reclamation Facility which will take treatment capability from 4 million gallons per day to 6 million gallons per day. The fiscal year 2026 ten year capital improvement program includes over $90 million for additional expansions at the Beardsley and Jomax Water Reclamation Facilities. These expansions will provide the capacity needed as the City continues to grow.

Turf Reduction

The City has committed to a turf reduction program and is removing non-programmable turf (on hill sides or sloped areas) from City parks thereby reducing the water requirements without reducing the functionality of the parks. The project is expected to save the City about 30 million gallons of water per year.

PUBLIC SAFETY

New Facilities

The fiscal year 2026 ten year CIP plan includes over $70 million for construction of new public safety facilities including two new fire stations and a permanent structure for Station 9, currently at Lake Pleasant. This also includes the funding needed to transform the newly acquired police multi-purpose building and prepare it for evidence storage, vehicle impound storage, forensic analysis and processing of vehicles, storage of specialty vehicles, and tactical training.

Pension Liabilities Reduction

The City of Peoria made a conscious effort to reduce the unfunded liabilities associated with both its Police and Fire pension plans. Both plans are governed and managed by the Arizona Public Safety Personnel Retirement System (PSPRS). Consistent with the city's Pension Funding Policy, the Mayor and City Council approved a lump sum payment in FY24 above the Annual Required Contribution (ARC) of $3 million. Under the Pension Funding Policy the City has kept its public safety pension contribution rates the same as in fiscal year 2022 despite the ARC being lowered due to additional payments being made

Although no lump sum payments were made in fiscal year 2025, the additional contributions made through the freezing of the contribution rate and strong investment returns from the pension system are expected to bring the funded percentage of the plan closer to the 100% goal.

Police and Fire Aviation Unit

On August 20, 2024 the City celebrated the ribbon cutting for the Police and Fire Aviation unit as the City accepted delivery of its first public safety helicopter. The Aviation Unit will expand law enforcement capabilities, search and rescue capabilities, and firefighting services, and improve response times throughout the city. The City is currently seeking grant funding opportunities aimed at securing a second helicopter for the aviation unit to reduce the impact of downtime related to scheduled maintenance on the aircraft.

Real Time Crime Center

On March 24, 2025 the City celebrated the opening of the Real Time Crime Center with a dedication and ribbon cutting ceremony. The Peoria RTCC has quickly achieved national recognition for its innovation, collaboration, and leadership in advancing real-time policing.

At the 2025 National Real Time Crime Center Association (NRTCCA) Annual Conference and Awards in Atlanta, Georgia, Peoria's RTCC received the following awards:

- DICE Development Award - honoring the RTCC's rapid growth, technological advancement, and integration of best practices.
- DICE Collaboration Award - recognizing the Center's groundbreaking partnerships across public safety disciplines, technology providers, and regional agencies.
- National RTCC Supervisor of the Year - awarded to Sergeant Michael Lesher, who has led the RTCC since it opened in March 2025.

Despite being in operation for only seven months, Peoria's RTCC has achieved milestones that rival centers in place for years.

ECONOMIC DEVELOPMENT

Peoria Innovation Core

Following the city's successful $46.7 million bid for 834.5 acres of Arizona State Trust Land on August 27, 2025, the City Council approved a series of agreements that will jump-start development in Core 2 of the Peoria Innovation Core (PIC).

The first project to move forward on the new site is Amkor Technology's state-of-the-art advanced semiconductor packaging and test facility. The Council-approved land exchange agreement and development agreement amendment allows Amkor to relocate its planned facility from 56 acres in FIVE NORTH at VISTANCIA, to a 104-acre site in Core 2.

On October 6, 2025, Amkor Technology broke ground on the new $7 billion Peoria campus which will feature more than 750,000 square feet of cleanroom manufacturing space and is expected to create up to 3,000 high-quality jobs in engineering, operations, and advanced manufacturing.

Downtown Redevelopment

The City of Peoria has dedicated over $15 million dollars to renovate its historic downtown. Over the last decade, the City has acquired multiple properties, demolished dilapidated buildings and/or remediated contaminated sites. Caldwell County BBQ and the Jefferson House will bring new dining and shopping experiences to downtown. Along with bringing in new restaurants and shops the City will also create pedestrian amenities, wider sidewalks, landscaping, lighting, patios, and seating as downtown becomes a "place to be" destination.

INNOVATIVE GOVERNMENT

Replacement of the Enterprise Resource Planning (ERP) system

The City is replacing the ERP system that has been in use since the late 1990's. After a thorough procurement and analysis, the City has signed on with Workday to provide the core financial and human resource system. Workday is a cloud based solution that will provide the City with greater flexibility, efficiency and reporting capabilities. The core financial system went live on October 1, 2025 and the human capital management system will go live in the spring of 2026.

Performance Management

City Manager Darwin is continuing his emphasis on data driven decision making within the City. A centralized dashboard consisting of performance measures from every department is reviewed monthly with the department directors and this process is being pushed down through the organization as directors have adopted this approach within their departments. City Manager Darwin has also implemented several accountability meetings that focus on specific areas of emphasis and promote a consistent messaging around the City's key strategy deployments.

BOND RATING

The City currently maintains the following ratings on its general obligation debt: "AA+" from Standard & Poor's, "Aaa" from Moody's and "AAA" from Fitch. The Excise Tax and State Shared Revenue Obligations received a AAA rating from S&P. For the water and sewer revenue bonds, the ratings are "AA+" from Standard & Poor's, "Aa2" from Moody's and "AA+" from Fitch.

FINANCIAL CONTROLS

Internal Controls

The management of the City of Peoria is responsible for establishing and maintaining a system of internal controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: 1) the safeguarding of assets against loss from unauthorized use or disposition, and 2) the reliability of financial records for preparing financial statements and maintaining accountability for assets. The concept of reasonable assurance recognizes the cost of a control should not exceed the benefits likely to be derived, and the valuation of costs and benefits requires estimates and judgments by management.

The system of internal control is subject to periodic evaluation by management and is also considered by the independent auditors in connection with the annual audit of the City's financial statements. All internal control evaluations occur within the above framework. The City's internal accounting controls are considered to adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

Budgetary Controls

The City, like all cities in the State of Arizona, is subject to numerous budget and related legal requirements. Article IX, Section 20 (1) of the Arizona Constitution sets limits on the City's legal budget capacity. At a general election held in March 2003, the citizens of Peoria approved a permanent adjustment of the expenditure base from the original 1979-80 base of $3,247,857 to a new base of $18,247,857. The permanent adjustment eliminated the need for voter approval every four years. After adjustment for inflation and population growth, the City's expenditure limitation for fiscal year 2024-25 was $1,289,660,507. The City may utilize the additional expenditure authority for any local budgetary purposes.

The City maintains budgetary controls to ensure compliance with legal provisions embodied in the annual appropriated operating budget approved by the Mayor and Council. Activities of the general fund, special revenue funds, debt service funds, capital project funds, enterprise funds, and internal service funds are included in the annual appropriated budget. The legal level of budgetary control (i.e., the level at which expenditures cannot legally exceed the appropriated amount) is the total budget, as adopted by the City Council. The City additionally exercises management control and oversight of the budget at the department level within each fund. In addition to maintaining budgetary control via a formal appropriation, the City maintains an encumbrance accounting system. Encumbrances are made against appropriations upon the issuance of a purchase order. Encumbered appropriations lapse at fiscal year-end and are re-budgeted as needed in the next fiscal year.

Financial Policies

The City has an important responsibility to its citizens to carefully account for public funds, to manage its finances wisely, and to plan for the adequate funding of services desired by the public, including the provision and maintenance of public facilities. The City needs to ensure that it is capable of adequately funding and providing those government services desired by the community. Ultimately, the City's reputation and success depends on the public's awareness and acceptability of the management and delivery of these services.

The City operates under a comprehensive set of financial policies adopted by Council. The *Principles of Sound Financial Management* establishes guidelines for the City's overall fiscal planning and management. These principles are intended to foster and support the continued financial strength and stability of the City of Peoria as reflected in its financial goals. The City's financial goals are broad, fairly timeless statements of the financial position the City seeks to attain:

- To deliver quality services in an affordable, efficient and cost-effective basis providing full value for each tax dollar.
- To maintain an adequate financial base to sustain a sufficient level of municipal services, thereby preserving the quality of life in the City of Peoria.
- To have the ability to withstand local and regional economic fluctuations, to adjust to changes in the service requirements of our community, and to respond to changes in Federal and State priorities and funding as they affect the City's residents.
- To maintain a high bond credit rating to ensure the City's access to the bond markets and to provide assurance to the City's taxpayers that the City government is well managed and financially sound.

These policies establish minimum and recommended fund balance/net position and reserves, as well as establishing policies on the use of one-time revenues (to be used for one-time expenditures), fiscal planning and budgeting, expenditure control, capital improvement program, cash management, debt management, and economic development.

Long Term Financial Planning

The City annually updates a five-year long-range forecast, incorporating both projected revenues and expenditures for the City's major operating funds. The five-year revenue forecast only includes revenues that are anticipated to be sustainable over the five-year period. Expenditure projections include anticipated operating impacts of the adopted capital improvement program.

Additionally, the City maintains a 10-year Capital Improvement Program that the City Manager submits annually for review by the City Council. The program is updated annually and includes the cost of construction and operating expenditures. No capital improvement project will be authorized or awarded until the funding sources have been established to finance the project. When current revenues or resources are available for Capital Improvement Projects, consideration will be given first to those capital assets with the shortest useful life, and for assets whose nature make them comparatively more difficult to finance with bonds or lease financing.

OTHER INFORMATION

Responsibility for the accuracy of the presented data and the completeness and fairness of the presentations in this ACFR, including all disclosures, rests with the management of the City. The City has established and maintains a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to allow the compilation of sufficient reliable information for the preparation of financial statements. We believe the data, as presented in this report, is accurate in all material respects and is presented in a manner that fairly sets forth the financial position and results of operations of the City on both a government-wide and fund basis. Furthermore, we believe that all disclosures necessary to enable the reader to gain an understanding of the City's financial activity and financial stability have been included.

These financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants (AICPA).

Independent Audit

The basic financial statements and related notes have been audited by an independent firm of certified public accountants, Heinfield, Meech & Co., P.C., whose report is included herein. The audit satisfies Article VI, Section 7, of the City Charter, which requires an annual audit of all accounts of the City by an independent certified public accountant. As stated in the independent auditors' report, the goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Peoria, Arizona, for the fiscal year ended June 30, 2025, are free from material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the financial statements of the City for the fiscal year ended June 30, 2025, are fairly presented, in all material respects, in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

Additionally, the City is required to have an independent audit ("Single Audit") of federal financial assistance received by the City directly from federal agencies, or passed through to the City by the State of Arizona or other governmental entities during the fiscal year. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the government's internal controls and compliance with legal requirements having a direct and material impact on major programs, with special emphasis on internal controls and compliance requirements involving the administration of major federal awards. There were no instances of material weakness or significant deficiencies reported related to the financial statement audit.

Award

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024. This is the 40th consecutive year the City of Peoria has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. That report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for one year only. We believe our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement program's requirements. As such, we are submitting this report to the GFOA to determine its eligibility for a certificate.

Acknowledgments

The preparation of this Annual Comprehensive Financial Report could not have been accomplished without the efficient and dedicated services of the staff of the Finance Department, especially the Financial Services Division. We want to give special recognition to the City's accounting team for their diligent efforts and superior contributions to this report. We also wish to thank the members of the City Council for their interest and support in planning and conducting the financial affairs of the City in a responsible and progressive manner.

Sincerely,

Sean Kindell
Chief Financial Officer

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Peoria
Arizona

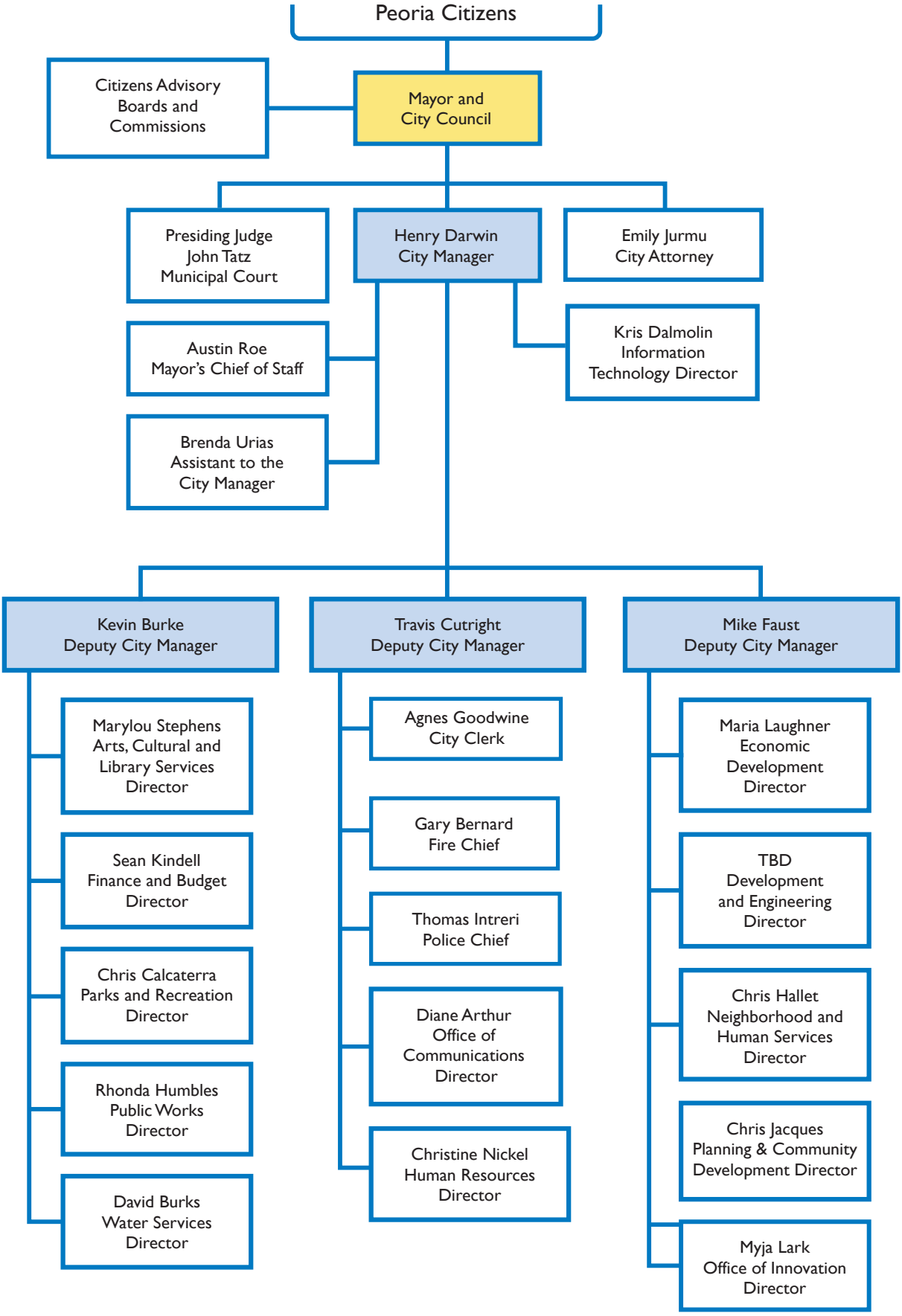
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

City of Peoria Organizational Chart



City of Peoria
Principal Officials of the City
Fiscal Year 2025

Jason Beck
Mayor

Jennifer Crawford
Vice Mayor

Jon Edwards
Councilmember

Denette Dunn
Councilmember

Michael Finn
Mayor Pro Tem

Rick Stokes
Councilmember

Matthew Bullock
Councilmember

Henry Darwin
City Manager

Brenda Urias
Assistant to the City Manager

Kevin Burke
Deputy City Manager

Travis Cutright
Deputy City Manager

Mike Faust
Deputy City Manager

Marylou Stephens
Arts, Culture and Library Services Director

Emily Jurmu
City Attorney

Agnes Goodwine
City Clerk

Diane Arthur
Director of Communications

TBD
Development and Engineering Director

Maria Laughner
Economic Development Services Director

Sean Kindell
Chief Financial Officer

Gary Bernard
Fire Chief

Christine Nickel
Human Resources Director

Kris Dalmolin
Information Technology Director

John Tatz
Municipal Judge

Chris Hallett
Neighborhood & Human Services Director

Chris Calcaterra
Parks, Recreation & Community Facilities Director

Chris Jacques
Planning and Community Development Director

Thomas Intreri
Police Chief

Rhonda Humbles
Public Works Director

David Burks
Water Services Director

City of Peoria Council Districts

Mayor
Jason Beck
623.773.4610

Vice Mayor
Jennifer Crawford
Acacia District
623.773.7785

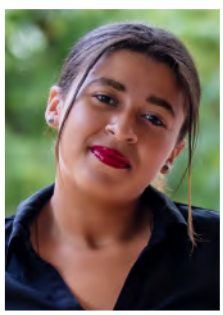
Mayor Pro Tem
Michael Finn
Palo Verde District
623.773.7785

Councilmember
Rick Stokes
Ironwood District
623.773.7608

Councilmember
Matt Bullock
Mesquite District
623.773.7608

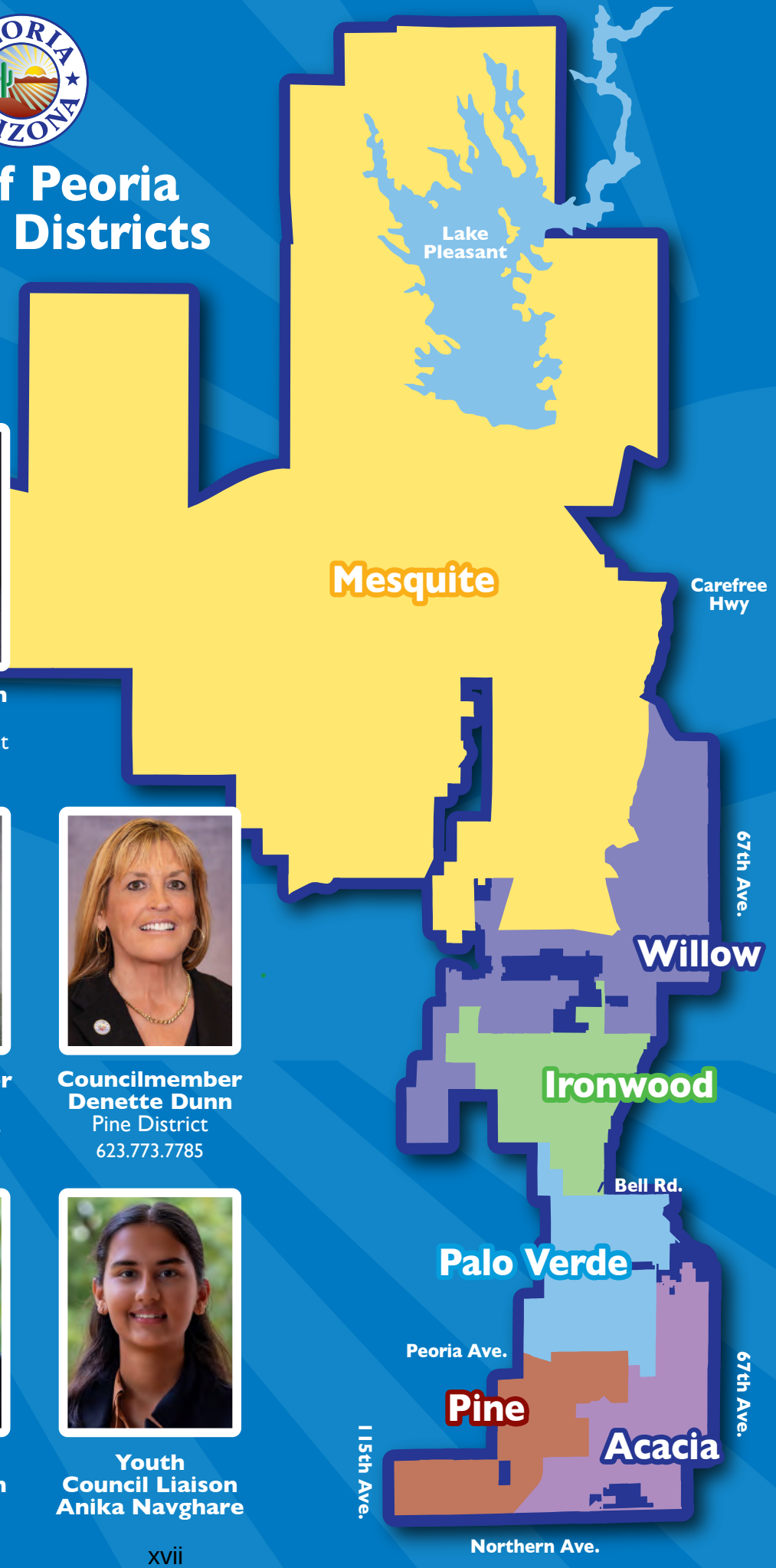
Councilmember
Denette Dunn
Pine District
623.773.7785

Councilmember
Jon Edwards
Willow District
623.773.7608

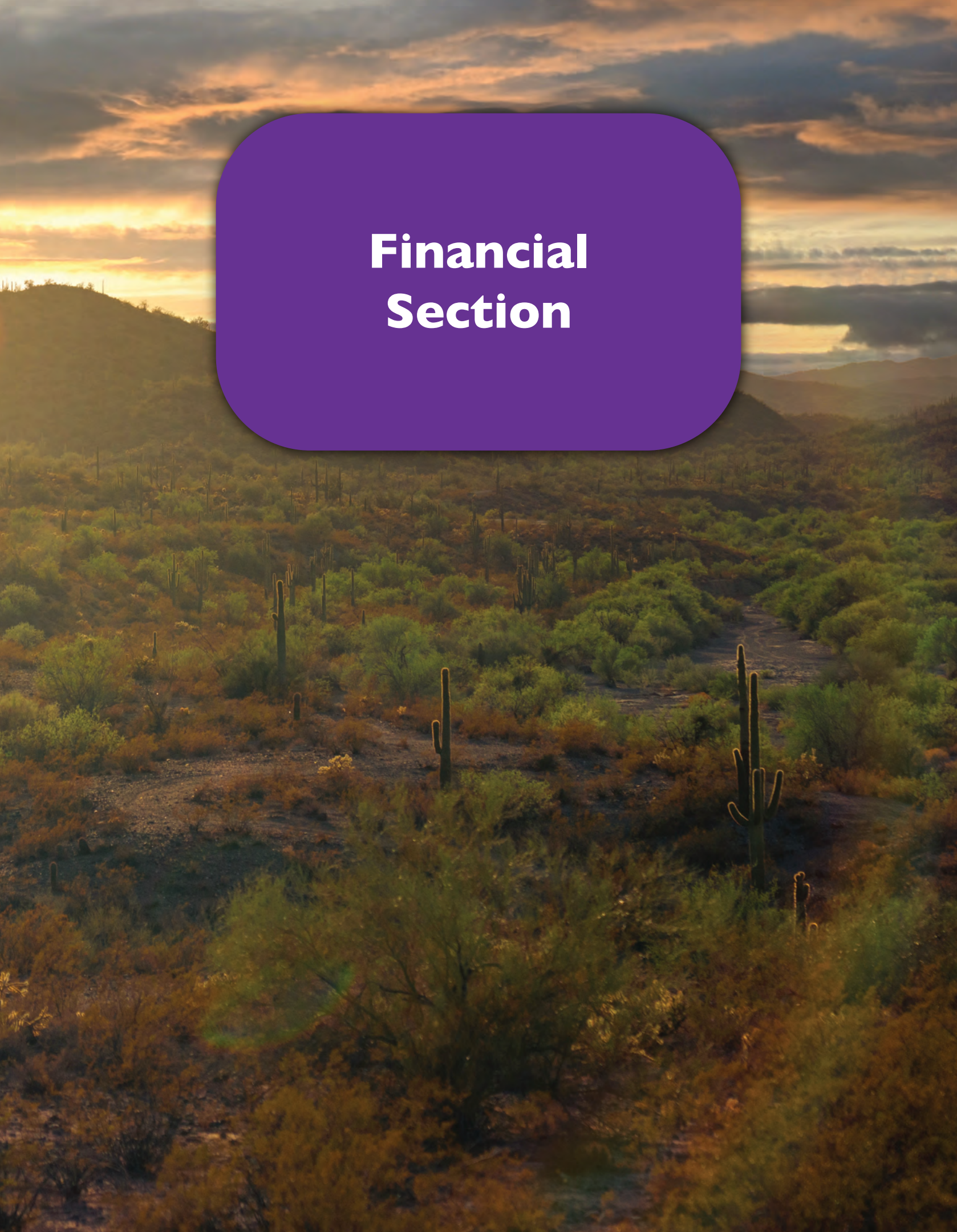


Youth
Council Liaison
Felicia Holly

Youth
Council Liaison
Anika Navghare



PEORIA
ARIZONA



Financial Section

HeinfeldMeech

Tucson • Scottsdale • Flagstaff
HeinfeldMeech.com

Independent Auditor's Report

Honorable Mayor and Members of the City Council
City of Peoria, Arizona

Report on Audit of Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Peoria, Arizona (City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Peoria, Arizona, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons for the general fund, highway user revenues special revenue fund, transportation sales tax special revenue fund, and other grants special revenue fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of City of Peoria, Arizona, and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As described in Note 1 to the financial statements, the City implemented the provisions of GASB Statement No. 101, *Compensated Absences*, for the year ended June 30, 2025. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, net pension liability information, and other postemployment benefit plan information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Combining and Individual Fund Financial Statements and Schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining and Individual Fund Financial Statements and Schedules information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Introductory Section, Statistical Section, and Continuing Disclosures but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on other work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

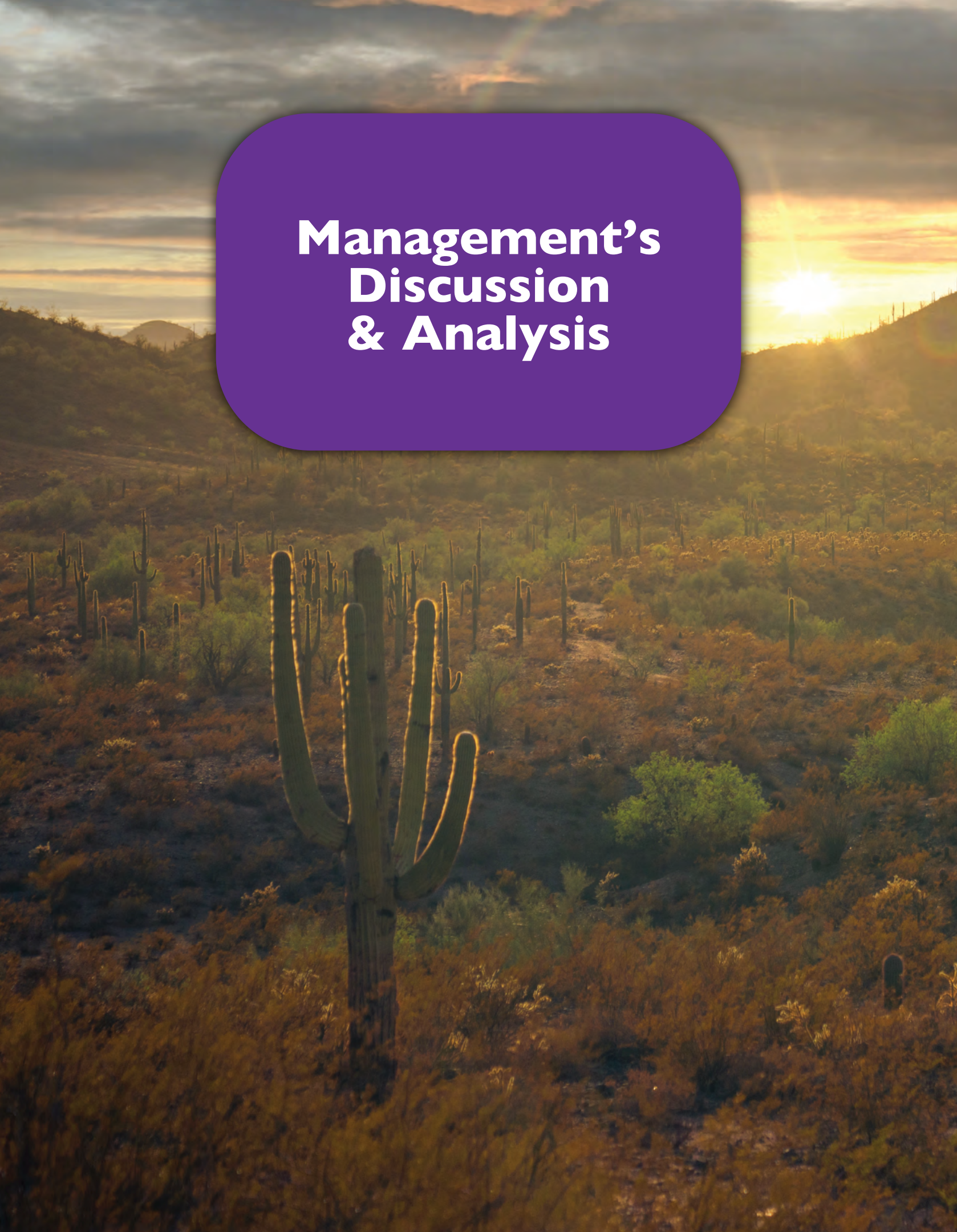
Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2025, on our consideration of City of Peoria, Arizona's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Peoria, Arizona's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Peoria, Arizona's internal control over financial reporting and compliance.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona
December 22, 2025

PEORIA
ARIZONA



Management's Discussion & Analysis

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Peoria, Arizona (the City), we offer this narrative overview and analysis of the financial activities of the City of Peoria, Arizona for the fiscal year ended June 30, 2025. This discussion and analysis is designed to (1) assist the reader in focusing on significant financial issues, (2) provide an overview of the City's financial activity, (3) identify changes in the City's financial position, (4) identify any material deviations from the financial plan (the approved annual budget), and (5) identify individual fund issues or concerns.

This discussion and analysis (MD&A) has a different focus and purpose than the transmittal letter presented on pages v-xiii of this report. It is designed to be read in conjunction with the transmittal letter as well as the financial statements and the accompanying notes to the financial statements. The City also issues separate financial reports, including management's discussion and analysis, for the Vistancia Community Facilities District, Vistancia West Community Facilities District, Vistancia North Community Facilities District, Mystic at Lake Pleasant Heights Community Facilities District, the Employee Benefit Trust, and the Workers' Compensation Trust, which are blended component units of the City.

Financial Highlights

- The City's total net position increased $136.6 million, 6.9%, in fiscal year 2025, an increase of $79.4 million, 7.2%, in governmental activities and an increase of $57.2 million, 6.6%, in business-type activities.

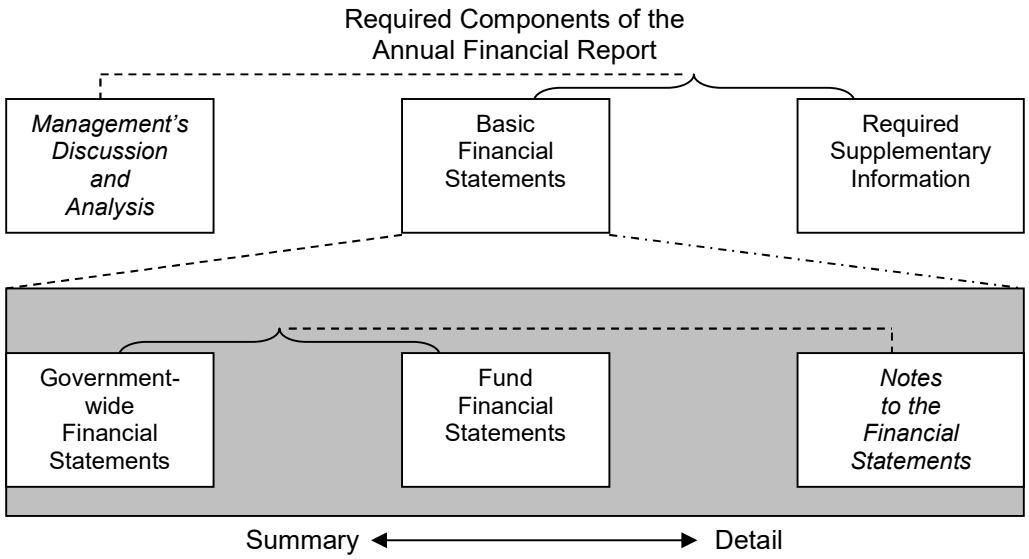
- Total net position of the City is $2,107.1 million, of which $247.6 million is unrestricted.

- At June 30, 2025, total fund balance of the governmental funds was $496.3 million, an increase of $76.2 million from the previous year. Of this, $175.5 million or 74.8% of General Fund balance for fiscal year 2025 was unassigned and available for spending at the government's discretion.

- General Fund revenues (on a budgetary basis) were higher than budgeted inflows by $20.3 million for fiscal year 2025. Budgetary basis expenditures of the General Fund were 85.3% ($42.2 million in savings) of the final budgeted expenditures as the City continued cost saving measures due to the uncertainty about future revenues.

OVERVIEW OF THE FINANCIAL STATEMENTS

As pictured in the following illustration, the financial section of the Annual Comprehensive Financial Report (ACFR) for the City of Peoria, Arizona consists of this discussion and analysis, the basic financial statements, other required supplementary information and other non-required financial schedules. The basic financial statements include the government-wide financial statements, fund financial statements, including the budgetary statements for the general fund and major special revenue funds, and notes to the financial statements. Other required supplementary information includes the schedules and notes related to pension and OPEB requirements. The additional non-required information includes combining schedules and other supplementary schedules presented after the basic financial statements (Combining Statements and Statistical Sections of this report).



Government-wide Financial Statements

The government-wide financial statements are designed to provide a broad overview of the City's finances in a manner similar to those used by private businesses. All of the activities of the City, except those of a fiduciary nature, are included in these statements.

The activities of the City are broken into two columns on these statements – governmental activities and business-type activities. A total column for the City is also provided.

- The *governmental activities* include the basic services of the City including general government (administration), culture and recreation, public safety, development services, highways and streets, public works, and human services. These activities are generally supported by taxes and general revenues.

- The *business-type activities* include the private sector type activities such as the water, wastewater solid waste, and storm drain utilities, and the stadium. These activities are primarily supported through user charges or fees.

The *statement of net position* presents information on all of the City's assets and liabilities (excluding fiduciary funds), both current and long-term and deferred inflows/outflows of resources, with the difference reported as net position. The focus on net position is designed to be similar to the emphasis for businesses. Over time, increases or decreases in net position may serve as a useful indicator of how the financial position of the City may be changing. Increases in net position may indicate an improved financial position; however, even decreases in net position may reflect a changing manner in which the City may have used previously accumulated funds (i.e. cash funding of capital projects). To assess the overall health of the City, other indicators, including non-financial indicators such as the City's property tax base and condition of its infrastructure, should also be considered.

The *statement of activities* presents information showing how the City's net position changed over the most recent fiscal year. Since full accrual accounting is used for the government-wide financial statements, all changes to net position are reported at the time the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. This statement also focuses on both the gross and net costs of the various functions of the City, based only on direct functional revenues and expenses. This is designed to show the extent to which the various functions depend on general taxes and revenues for support.

Fund Financial Statements

Also presented are fund financial statements for governmental funds, proprietary funds and fiduciary funds. The fund financial statements focus on major funds of the City. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or conditions. Funds are used to ensure and demonstrate compliance with finance-related legal requirements as well as for managerial control to demonstrate fiduciary responsibility over the assets of the City.

Governmental funds – Governmental funds are used to account for most of the City's basic services. These are essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the governmental activities column on the government-wide financial statements, these fund financial statements focus on near-term inflows and outflows of spendable resources as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in determining what financial resources are available in the near future to finance the City's programs.

Since the governmental fund financial statements focus on near-term spendable resources, while the governmental activities on the government-wide financial statements have a longer-term focus, it may be useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. To facilitate this comparison, reconciliations of the differences between the two are provided immediately following the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances.

The City maintains several individual governmental funds organized according to their type (special revenue, debt service, and capital projects). Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Highway User Revenue Fund, Transportation Sales Tax Fund, Other Grants Fund, GO Bond Debt Service Fund, Development Fee Fund, Non-Bond Capital Projects Fund, and GO Bond Capital Project Fund which are considered to be major funds of the City. Data from the remaining governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the non-major governmental funds is provided in the form of combining statements.

Proprietary funds – Proprietary funds are used to account for services primarily supported by user fees. The proprietary fund financial statements are prepared with the same long-term focus as the government-wide financial statements. The City maintains the following two types of proprietary funds.

Enterprise funds are used for activities that primarily serve customers outside the governmental unit. The enterprise funds generally provide information similar to the business-type activities column of the government-wide financial statements, but provide more detail and additional information such as cash flows. Any reconciliation necessary between the enterprise funds and the business-type activities column of the government-wide financial statements is provided on the face of the fund statements. The City's enterprise funds are the Water, Wastewater, Storm Drain and Solid Waste utilities, as well as the sports complex (Stadium Fund). All of the enterprise funds are considered to be major funds of the City.

Internal service funds are used for activities where the primary customer is the City itself. Because the primary customers of the internal service funds are the governmental activities, the assets, liabilities, and deferred outflows/inflows of resources of those funds are included in the governmental activities column of the government-wide statement of net position. The costs of internal service funds are allocated to the various user functions on the government-wide statement of activities. The internal service funds are combined into a single column on the proprietary fund statements. Additional detail of the internal service funds is provided in combining statements. The internal service funds of the City include the Motor Pool, Self-Insurance, Facilities Maintenance, and Information Technology Funds.

Fiduciary funds – Fiduciary funds are used to account for resources held for the benefit of others. Fiduciary funds are not included in the government-wide financial statements because the resources of those funds are not available to support programs of the City. The fiduciary fund statements are prepared on the same basis as the government-wide and proprietary fund statements.

Notes to the financial statements – The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements and should be read with the financial statements.

Required supplementary information other than MD&A – Schedules for pension/OPEB plans have been provided as required supplementary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following tables, graphs and analysis discuss the financial position and changes to the financial position for the City as a whole as of and for the year ended June 30, 2025, with comparative information for the previous year.

Net Position

Net position may serve over time as a useful indicator of a government's financial position. The following table reflects the condensed Statement of Net Position of the City for June 30, 2025, compared to the prior year.

Statement of Net Position
As of June 30
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 628.7	$ 543.4	$ 191.2	$ 186.8	$ 819.9	$ 730.2
Capital assets	1,055.7	991.7	853.5	813.3	1,909.2	1,805.0
Total assets	1,684.4	1,535.1	1,044.7	1,000.1	2,729.1	2,535.2
Total deferred outflows of resources	52.8	49.8	3.5	2.9	56.3	52.7
Other liabilities	49.7	51.9	18.8	21.9	68.5	73.8
Long-term liabilities outstanding	476.8	409.8	106.0	115.1	582.8	524.9
Total liabilities	526.5	461.7	124.8	137.0	651.3	598.7
Total deferred inflows of resources	22.0	13.9	5.0	4.8	27.0	18.7
Net position:						
Net investment in capital assets	828.8	789.7	769.9	725.1	1,598.7	1,514.8
Restricted	184.4	168.7	41.2	39.4	225.6	208.1
Unrestricted	175.5	150.9	107.3	96.7	282.8	247.6
Total net position	$1,188.7	$1,109.3	$ 918.4	$ 861.2	$ 2,107.1	$ 1,970.5

The net position of the City increased $136.6 million in fiscal year 2025. Net position of governmental activities increased $79.4 million, while the business-type activities increased $57.2 million. The 6.9% growth in net position reflects the strength of Peoria's economy and the City's efforts to control costs while providing valuable services to the public.

Net position consists of three components. The largest portion of net position, $1,598.7 million reflects the City's investment in capital assets net of accumulated depreciation/amortization and any related outstanding debt used to acquire or construct those assets. The City uses these capital assets to provide services to its residents. Consequently, it is not the City's intention to sell these assets, and they are therefore not available for future spending. Although the capital assets are reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves are not intended to be used to liquidate these liabilities.

The $225.6 million restricted portion of the City's net position represents resources that are subject to external restrictions on how they may be used.

The third portion consists of Unrestricted Net Position of $282.8 million. This category of net position may be used to meet the City's ongoing obligations to residents and creditors. Unrestricted net position is the balance of net position remaining after calculating the other two categories discussed above.

Changes in Net Position

The following table compares the government-wide revenue and expenses for the current and previous fiscal year.

Changes in Net Position

As of June 30
(in millions of dollars)

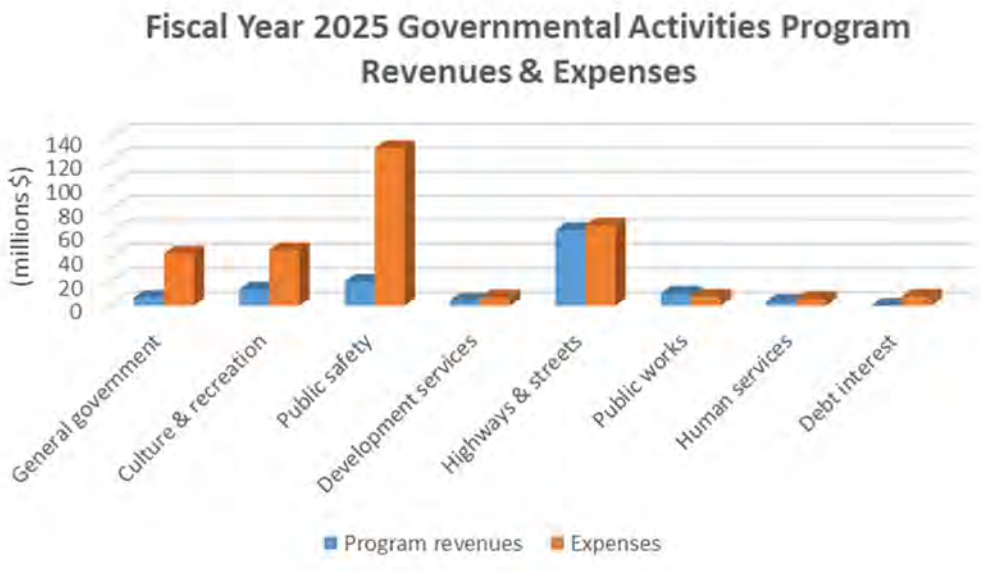
	Governmental Activities		Business-type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
REVENUES:						
Program revenues:						
Fees, fines & charges for services	$ 48.0	$ 50.0	$ 132.9	$ 127.5	$ 180.9	$ 177.5
Operating grants and contributions	31.8	29.0	-	-	31.8	29.0
Capital grants and contributions	40.2	61.7	34.1	45.1	74.3	106.8
General revenues						
Property taxes	37.5	35.7	-	-	37.5	35.7
Sales and use taxes	140.8	134.1	-	-	140.8	134.1
Franchise taxes	5.6	5.5	-	-	5.6	5.5
State shared sales tax	30.5	29.9	-	-	30.5	29.9
Urban revenue sharing	42.3	52.4	-	-	42.3	52.4
Auto-in-lieu taxes	10.4	9.9	-	-	10.4	9.9
Investment earnings(losses)	24.9	21.3	7.8	7.2	32.7	28.5
Miscellaneous	5.0	4.4	0.1	-	5.1	4.4
Total revenues	417.0	433.9	174.9	179.8	591.9	613.7
EXPENSES:						
Program activities:						
Governmental activities:						
General government	43.1	39.7	-	-	43.1	39.7
Culture and recreation	46.2	44.7	-	-	46.2	44.7
Public safety	131.0	121.4	-	-	131.0	121.4
Development services	6.8	6.5	-	-	6.8	6.5
Highways and streets	66.7	66.5	-	-	66.7	66.5
Public works	7.5	7.6	-	-	7.5	7.6
Human services	5.6	5.1	-	-	5.6	5.1
Interest expense on debt	7.5	6.5	-	-	7.5	6.5
Business-type activities:						
Water utility	-	-	71.5	63.0	71.5	63.0
Wastewater utility	-	-	34.9	30.4	34.9	30.4
Solid Waste utility	-	-	21.0	20.2	21.0	20.2
Stadium	-	-	8.9	8.5	8.9	8.5
Storm Drain utility	-	-	4.6	4.5	4.6	4.5
Total expenses	314.4	298.0	140.9	126.6	455.3	424.6
Excess (deficit) before transfers	102.6	135.9	34.0	53.2	136.6	189.1
Transfers and Special Items	(23.2)	(23.5)	23.2	23.5	-	-
Increase (decrease) in net position	79.4	112.4	57.2	76.7	136.6	189.1
Net position - beginning	1,109.3	996.9	861.2	784.5	1,970.5	1,781.4
Net position - ending	$ 1,188.7	$ 1,109.3	$ 918.4	$ 861.2	$ 2,107.1	$ 1,970.5

For fiscal year 2025, total governmental activities revenues decreased $16.9 million while total business-type activities revenues decreased $4.9 million. Expenses increased $16.4 million for the governmental activities and increased $14.3 million for the business-type activities. The increase in expenses was primarily due to increased labor costs and rising material and equipment costs in the enterprise funds.

The general revenues of governmental activities increased $3.8 million. Local sales and use taxes increased $6.7 million primarily due to strong growth in construction contracting sales tax which offset losses resulting from the removal of residential rental tax. Urban revenue sharing (shared state income taxes) revenues decreased $10.1 million in fiscal year 2025. State income tax allocations to the cities lag two years behind collections, so the decrease in fiscal year 2025 represents the decreased collections in fiscal year 2023 that resulted from the legislature approved flat income tax. Investment earnings continued to strengthen as the City's portfolio is taking advantage of the increased interest rates.

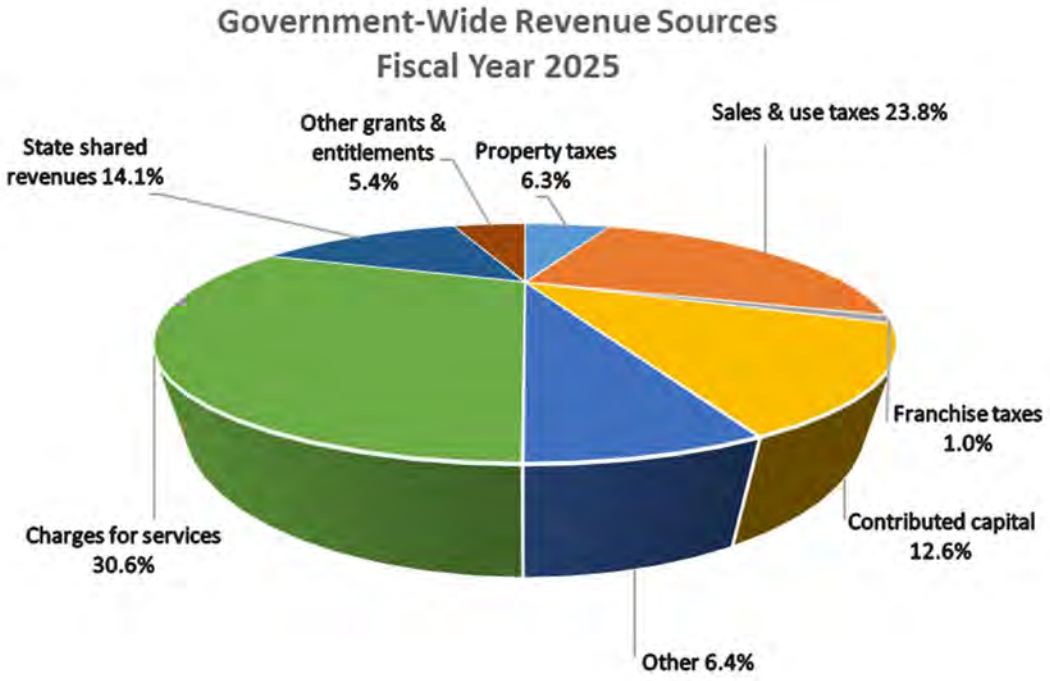
The program revenues of business-type activities saw an increase of $5.4 million in fees and charges for services reflecting the council approved rate increases that took effect July 1, 2024. However, this was offset by a decrease of $11.0 million in capital grants and contributions as less assets were acquired by developer contribution.

The following graph shows the functional revenues and expenses of governmental activities to demonstrate the extent to which the governmental functions produce direct revenues to offset the program costs. It should be noted that this is not intended to represent full cost allocation to these functions. Expenses not covered by direct program revenues are covered by general revenues of the City, primarily taxes and state shared revenues. In the governmental activities, the program revenues of $120.0 million are 38.2% of the governmental activities expenses for fiscal year 2025, down from 47.2% in fiscal year 2024. The decrease is primarily due to a decrease in capital grants and contributions resulting from slowed residential development. In the business-type activities, program revenues of $167.0 million are 118.5% of the business-type expenses for fiscal year 2025. This compares to $172.6 million and 136.3% in fiscal year 2024. The decrease in percentage is primarily due to decreased capital contributions in water and wastewater related to slowing development activity.



Governmental activities account for 70.5% of the total revenues of the City and 69.1% of the total expenses in fiscal year 2025. These percentages were 70.7% and 70.2% respectively in fiscal year 2024.

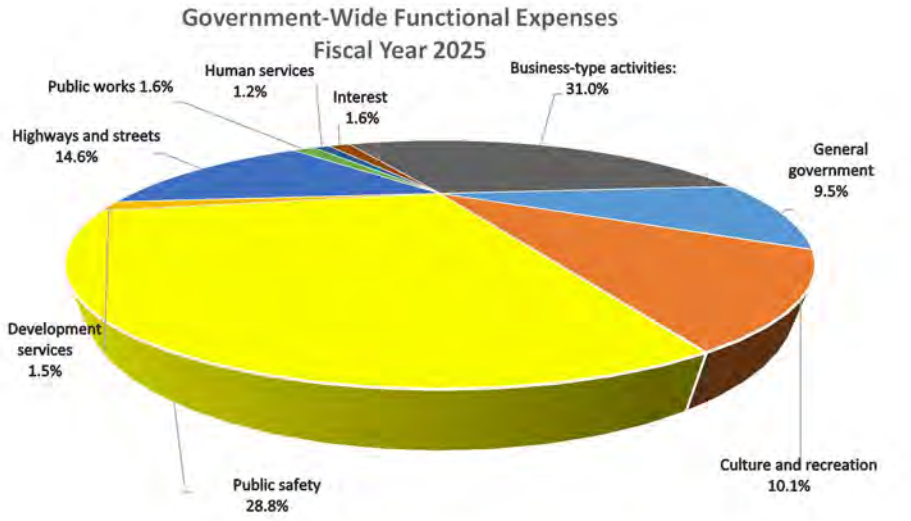
As seen in the following graph, one of the largest financing sources for the City in fiscal year 2025 is charges for services (30.6%), primarily because this is the major funding source of the business-type activities (75.9% of business-type total revenues in fiscal year 2025). The major funding sources of the governmental activities are property taxes, sales/use taxes, and state shared revenues.



Property taxes increased from fiscal year 2024 with an increase in assessed value plus growth in the City. The total City (primary plus secondary) tax rate did not change in fiscal year 2025 compared to the previous year.

Total government-wide expenses of the City increased $30.7 million, 7.2% in fiscal year 2025. As mentioned above, this was primarily due to labor costs and inflation on materials and equipment.

As shown in the following Government-Wide Functional Expenses graph, business-type activities account for 31.0% of the functional expenses of the City for fiscal year 2025, while governmental activities account for 69.0% of the functional expenses. For the governmental activities, the largest users of resources are public safety (28.8% of total expense, 41.7% of governmental expenses), highways and streets (14.6% of total expenses, 21.2% of governmental expenses), culture and recreation (10.1% of total expenses, 14.7% of governmental expenses), and general government (9.5% of total expenses, 13.7% of governmental expenses).



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

The City maintains fund accounting to demonstrate compliance with budgetary and legal requirements. The following is a brief discussion of financial highlights from the fund financial statements.

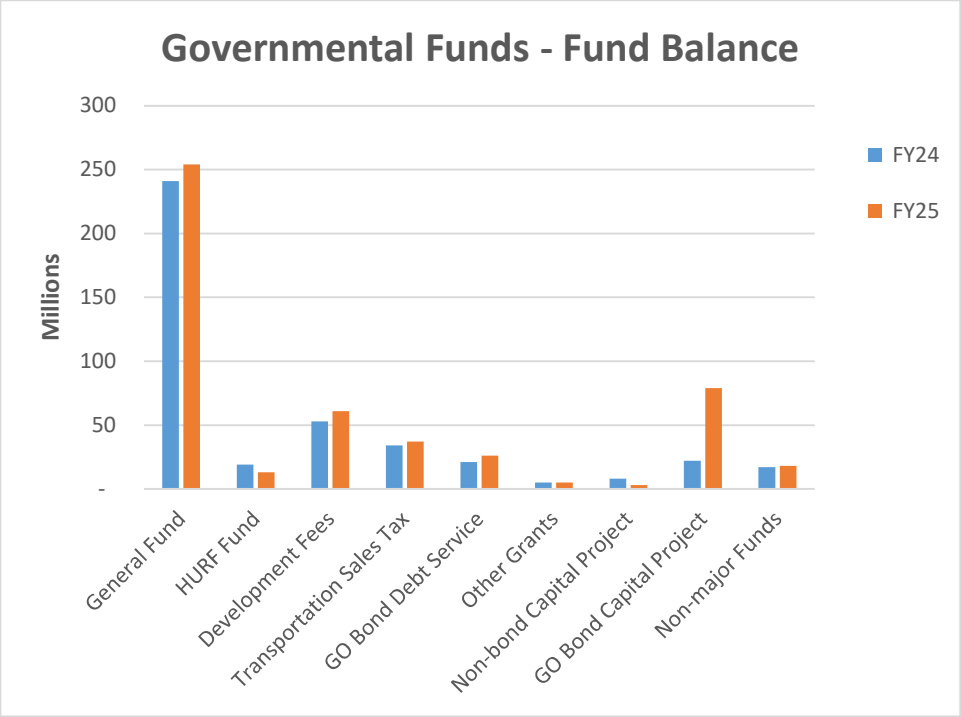
Governmental funds

The focus of the governmental fund financial statements is to provide information on near-term inflows, outflows and balances of spendable resources. All major governmental funds are discretely presented on these financial statements, while the non-major funds are combined into a single column. Combining statements for the non-major funds may be found in the section of the ACFR immediately following the Required Supplementary Information. Although the Highway User Revenue Fund, Transportation Sales Tax Fund, Development Fee Fund, General Obligation Bond Debt Service Fund, Other Grants Fund and Non-Bond Capital Project Fund do not meet the GASB 34 quantitative criteria of a major fund, the City has chosen to present them as major funds due to local significance or outstanding debt.

The fund balance of the governmental funds is $496.3, an increase of $76.2 million from the previous year. Of this, $239.3 million (an increase of $68.8 million from the previous year) is classified as Non-spendable or Restricted because it is not appropriable for expenditure or is legally segregated for a specific future use. A $59.1 million increase in fund balance restricted for capital projects resulted from the sale of General Obligation Bonds in fiscal year 2025.

An additional $83.9 million of the governmental fund balance (an increase of $2.3 million from the previous year) has been committed or assigned for specific purposes by council or administrative action. These commitments include various stabilization reserves ($76.7 million), debt service reserves ($1.0 million), capital projects ($3.6 million) and arts capital and various other purposes ($2.5 million).

The remaining $173.2 million of governmental fund balance is classified as Unassigned. This balance may serve as a useful indicator of a government's net resources available for spending at the end of the year. By Council policy, these resources are used to fund one-time needs of the City including capital facilities and transportation improvements. The unassigned fund balance increased by $5.1 million compared to the prior year. The City's investment portfolio has been providing increased levels of investment earnings due to the high interest rate environment. Additionally, construction sales tax revenues increased significantly in fiscal year 2025. Since construction sales tax is not considered a stable ongoing revenue stream, expectations for future sales tax revenues were not adjusted for the increase. The City has chosen not to use these short term increased revenue levels for ongoing expenditures, so the excess is included in ending fund balance to be used for future one-time needs.



The General Fund is the chief operating fund of the City and accounts for many of the major functions of the government including public safety, parks and recreation, community development and general administrative services. General Fund revenues decreased $1.0 million over the prior fiscal year. Although intergovernmental revenues decreased as the impact of the State's change to flat tax was more fully realized, those decreases were mostly offset by increases in local sales tax collections and investment earnings.

General Fund expenditures increased $23.3 million in fiscal year 2025 from fiscal year 2024. The increase is primarily the result of increased labor costs from wage increases and expanded staff particularly in public safety. The City also increased its capital spending in fiscal year 2025 as economic development projects moved forward.

The Highway User Revenue Fund (HURF Fund) is required by state statute to track the receipt of the state allocation of gasoline taxes and other state revenues shared with local governments that are required to be used for transportation purposes. Also, there is a sales tax on utilities and property tax revenues from streetlight improvement districts included in this fund. Expenditures increased by $8.8 million in fiscal year 2025 over fiscal year 2024 primarily due to increased spending on capital projects.

The Transportation Sales Tax Fund tracks the collection and expenditure of the 0.3% voter approved sales tax to address transportation issues. Revenues in this fund increased $1.2 million while expenditures increased $1.7 million. The City continues to invest in the Streets capital program to maintain the high quality of Peoria roads while budgeting conservatively to assure the ability to provide for future transportation needs. The fund balance increased $3.0 million in fiscal year 2025. All fund balance in this fund is restricted.

The Other Grants Fund saw increases in both revenues and expenditures of $4.8 million and $6.4 million respectively. In fiscal year 2025, the City hired a grant program manager to more aggressively pursue grant funding opportunities.

The GO Bond Debt Service Fund accounts for the payment of general obligation bonds and the related interest. Revenues in this fund increased by $1.5 million due to increased property valuations and growth. The City did not change the property tax rate from the prior year.

The Development Fee Fund, which collects governmental impact fees for parks and recreational facilities, public safety, and streets and intersections had a decrease in revenues of $3.0 million in fiscal year 2025 resulting from a 27% decrease in building permits issues from FY24 to FY25. Expenditures increased $498 thousand in fiscal year 2025 as growth related capital projects continued. Fund balance increased $8.1 million versus the prior year. All fund balance in this fund is restricted.

The Non-Bond Capital Projects Fund primarily accounts for reimbursements for shared projects with other governments and the expenditures are mostly for street related projects. The $5.4 million decrease in expenditures from FY24 to FY25 was primarily the result of a decrease in infrastructure project expenditures funded from sources outside of the City.

The GO Bond Capital Project Fund accounts for the receipt of proceeds from General Obligation bonds and the expenditure of those funds to purchase or construct capital assets for the City. The City issued $88 million in bonds in fiscal year 2025 resulting in an increase of $56.8 million in fund balance after project expenditures.

All non-major governmental funds of the City are combined into one column on the governmental fund statements.

Proprietary funds

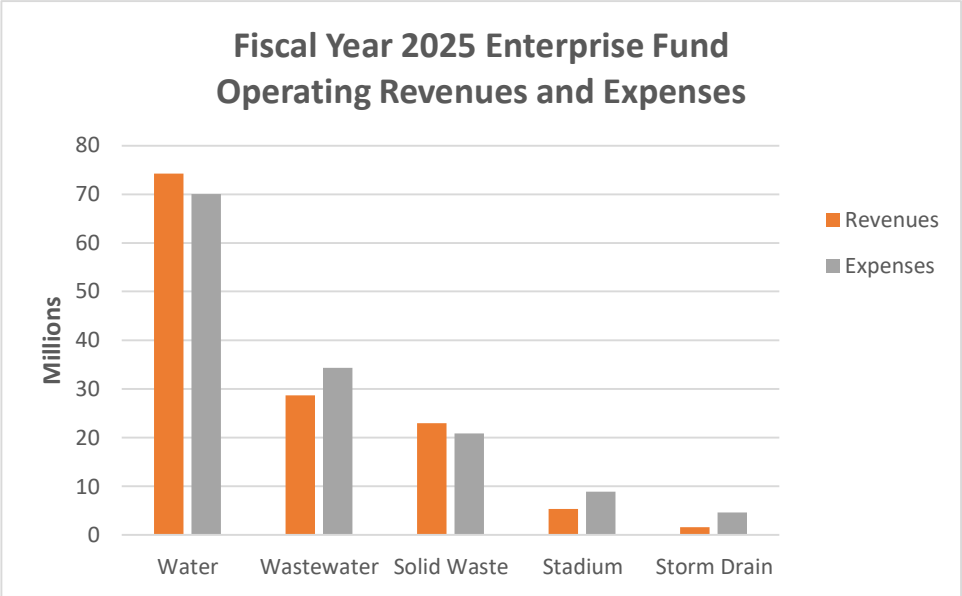
The proprietary fund financial statements are prepared on the same accounting basis and measurement focus as the government-wide financial statements but provide additional detail since each major enterprise fund is shown discretely. Although the Solid Waste, Stadium and Storm Drain Funds do not meet the quantitative criteria of a major fund, the City has chosen to present these funds as major funds due to local significance.

Total net position of the enterprise funds increased $57.1 million in fiscal year 2025. Net investment in capital assets increased $44.8 million primarily due to growth and replacement in the water and storm drain systems. Unrestricted net position increased by $10.6 million. In accordance with the City's Principles of Sound Financial Management, the City continues to maintain appropriate levels of stabilization reserves.

Operating revenues of the enterprise funds increased $5.4 million in fiscal year 2025. Water, Wastewater and Solid Waste utilities all saw increases in revenues primarily due to rate increases enacted July 1, 2024. In fiscal year 2024, the Arizona Sports and Tourism Authority accelerated the final payment to complete the contractual obligation for contributions to the stadium from a 2014 intergovernmental agreement. Not counting that payment in fiscal year 2024, stadium operating revenues increased $1.0 million in fiscal year 2025.

Operating expenses of the enterprise funds increased $15.6 million in fiscal year 2025 primarily due to increased maintenance and materials costs.

The following graph shows the operating revenues and expenses for the enterprise funds for fiscal year 2025.



BUDGETARY HIGHLIGHTS

The City's annual budget is the legally adopted expenditure control document of the City. Budgetary comparison statements, required for the General Fund and all major special revenue funds, may be found on pages 30-34. These statements compare the original adopted budget, the budget as amended throughout the fiscal year, and the actual expenditures prepared on a budgetary basis. Budgetary schedules for the other governmental funds are also presented on pages 100-105, and pages 112-116.

General Fund revenues of $237.6 million, on a budgetary basis, exceeded budgeted revenues of $217.3 million by $20.3 million due to conservative budgeting. Budgetary basis expenditures of $244.2 million were 85.3% of final budgeted amounts primarily due to lower capital spending as inflation and supply issues delayed some capital projects. Fire and Human Services had small expenditure overages for functional departmental categories.

During the fiscal year, the original General Fund expenditures and contingencies budget of $299.4 million was reduced by $11.7 million to the final expenditure and contingencies budget of $287.7 million.

Notable budgetary transfers during the year were as follows:

- $21.2 million transfer from the Half Cent Fund to the General Fund for the public safety subsidies.
- $4.8 million transfer from the Half Cent Fund to the Stadium Fund as a subsidy in support of the Peoria Sports Complex.
- Various transfers to the debt service funds to meet debt service requirements.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

As of June 30, 2025, the City had $1.6 billion invested in various capital assets, net of accumulated depreciation and related debt. The capital assets of the City (net of depreciation/amortization, but not capital debt) are $1.9 billion. This is a net increase of $104.2 million from June 30, 2024. Net capital assets of business-type activities increased $40.2 million while governmental activities increased $64.0 million.

Notable additions to capital assets during the fiscal year included the following:

- ✓ The City spent $12.9 million for regional drainage improvements at 67th Ave and Pinnacle Peak Rd.
- ✓ The City spent $11.1 million to acquire a new multipurpose police facility.
- ✓ The City spent $31.9 million on various street and traffic improvement projects.
- ✓ The City spent $11.6 million on water reclamation facility projects.
- ✓ The City spent $4.1 million to place new wells in the area of Lake Pleasant Parkway and the Central Arizona Project Canal.

The following table provides a breakdown of the capital assets of the City at June 30, 2025, and 2024. Additional information on the City's capital assets may be found in Note 6.

Capital Assets at June 30
(Net of depreciation/amortization)
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Buildings and building improvement	$ 96.8	$ 99.9	$ 38.8	$ 41.1	$ 135.6	$ 141.0
Equipment; Furniture	2.3	3.6	2.8	2.4	5.1	6.0
Vehicles	18.6	10.9	15.7	11.2	34.3	22.1
Surface water system	-	-	73.4	73.5	73.4	73.5
Street system	272.2	270.9	-	-	272.2	270.9
Park system	93.7	95.5	-	-	93.7	95.5
Water system	-	-	263.8	250.0	263.8	250.0
Water rights	-	-	8.3	8.5	8.3	8.5
Wastewater system	-	-	254.1	249.0	254.1	249.0
Lease Assets	5.3	6.0	-	-	5.3	6.0
SBITA Intangible Assets	16.8	4.6	-	-	16.8	4.6
Land	465.4	456.2	18.8	18.8	484.2	475.0
Work in progress	84.6	44.1	177.8	158.8	262.4	202.9
Total	$1,055.7	$ 991.7	$ 853.5	$ 813.3	$1,909.2	$1,805.0

The City has adopted a ten year capital improvement plan budgeted at $1,906.4 million, including $572.0 million in fiscal year 2026. Anticipated funding for this plan for fiscal year 2026 is through a combination of impact fees, utility revenue bonds, general obligation bonds, operating revenues, City and County transportation sales taxes and other outside funding sources. The estimated operating budget impact of

the capital improvement program over the next five fiscal years is expected to be $53.6 million. The capital improvement plan is updated annually as part of the City's budget process.

Long-term Debt

The City's outstanding long-term debt (due in more than one year), including bonds and loans, leases, SBITA, compensated absences, and deferred bond premiums was $363.6 million at June 30, 2025. Of this total, $285.5 million was in governmental activities and $78.1 million was in business-type activities. The City's outstanding debt (due in more than one year excluding claims and net pension liability) decreased by $45.6 million in fiscal year 2025.

Of the total outstanding bonds and loans of $373.4 million, $244.9 million is general obligation bonds or loans backed by the full faith and credit of the City. The outstanding debt also includes $21.2 million in Community Facilities District bonds where the City has no obligation for payment. All other outstanding debt is secured by pledges of specific revenue sources of the City.

The State constitution imposes certain debt limitations on the City of six percent (6%) and twenty percent (20%) of the assessed valuation of the City. Additional information on the debt limitations and capacities may be found in Table XX in the statistical section of this report.

The following schedule shows the outstanding debt of the City (both current and long-term, excluding premium, net pension liability and claims payable) as of June 30, 2025, and 2024. Further detail on the City's outstanding debt may be found in Note 7. Information on the City's net pension/OPEB liability may be found in the Required Supplementary Section of the report and in Note 9.

Outstanding Debt (in millions of dollars)	Governmental Activities		Business-type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
General obligation debt	$ 244.9	$ 170.9	$ -	$ -	$ 244.9	$ 170.9
Excise tax revenue obligations	16.8	19.0	-	-	16.8	19.0
Direct Purchase and Loan Obligations	7.8	11.8	-	-	7.8	11.8
Water/Sewer Revenue bonds and loans	-	-	82.7	92.0	82.7	92.0
Community Facilities District bonds	21.2	18.8	-	-	21.2	18.8
Compensated absences	21.1	20.2	2.5	2.2	23.6	22.4
Leases	5.4	6.0	-	-	5.4	6.0
SBITA	12.6	4.0	-	-	12.6	4.0
Total	$ 329.8	$ 250.7	$ 85.2	$ 94.2	$ 415.0	$ 344.9

The City currently maintains the following ratings on its general obligation debt: "AA+" from Standard & Poor's, "Aaa" from Moody's and "AAA" from Fitch. For the water and sewer revenue bonds, the ratings are "AA+" from Standard & Poor's, "Aa2" from Moody's and "AA+" from Fitch.

ECONOMIC FACTORS

Local sales tax revenues grew 4.4% in fiscal year 2025, this was higher than the 2.3% growth in fiscal year 2024 and equal to the growth seen in fiscal year 2023. Retail sales tax, the City's largest category, increased by 4.5% from the prior year while restaurant/bar, the second largest category, increased by 2.8%. Beginning January 1, 2025 the City is no longer collecting residential rental sales tax which resulted in a decrease in rental sales tax collections. This was offset by a strong performance on contracting sales tax which increased 53.6% over fiscal year 2024 collections.

In fiscal year 2025 Peoria issued $289 million in building permits as compared to $355 million in fiscal year 2024 and $164 million is fiscal year 2023. The ten year average for permits is $317 million, so this may be an indicator of a slowing economy.

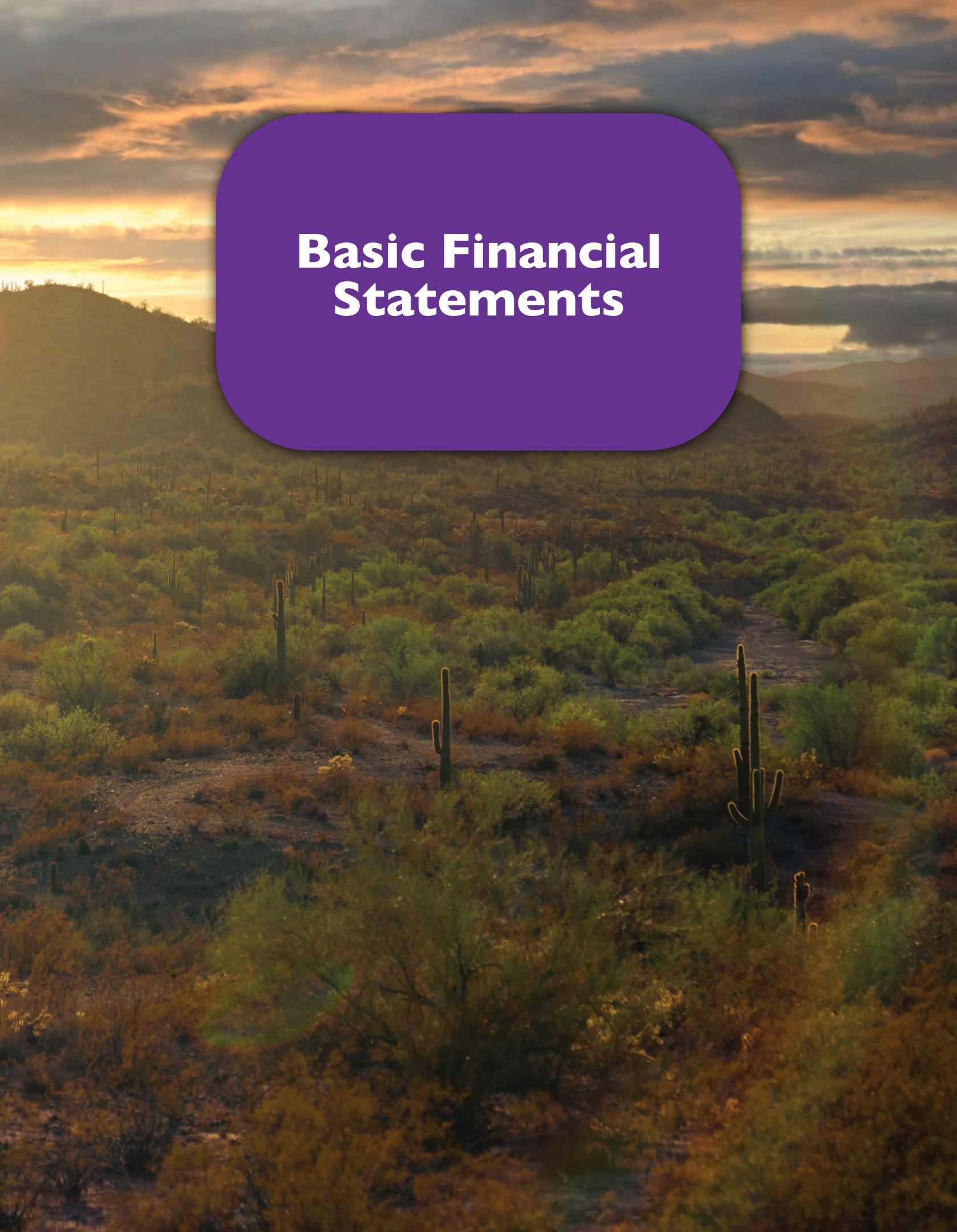
The adopted fiscal year 2026 budget is $1,192 million, an increase of 19.8% from the fiscal year 2025 budget. The operating budget totals $620.0 million, which is an increase of 10.2% from 2025. The capital projects portion of the budget, $572.0 million, is divided in the following manner: $39.2 million for drainage projects, $64.0 million for operational facilities, $27.9 million for parks, trails, open space and libraries, $43.6 million for public safety projects, $91.8 million for streets and traffic control projects, $31.9 million for economic development projects, $49.7 million for wastewater projects, $107.6 million for water projects, and $116.3 million for the Peoria Innovation Core.

The General Fund operating budget is $255.3 million, up 7.1% from the prior year budget. With the uncertainty surrounding the economy, resident needs for City services were balanced with a slowly increasing revenue base. The budget continues to focus on preserving the City's excellent quality of life, while preserving our future financial viability.

The City has maintained cash balances over the last few years, both for financial stability and in anticipation of the capital and ongoing operational needs of an ever-changing city. The City has maintained several stabilization reserves within the General Fund in accordance with the City's adopted financial policies – The Principles of Sound Financial Management. The City also maintains working capital policy reserve, rate stabilization, and debt stabilization reserves in the Utility Funds. It should be noted that while these reserves are established to address immediate and dramatic fiscal difficulties, they are not intended to cover structural budget shortfalls. With this in mind, the fiscal year 2026 budget does not anticipate the use of reserves to address recurring expenses.

FINANCIAL CONTACT

This financial report is designed to provide a general overview of the City of Peoria, Arizona's finances and to demonstrate accountability for the use of public funds. Questions about any of the information provided in this report, or requests for additional financial information should be addressed to the City's Chief Financial Officer at the following address: City of Peoria, 8401 W. Monroe Street, Peoria, Arizona 85345.



Basic Financial Statements

CITY OF PEORIA, ARIZONA
STATEMENT OF NET POSITION
JUNE 30, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Pooled cash and investments	$ 435,555,416	$ 148,516,591	$ 584,072,007
Cash with fiscal agents	343,875	-	343,875
Accounts receivable, net	20,093,299	15,578,048	35,671,347
Lease receivable	11,156,027	3,915,142	15,071,169
Interest receivable	3,864,139	1,010,338	4,874,477
Internal balances	(4,164,084)	4,164,084	-
Due from other governments	9,656,369	-	9,656,369
Loan receivable	-	1,224,546	1,224,546
Prepaid items	4,973,062	-	4,973,062
Supply inventories	656,652	1,132,723	1,789,375
Restricted pooled cash and investments	22,322,690	-	22,322,690
Restricted cash with fiscal agents	8,574,716	3,759	8,578,475
Restricted investments	110,178,383	14,966,801	125,145,184
Investments in joint venture agreements	1,417,076	-	1,417,076
Net other postemployment benefits asset	4,173,389	620,443	4,793,832
Capital assets:			
Non-depreciable or amortizable	561,406,184	196,568,997	757,975,181
Depreciable or amortizable (net)	494,247,394	656,954,771	1,151,202,165
Total assets	1,684,454,587	1,044,656,243	2,729,110,830
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions and other postemployment benefits	52,250,762	3,072,817	55,323,579
Deferred loss on bond refunding	530,296	-	530,296
Excess consideration provided for acquisition	-	464,132	464,132
Total deferred outflows of resources	52,781,058	3,536,949	56,318,007
LIABILITIES			
Accounts payable	24,909,610	9,189,852	34,099,462
Accrued payroll	6,017,542	642,342	6,659,884
Interest payable	4,235,552	1,360,106	5,595,658
Due to other governments	467,083	363,967	831,050
Customer deposits	44,789	2,342,576	2,387,365
Claims and judgements payable	165,061	-	165,061
Other liabilities	4,851,652	339,019	5,190,671
Unearned revenue-other	8,978,756	4,601,864	13,580,620
Non-current liabilities:			
Due within one year:			
Current portion of claims payable	7,914,708	482,756	8,397,464
Current portion of compensated absences	10,266,195	1,199,661	11,465,856
Current portion of bonds & loans payable	30,113,785	9,664,245	39,778,030
Current portion of lease payable	655,480	2,620	658,100
Current portion of SBITA payable	2,150,695	-	2,150,695
Due in more than one year:			
Noncurrent portion of claims payable	1,930,388	-	1,930,388
Noncurrent portion of compensated absences	10,787,209	1,252,757	12,039,966
Noncurrent portion of bonds & loans payable	276,120,618	77,261,645	353,382,263
Noncurrent portion of lease payable	4,729,654	4,128	4,733,782
Noncurrent portion of SBITA payable	10,474,440	-	10,474,440
Net pension and other postemployment benefits liablilities	121,672,857	16,099,533	137,772,390
Total liabilities	526,486,074	124,807,071	651,293,145
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to leases	10,418,478	3,670,671	14,089,149
Deferred inflows related to pensions and other postemployment benefits	11,590,936	1,352,270	12,943,206
Total deferred inflow of resources	22,009,414	5,022,941	27,032,355
NET POSITION			
Net investment in capital assets	828,799,497	769,907,037	1,598,706,534
Restricted for:			
Debt service	31,224,033	-	31,224,033
Capital projects	-	40,403,058	40,403,058
Development fees	60,578,994	-	60,578,994
Transportation purposes	49,617,067	-	49,617,067
Grant purposes	13,790,499	-	13,790,499
Facilities maintenance	19,989	100,000	119,989
Public safety	2,321,561	-	2,321,561
Trust purpose	22,730,292	-	22,730,292
Net other postemployment benefits	4,173,389	620,443	4,793,832
Unrestricted	175,484,836	107,332,642	282,817,478
Total net position	$ 1,188,740,157	$ 918,363,180	$ 2,107,103,337

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2025

Functions/Programs	Expenses	Program Revenues: Fees, Fines & Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental activities:							
General government	$ 43,135,951	$ 3,618,489	$ 2,860,059	$ -	$ (36,657,403)	$ -	$ (36,657,403)
Culture and recreation	46,199,311	11,687,302	1,722,461	-	(32,789,548)	-	(32,789,548)
Public safety	131,017,091	11,073,498	8,800,900	-	(111,142,693)	-	(111,142,693)
Development services	6,769,822	4,137,964	120,169	-	(2,511,689)	-	(2,511,689)
Highways and streets	66,673,011	7,455,761	15,142,164	40,199,091	(3,875,995)	-	(3,875,995)
Public works	7,528,590	9,962,199	-	-	2,433,609	-	2,433,609
Human services	5,621,479	91,148	3,154,806	-	(2,375,525)	-	(2,375,525)
Interest on long-term debt	7,507,378	-	-	-	(7,507,378)	-	(7,507,378)
Total governmental activities	314,452,633	48,026,361	31,800,559	40,199,091	(194,426,622)	-	(194,426,622)
Business-type activities:							
Water utility	71,518,191	74,247,327	-	22,706,758	-	25,435,894	25,435,894
Wastewater utility	34,993,493	28,689,847	-	8,800,908	-	2,497,262	2,497,262
Solid waste utility	20,934,233	22,972,448	-	-	-	2,038,215	2,038,215
Stadium	8,889,253	5,350,997	-	-	-	(3,538,256)	(3,538,256)
Storm drain utility	4,619,802	1,613,668	-	2,588,745	-	(417,389)	(417,389)
Total business-type activities	140,954,972	132,874,287	-	34,096,411	-	26,015,726	26,015,726
Total primary government	$ 455,407,605	$ 180,900,648	$ 31,800,559	$ 74,295,502	(194,426,622)	26,015,726	(168,410,896)
General revenues:							
Taxes:							
Property taxes, levied for general purposes					7,364,070	-	7,364,070
Property taxes, levied for debt service					30,126,345	-	30,126,345
Sales and use taxes					140,746,001	-	140,746,001
Franchise taxes					5,620,099	-	5,620,099
Intergovernmental:							
State shared sales taxes- unrestricted					30,500,400	-	30,500,400
Urban revenue sharing- unrestricted					42,279,677	-	42,279,677
Auto in-lieu taxes- unrestricted					10,420,735	-	10,420,735
Investment earnings					24,870,669	7,893,552	32,764,221
Miscellaneous					5,063,032	79,058	5,142,090
Transfers in (out)					(23,171,774)	23,171,774	-
Total general revenues and transfers					273,819,254	31,144,384	304,963,638
Change in net position					79,392,632	57,160,110	136,552,742
Net position - beginning					1,109,347,525	861,203,070	1,970,550,595
Net position - ending					$ 1,188,740,157	$ 918,363,180	$ 2,107,103,337

The accompanying notes are an integral part of the financial statements

PEORIA
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CITY OF PEORIA, ARIZONA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	Major Funds				
	General Fund	Highway User Revenue Fund	Transportation Sales Tax Fund	Other Grants Fund	GO Bond Debt Service Fund
ASSETS					
Assets:					
Pooled cash and investments	$ 232,007,377	$ 15,338,558	$ 35,960,789	$ 6,242,109	$ 24,826,494
Cash with fiscal agents	15,633	-	-	-	-
Accounts receivable, net	13,499,798	426,481	1,836,164	3,807,834	-
Lease receivable	11,156,027	-	-	-	-
Interest receivable	2,089,823	99,621	194,687	43,523	81,068
Due from other funds	20,877,636	-	-	-	-
Due from other governments	2,434,126	1,499,303	-	2,763,383	330,106
Prepaid items	229	-	-	-	-
Supply inventories	191,907	138,684	-	-	-
Restricted cash with fiscal agents	-	-	-	691,920	891,656
Restricted investments	-	-	-	-	-
Total assets	$ 282,272,556	$ 17,502,647	$ 37,991,640	$ 13,548,769	$ 26,129,324
LIABILITIES, DEFERRED INFLOWS OF RESOURCES & FUND BALANCES					
Liabilities:					
Accounts payable	$ 6,825,983	$ 4,025,851	$ 948,380	$ 1,473,127	$ -
Accrued payroll	5,465,813	161,072	-	36,217	-
Interest payable	60,133	-	-	20,019	116,656
Due to other funds	-	-	-	-	-
Due to other governments	467,083	-	-	-	-
Customer deposits	44,789	-	-	-	-
Claims and judgements payable	21,383	-	-	-	84,785
Other liabilities	4,002,751	741,917	-	-	-
Unearned revenue-other	860,024	-	-	2,736,627	-
Total liabilities	17,747,959	4,928,840	948,380	4,265,990	201,441
Deferred Inflows of Resources:					
Unavailable revenue-settlements	-	-	-	3,748,934	-
Related to leases	10,418,478	-	-	-	-
Unavailable revenue - other	233,842	-	-	28,824	-
Total deferred inflows of resources	10,652,320	-	-	3,777,758	-
Fund Balances:					
Nonspendable:					
Supply inventories	191,907	138,684	-	-	-
Prepaid items	229	-	-	-	-
Restricted for:					
Debt service	-	-	-	-	25,927,883
Capital projects	-	-	-	-	-
Development fees	-	-	-	-	-
Transportation purposes	-	12,435,123	37,043,260	-	-
Public safety	-	-	-	-	-
Grant purposes	-	-	-	2,966,812	-
Arts Center maintenance	19,989	-	-	-	-
Committed to:					
Debt service	1,000,000	-	-	-	-
Economic development	4,063	-	-	-	-
Arts capital	-	-	-	2,538,209	-
Operating reserve	26,147,777	-	-	-	-
Emergency reserve	17,431,852	-	-	-	-
Budget stabilization reserve	28,226,339	-	-	-	-
Assigned to:					
Capital projects	-	-	-	-	-
Municipal complex reserve	4,888,501	-	-	-	-
Unassigned	175,961,620	-	-	-	-
Total fund balance	253,872,277	12,573,807	37,043,260	5,505,021	25,927,883
Total liabilities, deferred inflows of resources & fund balance	$ 282,272,556	$ 17,502,647	$ 37,991,640	$ 13,548,769	$ 26,129,324

(continued)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	Major Funds				
	Development Fee Fund	Non-bond Capital Projects Fund	GO Bond Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
ASSETS					
Assets:					
Pooled cash and investments	$ 61,763,078	$ 8,459,116	$ -	$ 13,898,403	$ 398,495,924
Cash with fiscal agents	-	-	-	-	15,633
Accounts receivable, net	-	-	-	385,306	19,955,583
Lease receivable	-	-	-	-	11,156,027
Interest receivable	357,741	36,304	286,468	98,544	3,287,779
Due from other funds	-	-	-	-	20,877,636
Due from other governments	-	2,553,071	-	76,380	9,656,369
Prepaid items	-	-	-	16,446	16,675
Supply inventories	-	-	-	-	330,591
Restricted cash with fiscal agents	-	-	-	6,991,140	8,574,716
Restricted investments	-	-	100,640,174	-	100,640,174
Total assets	$ 62,120,819	$ 11,048,491	$ 100,926,642	$ 21,466,219	$ 573,007,107
LIABILITIES, DEFERRED INFLOWS OF RESOURCES & FUND BALANCES					
Liabilities:					
Accounts payable	$ 1,539,078	$ 2,056,494	$ 4,061,991	$ 95,344	$ 21,026,248
Accrued payroll	2,747	-	-	25,450	5,691,299
Interest payable	-	-	-	14,417	211,225
Due to other funds	-	-	18,083,272	2,794,364	20,877,636
Due to other governments	-	-	-	-	467,083
Customer deposits	-	-	-	-	44,789
Claims and judgements payable	-	-	-	58,893	165,061
Other liabilities	-	59,542	-	-	4,804,210
Unearned revenue-other	-	5,377,105	-	5,000	8,978,756
Total liabilities	1,541,825	7,493,141	22,145,263	2,993,468	62,266,307
Deferred Inflows of Resources:					
Unavailable revenue-settlements	-	-	-	-	3,748,934
Related to leases	-	-	-	-	10,418,478
Unavailable revenue - other	-	-	-	-	262,666
Total deferred inflows of resources	-	-	-	-	14,430,078
Fund Balances:					
Nonspendable:					
Supply inventories	-	-	-	-	330,591
Prepaid items	-	-	-	16,446	16,675
Restricted for:					
Debt service	-	-	-	9,515,256	35,443,139
Capital projects	-	-	78,781,379	2,278,543	81,059,922
Development fees	60,578,994	-	-	-	60,578,994
Transportation purposes	-	-	-	-	49,478,383
Public safety	-	-	-	2,321,561	2,321,561
Grant purposes	-	-	-	7,065,948	10,032,760
Arts Center maintenance	-	-	-	-	19,989
Committed to:					
Debt service	-	-	-	-	1,000,000
Economic development	-	-	-	-	4,063
Arts capital	-	-	-	-	2,538,209
Operating reserve	-	-	-	-	26,147,777
Emergency reserve	-	-	-	-	17,431,852
Budget stabilization reserve	-	-	-	-	28,226,339
Assigned to:					
Capital projects	-	3,555,350	-	-	3,555,350
Municipal complex reserve	-	-	-	-	4,888,501
Unassigned	-	-	-	(2,725,003)	173,236,617
Total fund balance	60,578,994	3,555,350	78,781,379	18,472,751	496,310,722
Total liabilities, deferred inflows of resources & fund balance	$ 62,120,819	$ 11,048,491	$ 100,926,642	$ 21,466,219	$ 573,007,107

The accompanying notes are an integral part of the financial statements

PEORIA
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CITY OF PEORIA, ARIZONA
RECONCILIATION OF THE BALANCE SHEET
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL ACTIVITIES
JUNE 30, 2025

Fund balances - total governmental funds		$ 496,310,722
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.		
Governmental capital assets	$ 1,498,445,509	
Less accumulated depreciation and amortization	(472,643,141)	1,025,802,368
Other assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds.		
Other post employment benefits asset		3,852,230
Deferred loss on bond refunding		530,296
Long-term liabilities, including bonds payable are not due and payable in the current period and therefore are not reported in the governmental funds.		
Governmental bonds payable	(290,689,281)	
Leases payable	(5,385,134)	
SBITA payable	(1,665,304)	
Compensated absences	(19,840,421)	(317,580,140)
Equity in joint ventures are not financial resources and, therefore, are not reported in the funds.		1,417,076
Bond premiums are recognized at the time of issuance in the governmental funds, but recognized over the life of the bonds for government-wide reporting		(15,545,122)
Property tax revenue and other revenues earned but not received within 60 days of year-end is a deferred inflow of resources for the governmental statements, but is recognized as revenue for the government-wide statements		4,011,600
Interest payable on long-term debt is not reported in the governmental funds.		(3,739,537)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The assets and liabilities of the internal service funds are reported with the governmental activities.		67,250,733
Long-term liabilities, such as net pension and OPEB liabilities are not due and payable in the current period and, therefore, are not reported as a liability in the funds.		(113,339,294)
Deferred outflows and inflows of resources related to pensions/OPEB are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows related to pension/OPEB	50,660,187	
Deferred inflows related to pension/OPEB	(10,890,962)	39,769,225
Total net position of governmental activities		$ 1,188,740,157

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Major Funds				
	General Fund	Highway User Revenue Fund	Transportation Sales Tax Fund	Other Grants Fund	GO Bond Debt Service Fund
REVENUES:					
Taxes	$ 125,987,316	$ 6,347,962	$ 21,394,892	$ -	$ 24,557,138
Intergovernmental	83,912,719	15,142,164	-	13,903,513	-
Charges for services	24,544,350	336,731	-	958,570	-
Licenses and permits	6,234,398	-	-	-	-
Fines and forfeitures	1,937,207	-	-	176,485	-
Rents	1,786,701	-	-	-	-
Investment earnings (loss)	12,388,157	865,490	1,689,154	325,651	816,219
Miscellaneous	3,078,943	-	-	153,076	-
Total revenues	259,869,791	22,692,347	23,084,046	15,517,295	25,373,357
EXPENDITURES:					
Current:					
General government	37,203,742	-	-	483,959	129,300
Culture and recreation	36,154,432	-	-	3,099,723	-
Public safety	132,121,331	-	-	1,265,662	-
Development services	5,748,230	-	-	802,062	-
Highways and streets	-	26,292,221	5,082,781	-	-
Public works	7,065,170	-	-	147,729	-
Human services	1,335,326	-	-	1,272,938	-
Debt service:					
Principal payments	1,353,031	-	-	-	14,527,862
Interest and other charges	212,242	-	-	20,019	5,616,562
Capital outlay	13,321,257	4,150,619	8,125,668	7,141,812	-
Total expenditures	234,514,761	30,442,840	13,208,449	14,233,904	20,273,724
Excess (deficiency) of revenues over (under) expenditures	25,355,030	(7,750,493)	9,875,597	1,283,391	5,099,633
OTHER FINANCING SOURCES (USES):					
Issuance of debt	-	-	-	-	-
Premium on bonds issued	-	-	-	-	-
Issuance of debt - from subscriptions	-	-	-	832,595	-
Transfers in	1,762,986	1,000,000	-	-	-
Transfers out	(14,572,645)	(65)	(6,903,664)	(1,792,421)	-
Total other financing sources and uses	(12,809,659)	999,935	(6,903,664)	(959,826)	-
Net change in fund balances	12,545,371	(6,750,558)	2,971,933	323,565	5,099,633
Fund balances - beginning	241,326,906	19,324,365	34,071,327	5,181,456	20,828,250
Fund balances - ending	$ 253,872,277	$ 12,573,807	$ 37,043,260	$ 5,505,021	$ 25,927,883

(continued)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Major Funds				
	Development Fee Fund	Non-bond Capital Projects Fund	GO Bond Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
REVENUES:					
Taxes	$ -	$ -	$ -	$ 5,610,274	$ 183,897,582
Intergovernmental	-	5,020,518	-	1,851,619	119,830,533
Charges for services	11,131,194	-	-	91,088	37,061,933
Licenses and permits	-	-	-	-	6,234,398
Fines and forfeitures	-	-	-	-	2,113,692
Rents	-	-	-	-	1,786,701
Investment earnings (loss)	3,025,924	232,246	1,684,568	630,499	21,657,908
Miscellaneous	-	5,488,683	-	753,662	9,474,364
Total revenues	14,157,118	10,741,447	1,684,568	8,937,142	382,057,111
EXPENDITURES:					
Current:					
General government	-	-	19,472	166,387	38,002,860
Culture and recreation	86,950	-	623,685	-	39,964,790
Public safety	3,583	-	1,629,882	-	135,020,458
Development services	229,238	-	-	-	6,779,530
Highways and streets	3,194,310	56,363	6,165,597	-	40,791,272
Public works	-	-	267,275	107,263	7,587,437
Human services	-	-	-	2,716,382	5,324,646
Debt service:					
Principal payments	-	-	-	10,583,267	26,464,160
Interest and other charges	-	-	546,614	2,597,795	8,993,232
Capital outlay	2,510,518	6,480,939	18,881,757	4,008,482	64,621,052
Total expenditures	6,024,599	6,537,302	28,134,282	20,179,576	373,549,437
Excess (deficiency) of revenues over (under) expenditures	8,132,519	4,204,145	(26,449,714)	(11,242,434)	8,507,674
OTHER FINANCING SOURCES (USES):					
Issuance of debt	-	-	88,513,789	6,810,000	95,323,789
Premium on bonds issued	-	-	2,633,887	156,078	2,789,965
Issuance of debt - from subscriptions	-	-	-	-	832,595
Transfers in	-	-	-	7,309,955	10,072,941
Transfers out	-	(8,980,286)	(7,893,578)	(1,204,235)	(41,346,894)
Total other financing sources and uses	-	(8,980,286)	83,254,098	13,071,798	67,672,396
Net change in fund balances	8,132,519	(4,776,141)	56,804,384	1,829,364	76,180,070
Fund balances - beginning	52,446,475	8,331,491	21,976,995	16,643,387	420,130,652
Fund balances - ending	$ 60,578,994	$ 3,555,350	$ 78,781,379	$ 18,472,751	$ 496,310,722

The accompanying notes are an integral part of the financial statements

PEORIA
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CITY OF PEORIA, ARIZONA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES - GOVERNMENTAL ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2025

Net change in fund balances - total governmental funds	$ 76,180,070
Amounts reported for governmental activities in the statement of activities are different because:	
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	(1,501,085)
Certain revenues are advances in the governmental funds because they do not provide current financial resources, but are considered revenue on the statement of activities.	638,908
Interest expense in the statement of activities differs from the amount reported in governmental funds because accrued interest was calculated for bonds and notes payable for the statement of activities, but is expensed when due for the governmental fund statements.	(160,331)
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. This is the amount by which capital outlays ($64,621,052) exceeds depreciation and amortization ($38,867,654) in the current period.	25,753,398
In the statement of activities, only the gain on the sale of capital assets is reported, whereas in the governmental funds, the proceeds from the sale of capital assets increase financial resources Thus, the change in net position differs from the change in fund balance by the cost of the assets sold or disposed of. Also gains/losses on sales of capital assets are not shown in the governmental funds, but are revenues or expenses on the statement of activities.	(4,004,498)
Donations of capital assets are not reflected on the governmental fund statements but are shown in the statement of activities.	34,735,528
The issuance of long-term debt provides current financial resources in the governmental funds, but creates a long-term liability in the statement of activities.	(96,156,384)
Repayment of bonds principal and lease payments is an expenditure in the governmental funds, but reduces long-term liabilities in the statement of net position.	26,464,160
Bond premiums or discounts and gains or losses on bond refunding are sources or uses of current financial resources for governmental fund reporting when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	(644,545)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.	7,853,522
Governmental funds report pension/OPEB contributions as expenditures. However, in the Statement of Activities, pension/OPEB service costs, interest on the pension liability, current year benefit changes, member contributions, expected earnings on plan investments, administrative expenses and recognition of deferred outflows and inflows from pension and OPEB is reported as pension/OPEB expense.	10,233,889
Change in net position of governmental activities	$ 79,392,632

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON STATEMENT
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over
	Original	Final	(budgetary basis)	(Under)
REVENUES:				
Taxes	$ 83,630,677	$ 83,630,677	$ 90,518,472	$ 6,887,795
Intergovernmental	82,308,014	82,308,014	83,790,821	1,482,807
Charges for services	44,131,028	44,131,028	44,042,611	(88,417)
Licenses and permits	4,521,279	4,521,279	6,234,398	1,713,119
Fines and forfeitures	1,217,000	1,217,000	1,937,207	720,207
Rents	1,076,318	1,076,318	2,077,410	1,001,092
Investment earnings	202,460	202,460	6,859,455	6,656,995
Miscellaneous	255,000	255,000	2,131,855	1,876,855
Total revenues	217,341,776	217,341,776	237,592,229	20,250,453
EXPENDITURES:				
Current:				
General government:				
Mayor and council	949,818	949,818	817,065	(132,753)
City manager	8,399,853	8,455,829	6,954,019	(1,501,810)
Human resources	5,670,982	5,895,526	5,419,613	(475,913)
Attorney	5,637,474	5,754,023	4,847,872	(906,151)
City clerk	1,407,195	1,407,195	1,213,275	(193,920)
Court	3,827,973	4,182,621	3,784,469	(398,152)
Economic development	3,643,557	2,214,557	1,814,399	(400,158)
Finance	12,325,143	12,464,408	11,446,209	(1,018,199)
Non-departmental	7,008,579	7,120,907	4,028,769	(3,092,138)
Culture and recreation	39,854,072	40,601,854	35,878,905	(4,722,949)
Human services	1,397,099	1,392,899	1,445,827	52,928
Public safety:				
Police	82,911,018	82,148,418	79,160,817	(2,987,601)
Fire	55,021,472	54,282,634	54,392,907	110,273
Development services	6,885,195	6,884,195	5,748,230	(1,135,965)
Public works	8,203,107	8,204,107	7,065,170	(1,138,937)
Capital outlay	28,722,707	44,390,929	20,135,475	(24,255,454)
Total expenditures	271,865,244	286,349,920	244,153,021	(42,196,899)
Excess (deficiency) of revenues over (under) expenditures	(54,523,468)	(69,008,144)	(6,560,792)	62,447,352
OTHER FINANCING SOURCES (USES):				
Contingencies	(27,535,521)	(1,390,883)	-	1,390,883
Transfers in	28,067,317	28,067,317	28,068,231	914
Transfers out	(8,692,868)	(8,692,868)	(14,235,011)	(5,542,143)
Total other financing sources and uses	(8,161,072)	17,983,566	13,833,220	(4,150,346)
Net change in fund balances	(62,684,540)	(51,024,578)	7,272,428	58,297,006
Fund balances - beginning	155,623,713	155,623,713	175,445,779	19,822,066
Fund balances - ending	$ 92,939,173	$ 104,599,135	$ 182,718,207	$ 78,119,072

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON STATEMENT
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2025

Explanation of differences between budgetary basis and GAAP revenues and expenditures	
Sources/inflows of resources:	
Actual amounts (budgetary basis) "Total revenues" from the General Fund budgetary comparison statement	$ 237,592,229
Actual amounts (budgetary basis) "Total revenues" from the Half-Cent Sales Tax Fund budgetary comparison schedule	38,004,061
Differences - budget to GAAP:	
Interdepartmental service charges are revenue on a budgetary basis, but are eliminated from the financial statements under GASB34's allocation rules	(19,498,261)
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	3,771,762
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 259,869,791
Uses/outflows of resources:	
Actual amounts (budgetary basis) "Total expenditures" from the General Fund budgetary comparison statement	$ 244,153,021
Actual amounts (budgetary basis) "Total expenditures" from the Half-Cent Sales Tax Fund budgetary comparison schedule	11,348,803
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	(11,011)
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	(794,584)
Capital outlay for SBITAs are expenditures for GAAP purposes, but not for budgetary purposes	(683,207)
Certain interdepartmental service charges are recognized as expenditures for budgetary purposes but are eliminated from the financial statements under GASB34's allocation rules	(19,498,261)
Transfers to other funds are outflows of budgetary resources but are not expenditures for financial reporting purposes	
Total expenditures as reported in the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 234,514,761

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON STATEMENT
HIGHWAY USER REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over
	Original	Final	(budgetary basis)	(Under)
REVENUES:				
Taxes	$ 6,770,556	$ 6,770,556	$ 6,333,531	$ (437,025)
Intergovernmental	15,481,027	15,481,027	15,142,164	(338,863)
Charges for services	135,000	135,000	436,731	301,731
Investment earnings(loss)	782,000	782,000	637,301	(144,699)
Total revenues	23,168,583	23,168,583	22,549,727	(618,856)
EXPENDITURES:				
Current:				
Highways and streets	22,191,682	22,084,420	19,852,944	(2,231,476)
Capital outlay	9,699,380	11,645,841	9,913,682	(1,732,159)
Total expenditures	31,891,062	33,730,261	29,766,626	(3,963,635)
Excess (deficiency) of revenues over (under) expenditures	(8,722,479)	(10,561,678)	(7,216,899)	3,344,779
OTHER FINANCING SOURCES (USES):				
Contingencies	(1,000,000)	-	-	-
Transfers in	2,151,995	2,151,995	2,097,688	(54,307)
Transfers out	(1,151,995)	(1,151,995)	(1,097,688)	54,307
Total other financing sources and uses	-	1,000,000	1,000,000	-
Net change in fund balances	(8,722,479)	(9,561,678)	(6,216,899)	3,344,779
Fund balances - beginning	15,032,773	15,032,773	19,324,365	4,291,592
Fund balances - ending	$ 6,310,294	$ 5,471,095	$ 13,107,466	$ 7,636,371

Explanation of differences between budgetary basis and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "Total revenues" from the budgetary comparison schedule	$ 22,549,727
Differences - budget to GAAP:	
Interdepartmental service charges are revenue on a budgetary basis, but are eliminated from the financial statements under GASB 34's allocation rules.	(85,569)
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	228,189
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 22,692,347
Uses/outflows of resources:	
Actual amounts (budgetary basis) "Total expenditures" from the budgetary comparison statement	$ 29,766,626
Differences - budget to GAAP:	
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	576,214
Certain interdepartmental service charges are recognized as expenditures for budgetary purposes but are eliminated from the financial statements under GASB34's allocation rules	100,000
Total expenditures as reported in the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 30,442,840

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON STATEMENT
TRANSPORTATION SALES TAX FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Taxes	$ 19,284,037	$ 19,284,037	$ 21,394,892	$ 2,110,855
Investment earnings(loss)	1,000,000	1,000,000	1,245,456	245,456
Total revenues	20,284,037	20,284,037	22,640,348	2,356,311
EXPENDITURES:				
Current:				
Highways and streets	148,087	3,426,674	3,211,529	(215,145)
Capital outlay	28,683,462	26,814,153	10,114,374	(16,699,779)
Total expenditures	28,831,549	30,240,827	13,325,903	(16,914,924)
Excess (deficiency) of revenues over (under) expenditures	(8,547,512)	(9,956,790)	9,314,445	19,271,235
OTHER FINANCING SOURCES (USES):				
Contingencies	(1,000,000)	-	-	-
Transfers out	(6,903,664)	(6,903,664)	(6,903,664)	-
Total other financing sources and uses	(7,903,664)	(6,903,664)	(6,903,664)	-
Net change in fund balances	(16,451,176)	(16,860,454)	2,410,781	19,271,235
Fund balances - beginning	30,334,168	30,334,168	34,071,327	3,737,159
Fund balances - ending	$ 13,882,992	$ 13,473,714	$ 36,482,108	$ 23,008,394

Explanation of differences between budgetary basis and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 22,640,348
Differences - budget to GAAP:	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	443,698
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 23,084,046
Uses/outflows or resources:	
Actual amounts (budgetary basis) "Total expenditures" from the budgetary comparison statement	$ 13,325,903
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	1,871,252
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	(1,988,706)
Total expenditures as reported in the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 13,208,449

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON STATEMENT
OTHER GRANTS FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Intergovernmental	$ 12,670,755	$ 12,670,755	$ 8,903,513	$ (3,767,242)
Charges for services	501,000	501,000	960,743	459,743
Fines and forfeitures	99,000	99,000	176,485	77,485
Investment earnings	105,481	105,481	298,956	193,475
Miscellaneous	357,949	357,949	389,616	31,667
Total revenues	13,734,185	13,734,185	10,729,313	(3,004,872)
EXPENDITURES:				
Current:				
General government	639,334	533,182	483,093	(50,089)
Culture and recreation	3,934,678	4,515,927	2,732,146	(1,783,781)
Public safety	4,199,549	6,273,872	2,110,774	(4,163,098)
Development services	1,650,634	2,025,756	801,787	(1,223,969)
Public works	-	-	113,059	113,059
Human services	5,114,654	4,951,786	1,272,938	(3,678,848)
Capital outlay	3,246,701	3,327,737	2,893,367	(434,370)
Total expenditures	18,785,550	21,628,260	10,407,164	(11,221,096)
Excess (deficiency) of revenues over (under) expenditures	(5,051,365)	(7,894,075)	322,149	8,216,224
OTHER FINANCING SOURCES (USES):				
Issuance of debt	-	-	832,595	832,595
Contingencies	(2,500,000)	-	-	-
Transfers out	(226,683)	(226,683)	(253,438)	(26,755)
Total other financing sources and uses	(2,726,683)	(226,683)	579,157	805,840
Net change in fund balances	(7,778,048)	(8,120,758)	901,306	9,022,064
Fund balances - beginning	12,983,123	12,983,123	5,181,456	(7,801,667)
Fund balances - ending	$ 5,205,075	$ 4,862,365	$ 6,082,762	$ 1,220,397

Explanation of differences between budgetary basis and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 10,729,313
Differences - budget to GAAP:	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	4,787,982
Total revenues as reported on the combining statement of revenue, expenditures, and changes in fund balances - governmental funds	$ 15,517,295
Uses/outflows of resources:	
Actual amounts (budgetary basis) "Total expenditures" from the budgetary comparison schedule	$ 10,407,164
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	(421,705)
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	4,248,445
Total expenditures as reported in the combining statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 14,233,904

The accompanying notes are an integral part of the financial statements

PEORIA
ARIZONA

CITY OF PEORIA, ARIZONA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

	Business-type Activities Major Enterprise Funds		
	Water Utility Fund	**Wastewater Utility Fund**	**Solid Waste Utility Fund**
ASSETS			
Current assets:			
Pooled cash and investments	$ 97,927,577	$ 20,101,626	$ 10,292,238
Restricted pooled cash and investments	-	-	-
Restricted cash with fiscal agents	-	-	-
Accounts receivable, net	9,373,233	3,279,305	2,736,923
Leases receivable	-	-	-
Interest receivable	595,226	185,528	52,350
Loan receivable	1,224,546	-	-
Prepaid items	-	-	-
Supplies inventory	1,132,723	-	-
Total current assets	110,253,305	23,566,459	13,081,511
Non-current assets:			
Restricted assets:			
Cash with fiscal agents	1,858	1,901	-
Investments	5,997,430	8,969,371	-
Net restricted assets	5,999,288	8,971,272	-
Capital assets:			
Buildings and improvements	1,662,522	7,612,045	-
Distribution and collection systems	478,285,931	462,725,049	-
Water rights	12,889,809	-	-
Equipment & furniture	8,666,935	2,645,786	400,649
Vehicles	2,836,300	2,726,187	21,746,424
Lease assets	-	-	-
Intangible-SBITA	-	-	-
Less accumulated depreciation and amortization	(228,062,288)	(216,357,911)	(9,221,844)
Land and improvements	6,867,999	3,878,001	-
Construction in progress	79,786,414	72,692,668	-
Capital assets, net	362,933,622	335,921,825	12,925,229
Net other postemployment benefits asset	253,914	132,657	179,692
Total non-current assets	369,186,824	345,025,754	13,104,921
Total assets	479,440,129	368,592,213	26,186,432
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions and other postemployment benefits	1,257,537	656,999	889,946
Excess consideration provided for acquisition	464,132	-	-
Total deferred outflows of resources	1,721,669	656,999	889,946
LIABILITIES			
Current liabilities:			
Accounts payable	4,396,205	3,899,856	401,889
Accrued payroll	279,007	132,964	174,004
Interest payable	883,260	476,846	-
Due to other governments	363,083	-	-
Customer deposits	2,341,576	-	-
Other liabilities	339,019	-	-
Current portion of claims payable	482,756	-	-
Current portion of compensated absences	521,033	271,605	307,660
Current portion of bonds & loans payable	6,204,822	3,459,423	-
Current portion of lease payable	-	-	-
Current portion of SBITA payable	-	-	-
Unearned revenue-other	4,593,964	-	-
Total current liabilities	20,404,725	8,240,694	883,553
Non-current liabilities:			
Long-term portion of claims payable	-	-	-
Long-term portion of compensated absences	595,289	258,219	343,737
Long-term portion of bonds & loans payable	54,938,854	22,322,791	-
Long-term portion of lease payable	-	-	-
Long-term portion of SBITA payable	-	-	-
Net pension and other postemployment benefits liablilities	6,588,668	3,442,240	4,662,733
Total non-current liabilities	62,122,811	26,023,250	5,006,470
Total liabilities	82,527,536	34,263,944	5,890,023
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions and other postemployment benefits	553,410	289,130	391,643
Deferred inflows related to leases	-	-	-
Total deferred inflows of resources	553,410	289,130	391,643
NET POSITION			
Net investment in capital assets	304,166,052	311,079,412	12,925,229
Restricted:			
Capital projects	19,797,729	4,953,217	195
Facilities maintenance	-	-	-
Trust purpose	-	-	-
Net other postemployment benefits	253,914	132,657	179,692
Unrestricted	73,863,157	18,530,852	7,689,596
Total net position	$ 398,080,852	$ 334,696,138	$ 20,794,712

(continued)

Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time.

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

	Business-type Activities Major Enterprise Funds			Governmental Activities -
	Stadium Fund	Storm Drain Utility Fund	Total	Internal Service Funds
ASSETS				
Current assets:				
Pooled cash and investments	$ 18,883,964	$ 1,311,186	$ 148,516,591	$ 37,059,492
Restricted pooled cash and investments	-	-	-	22,322,690
Restricted cash with fiscal agents	-	-	-	328,242
Accounts receivable, net	5,904	182,683	15,578,048	137,716
Leases receivable	3,915,142	-	3,915,142	-
Interest receivable	171,977	5,257	1,010,338	576,360
Loan receivable	-	-	1,224,546	-
Prepaid items	-	-	-	4,956,387
Supplies inventory	-	-	1,132,723	326,061
Total current assets	22,976,987	1,499,126	171,377,388	65,706,948
Non-current assets:				
Restricted assets:				
Cash with fiscal agents	-	-	3,759	-
Investments	-	-	14,966,801	9,538,209
Net restricted assets	-	-	14,970,560	9,538,209
Capital assets:				
Buildings and improvements	70,823,207	-	80,097,774	148,102
Distribution and collection systems	-	127,539,220	1,068,550,200	-
Water rights	-	-	12,889,809	-
Equipment & furniture	2,383,254	140,938	14,237,562	27,194,339
Vehicles	181,551	626,644	28,117,106	46,290,199
Lease assets	12,868	-	12,868	-
Intangible-SBITA	-	-	-	3,876,760
Less accumulated depreciation and amortization	(38,930,310)	(54,378,195)	(546,950,548)	(59,129,855)
Land and improvements	6,703,349	1,375,175	18,824,524	-
Construction in progress	10,492,682	14,772,709	177,744,473	11,471,665
Capital assets, net	51,666,601	90,076,491	853,523,768	29,851,210
Net other postemployment benefits asset	45,061	9,119	620,443	321,159
Total non-current assets	51,711,662	90,085,610	869,114,771	39,710,578
Total assets	74,688,649	91,584,736	1,040,492,159	105,417,526
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions and other postemployment benefits	223,170	45,165	3,072,817	1,590,575
Excess consideration provided for acquisition	-	-	464,132	-
Total deferred outflows of resources	223,170	45,165	3,536,949	1,590,575
LIABILITIES				
Current liabilities:				
Accounts payable	176,819	315,083	9,189,852	3,883,362
Accrued payroll	50,026	6,341	642,342	326,243
Interest payable	-	-	1,360,106	284,790
Due to other governments	884	-	363,967	-
Customer deposits	1,000	-	2,342,576	-
Other liabilities	-	-	339,019	47,442
Current portion of claims payable	-	-	482,756	7,914,708
Current portion of compensated absences	93,264	6,099	1,199,661	660,650
Current portion of bonds & loans payable	-	-	9,664,245	-
Current portion of lease payable	2,620	-	2,620	-
Current portion of SBITA payable	-	-	-	1,237,609
Unearned revenue-other	7,900	-	4,601,864	-
Total current liabilities	332,513	327,523	30,189,008	14,354,804
Non-current liabilities:				
Long-term portion of claims payable	-	-	-	1,930,388
Long-term portion of compensated absences	53,978	1,534	1,252,757	552,333
Long-term portion of bonds & loans payable	-	-	77,261,645	-
Long-term portion of lease payable	4,128	-	4,128	-
Long-term portion of SBITA payable	-	-	-	9,722,222
Net pension and other postemployment benefits liablilities	1,169,256	236,636	16,099,533	8,333,563
Total non-current liabilities	1,227,362	238,170	94,618,063	20,538,506
Total liabilities	1,559,875	565,693	124,807,071	34,893,310
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions and other postemployment benefits	98,211	19,876	1,352,270	699,974
Deferred inflows related to leases	3,670,671	-	3,670,671	-
Total deferred inflows of resources	3,768,882	19,876	5,022,941	699,974
NET POSITION				
Net investment in capital assets	51,659,853	90,076,491	769,907,037	18,539,000
Restricted:				
Capital projects	15,651,917	-	40,403,058	-
Facilities maintenance	100,000	-	100,000	-
Trust purpose	-	-	-	22,730,292
Net other postemployment benefits	45,061	9,119	620,443	321,159
Unrestricted	2,126,231	958,722	103,168,558	29,824,366
Total net position	$ 69,583,062	$ 91,044,332	914,199,096	$ 71,414,817
Adjustment to report the cumulative internal balance for the net effect of the activ between the internal service funds and the enterprise funds over time.			4,164,084	
			$ 918,363,180	

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities Major Enterprise Funds		
	Water Utility Fund	**Wastewater Utility Fund**	**Solid Waste Utility Fund**
OPERATING REVENUES			
Charges for services	$ 70,140,486	$ 28,558,541	$ 22,917,703
Rents	-	-	-
Intergovernmental	1,327,759	-	-
Miscellaneous	2,779,082	131,306	54,745
Total operating revenues	74,247,327	28,689,847	22,972,448
OPERATING EXPENSES			
Salaries, wages and employee benefits	8,566,486	4,812,187	6,208,605
Contractual services, materials and supplies	46,928,527	17,026,272	12,865,601
Insurance claims and expenses	-	-	-
Depreciation and amortization	14,570,148	12,494,915	1,769,172
Total operating expenses	70,065,161	34,333,374	20,843,378
Operating income (loss)	4,182,166	(5,643,527)	2,129,070
NON-OPERATING REVENUES (EXPENSES)			
Investment income(loss)	4,938,884	1,602,153	465,713
Interest expense	(1,564,046)	(660,589)	-
Gain (loss) on sale of capital assets	38,909	40,149	-
Total non-operating revenues (expenses)	3,413,747	981,713	465,713
Income (loss) before capital contributions and transfers	7,595,913	(4,661,814)	2,594,783
Capital contributions	22,706,758	8,800,908	-
Transfers in	2,130,133	3,572,513	-
Transfers out	(3,179,512)	(130,347)	(20,518)
Change in net position	29,253,292	7,581,260	2,574,265
Total net position - beginning	368,827,560	327,114,878	18,220,447
Total net position - ending	$ 398,080,852	$ 334,696,138	$ 20,794,712

(continued)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities Major Enterprise Funds			Governmental Activities -
	Stadium Fund	Storm Drain Utility Fund	Total	Internal Service Funds
OPERATING REVENUES				
Charges for services	$ 2,224,745	$ 1,613,668	$ 125,455,143	$ 64,682,116
Rents	3,115,827	-	3,115,827	-
Intergovernmental	-	-	1,327,759	-
Miscellaneous	10,425	-	2,975,558	1,378,223
Total operating revenues	5,350,997	1,613,668	132,874,287	66,060,339
OPERATING EXPENSES				
Salaries, wages and employee benefits	1,483,062	291,586	21,361,926	10,702,052
Contractual services, materials and supplies	5,234,537	1,210,846	83,265,783	22,299,312
Insurance claims and expenses	-	-	-	29,817,247
Depreciation and amortization	2,175,645	3,121,487	34,131,367	6,515,067
Total operating expenses	8,893,244	4,623,919	138,759,076	69,333,678
Operating income (loss)	(3,542,247)	(3,010,251)	(5,884,789)	(3,273,339)
NON-OPERATING REVENUES (EXPENSES)				
Investment income(loss)	847,674	39,128	7,893,552	3,212,761
Interest expense	(318)	-	(2,224,953)	(342,302)
Gain (loss) on sale of capital assets	-	-	79,058	183,280
Total non-operating revenues (expenses)	847,356	39,128	5,747,657	3,053,739
Income (loss) before capital contributions and transfers	(2,694,891)	(2,971,123)	(137,132)	(219,600)
Capital contributions	-	2,588,745	34,096,411	-
Transfers in	5,791,057	15,008,448	26,502,151	8,166,872
Transfers out	-	-	(3,330,377)	(64,693)
Change in net position	3,096,166	14,626,070	57,131,053	7,882,579
Total net position - beginning	66,486,896	76,418,262	857,068,043	63,532,238
Total net position - ending	$ 69,583,062	$ 91,044,332	914,199,096	$ 71,414,817
Adjustment for the net effect of the current year activity between the internal service funds and the enterprise funds.			29,057	
Change in net position of business-type activities			$ 57,160,110	

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities Major Enterprise Funds		
	Water Utility Fund	**Wastewater Utility Fund**	**Solid Waste Utility Fund**
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$ 73,207,584	$ 28,480,122	$ 22,645,128
Payments to suppliers	(42,678,843)	(14,504,875)	(4,566,301)
Payments to employees	(8,271,565)	(4,575,863)	(6,335,759)
Self-insurance costs	482,756	-	-
Payments to internal service funds	(3,596,479)	(1,831,655)	(8,199,908)
Net cash provided (used) by operating activities	19,143,453	7,567,729	3,543,160
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers in	2,130,133	3,572,513	-
Transfers out	(3,179,512)	(130,347)	(20,518)
Net cash provided (used) by non-capital financing activities	(1,049,379)	3,442,166	(20,518)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(13,233,964)	(19,458,773)	(3,654,582)
Proceeds from disposal of capital assets	12,955	9,000	582,853
Capital contributions	9,095,693	2,607,173	-
Prepayment of long-term liabilities	(1,224,546)	-	
Principal payments on long-term liabilities	(5,975,961)	(3,287,592)	-
Interest paid on long-term liabilities	(2,041,509)	(1,118,229)	-
Net cash provided (used) by capital and related financing activities	(13,367,332)	(21,248,421)	(3,071,729)
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of investments	(4,407,665)	(4,699,081)	-
Proceeds from sale of investments	4,107,721	4,379,841	-
Interest received on investments	4,807,381	1,692,308	460,338
Net cash provided (used) by investing activities	4,507,437	1,373,068	460,338
Net increase (decrease) in cash and cash equivalents	9,234,179	(8,865,458)	911,251
Cash and cash equivalents at beginning of year	88,695,256	28,968,985	9,380,987
Cash and cash equivalents at end of year	$ 97,929,435	$ 20,103,527	$ 10,292,238
Classified as:			
Cash and cash equivalents	$ 97,927,577	$ 20,101,626	$ 10,292,238
Restricted pooled cash and investments			
Restricted cash with fiscal agents	1,858	1,901	-
Totals	$ 97,929,435	$ 20,103,527	$ 10,292,238

(continued)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities Major Enterprise Funds			Governmental Activities -
	Stadium Fund	Storm Drain Utility Fund	Total	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 6,816,472	$ 1,610,407	$ 132,759,713	$ 65,978,837
Payments to suppliers	(5,465,207)	(641,702)	(67,856,928)	(26,217,419)
Payments to employees	(2,006,423)	(317,538)	(21,507,148)	(11,076,750)
Self-insurance costs	-	-	482,756	(30,171,410)
Payments to internal service funds	(581,406)	(303,807)	(14,513,255)	-
Net cash provided (used) by operating activities	(1,236,564)	347,360	29,365,138	(1,486,742)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Transfers in	5,791,057	15,008,448	26,502,151	8,166,872
Transfers out	-	-	(3,330,377)	(64,693)
Net cash provided (used) by non-capital financing activities	5,791,057	15,008,448	23,171,774	8,102,179
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition and construction of capital assets	(4,694,489)	(14,281,738)	(55,323,546)	(14,369,141)
Proceeds from disposal of capital assets	-	-	604,808	193,231
Capital contributions	-	-	11,702,866	-
	-	-	(1,224,546)	-
Principal payments on long-term liabilities	(2,521)	-	(9,266,074)	8,512,584
Interest paid on long-term liabilities	(318)	-	(3,160,056)	(81,496)
Net cash provided (used) by capital and related financing activities	(4,697,328)	(14,281,738)	(56,666,548)	(5,744,822)
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of investments	-	-	(9,106,746)	(4,351,275)
Proceeds from sale of investments	-	-	8,487,562	3,831,145
Interest received on investments	809,082	37,251	7,806,360	3,142,446
Net cash provided (used) by investing activities	809,082	37,251	7,187,176	2,622,316
Net increase (decrease) in cash and cash equivalents	666,247	1,111,321	3,057,540	3,492,931
Cash and cash equivalents at beginning of year	18,217,717	199,865	145,462,810	56,217,493
Cash and cash equivalents at end of year	$ 18,883,964	$ 1,311,186	$ 148,520,350	$ 59,710,424
Classified as:				
Cash and cash equivalents	$ 18,883,964	$ 1,311,186	$ 148,516,591	$ 37,059,492
Restricted pooled cash and investments				22,322,690
Restricted cash with fiscal agents	-	-	3,759	328,242
Totals	$ 18,883,964	$ 1,311,186	$ 148,520,350	$ 59,710,424

(continued)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities Major Enterprise Funds		
	Water Utility Fund	**Wastewater Utility Fund**	**Solid Waste Utility Fund**
Reconciliation of operating income (loss) to net cash provided (used) by operating activities			
Operating income (loss)	$ 4,182,166	$ (5,643,527)	$ 2,129,070
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Depreciation and amortization	14,570,148	12,494,915	1,769,172
(Increase) decrease in assets/deferred outflows:			
Accounts receivable	(1,212,166)	(209,725)	(327,320)
Leases receivable	-	-	-
Prepaid items	1,211,445	-	-
Supplies inventory	(224,478)	-	-
Net other postemployment benefits asset	(42,599)	(24,835)	(18,074)
Deferred outflows - pension and other postemployment benefits	(416,019)	(227,617)	(246,335)
Increase (decrease) in liabilities/deferred inflows:			
Accounts payable	(848,258)	1,426,720	99,392
Accrued payroll	83,178	31,252	20,043
Due to other governments	175,476	-	-
Other liabilities	339,019	(736,978)	-
Deposits payable	172,423	-	-
Claims payable	482,756	-	-
Unearned revenue - other	-	-	-
Compensated absences	151,463	105,594	128,373
Net pension and other post employment benefit liability	367,567	267,959	(95,288)
Deferred inflows - pension and other postemployment benefits	151,331	83,971	84,127
Deferred inflows - leases	-	-	-
Total adjustments	14,961,287	13,211,256	1,414,090
Net cash provided (used) by operating activities	$ 19,143,453	$ 7,567,729	$ 3,543,160
Non-cash investing, capital and financing activities:			
Capital assets acquired through contributions from developers and City governmental funds	$ 13,449,142	$ 6,193,735	$ -
Change in balances of capital accounts payable or retainage payable	(326,924)	(2,429,970)	(192,076)
Change in fair value of investments	1,195,393	483,800	130,820
Total non-cash investing, capital and financing activities	$ 14,317,611	$ 4,247,565	$ (61,256)

(continued)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-type Activities Major Enterprise Funds			Governmental Activities -
	Stadium Fund	Storm Drain Utility Fund	Total	Internal Service Funds
Reconciliation of operating income (loss) to net cash provided (used) by operating activities				
Operating income (loss)	$ (3,542,247)	$ (3,010,251)	$ (5,884,789)	$ (3,273,339)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation and amortization	2,175,645	3,121,487	34,131,367	6,515,067
(Increase) decrease in assets/deferred outflows:				
Accounts receivable	1,553,019	(3,261)	(199,453)	(81,502)
Leases receivable	(15,430)	-	(15,430)	-
Prepaid items	-	-	1,211,445	(4,574,700)
Supplies inventory	-	-	(224,478)	(28,009)
Net other postemployment benefits asset	9,791	(1,376)	(77,093)	(35,124)
Deferred outflows - pension and other postemployment benefits	(4,730)	(14,333)	(909,034)	(451,495)
Increase (decrease) in liabilities/deferred inflows:				
Accounts payable	(805,249)	265,337	137,942	684,602
Accrued payroll	(10,674)	(743)	123,056	38,174
Due to other governments	(6,827)	-	168,649	-
Other liabilities	-	-	(397,959)	46,773
Deposits payable	-	-	172,423	-
Claims payable	-	-	482,756	(354,163)
Unearned revenue - other	(17,654)	-	(17,654)	-
Compensated absences	(65,992)	(23,337)	296,101	(41,452)
Net pension and other post employment benefit liability	(445,598)	8,694	103,334	(87,296)
Deferred inflows - pension and other postemployment benefits	(6,158)	5,143	318,414	155,722
Deferred inflows - leases	(54,460)	-	(54,460)	-
Total adjustments	2,305,683	3,357,611	35,249,927	1,786,597
Net cash provided (used) by operating activities	$ (1,236,564)	$ 347,360	$ 29,365,138	$ (1,486,742)
Non-cash investing, capital and financing activities:				
Capital assets acquired through contributions from developers and City governmental funds	$ -	$ 2,588,745	$ 22,231,622	$ -
Change in balances of capital accounts payable or retainage payable	-	-	(2,948,970)	(349,392)
Change in fair value of investments	63,549	5,496	1,879,058	132,522
Total non-cash investing, capital and financing activities	$ 63,549	$ 2,594,241	$ 21,161,710	$ (216,870)

(concluded)

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF FIDUCIARY NET POSITION
JUNE 30, 2025

	Custodial Funds
ASSETS	
Pooled cash and investments	$ 224,825
Interest receivable	1,033
Total assets	225,858
LIABILITIES	
Accounts payable	3,863
Total liabilities	3,863
NET POSITION	
Restricted for:	
Individuals and organizations	221,901
Other governments	94
Total net position	$ 221,995

The accompanying notes are an integral part of the financial statements

CITY OF PEORIA, ARIZONA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED JUNE 30, 2025

	Total Custodial Funds
ADDITIONS	
Contributions:	
Individuals	$ 94,535
Investment earnings:	
Interest	7,358
Total additions	101,893
DEDUCTIONS	
Recipient payments	78,792
Total deductions	78,792
Change in net position	23,101
Net position - beginning of the year	198,894
Net position - end of the year	$ 221,995

The accompanying notes are an integral part of the financial statements

Notes to the Financial Statements

The Notes to the Basic Financial Statements include a summary of significant accounting policies and other disclosures considered necessary for a clear understanding of the accompanying financial statements.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the City of Peoria, Arizona (City) have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") applicable to governmental units adopted by the Governmental Accounting Standards Board (GASB). A summary of the City's more significant policies follows.

A. Financial Reporting Entity

The City was incorporated in 1954 under the Arizona Revised Statutes. The current City charter provides for the Council - Manager form of government and provides such services as authorized by the charter as limited by the constitution of the State of Arizona.

The City's major operations include police protection and fire and medical services, parks and recreation, development services, public works, certain social services and general administrative services. In addition, the City owns and operates enterprise funds, which include water, wastewater, solid waste and storm drain operations, and a baseball stadium complex.

The financial reporting entity presented in these financial statements consists of the City and its blended component units for which the City is financially accountable. The blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. These component units are governed by boards, wholly or substantially, comprised of the government's elected council.

Individual Component Units - Blended

City of Peoria Municipal Development Authority, Inc.

City of Peoria Municipal Development Authority, Inc. (Authority), an Arizona not-for-profit corporation, was organized for the purpose of financing the construction of municipal facilities within the City through the issuance of bonds. Concurrent with these bond issues, the City entered into contracts with the Authority whereby the City will pay, to the Authority, amounts sufficient to retire the Authority's bonds and related interest. All of the outstanding debt of the Authority will be repaid by revenues of the City. No separate financial statements are prepared for the Authority.

Vistancia Community Facilities District

The Vistancia Community Facilities District (Vistancia) was formed by petition to the City Council in 2002. Vistancia's purpose is to acquire or construct public infrastructure in a specified area of the City. As a special purpose district and separate political subdivision under the Arizona Constitution, Vistancia can levy taxes and issue bonds independently of the City. Property owned in the designated areas is assessed for Vistancia's property taxes, and thus for the costs of operating the district. The City Council serves as the Board of Directors of Vistancia and City management has operational responsibility for Vistancia. The City has no liability for the district's debt. For reporting purposes, the transactions of Vistancia are included as governmental funds as if they were part of the City's operations.

Vistancia West Community Facilities District

The Vistancia West Community Facilities District (Vistancia West) was formed by petition to the City Council in 2014. Vistancia West's purpose is to acquire or construct public infrastructure in a specified area of the City. As a special purpose district and separate political subdivision under the Arizona Constitution, Vistancia West can levy taxes and issue bonds independently of the City. Property owned in the designated areas is assessed for Vistancia West's property taxes, and thus for the costs of operating the district. The City Council serves as the Board of Directors of Vistancia West and City management has operational responsibility for Vistancia West. The City has no liability for the district's debt. For reporting purposes, the transactions of Vistancia West are included as governmental funds as if they were part of the City's operations.

Mystic at Lake Pleasant Heights Community Facilities District

The Mystic at Lake Pleasant Heights Community Facilities District (Mystic) was formed by petition to the City Council in 2020. Mystic's purpose is to acquire or construct public infrastructure in a specified area of the City. As a special purpose district and separate political subdivision under the Arizona Constitution, Mystic can levy taxes and issue bonds independently of the City. Property owned in the designated areas is assessed for Mystic's property taxes, and thus for the costs of operating the district. The City Council serves as the Board of Directors of Mystic and City management has operational responsibility for Mystic. The City has no liability for the district's debt. For reporting purposes, the transactions of Mystic are included as governmental funds as if they were part of the City's operations.

Vistancia North Community Facilities District

The Vistancia North Community Facilities District (Vistancia North) was formed by petition to the City Council in 2020. Vistancia North's purpose is to acquire or construct public infrastructure in a specified area of the City. As a special purpose district and separate political subdivision under the Arizona Constitution, Vistancia North can levy taxes and issue bonds independently of the City. Property owned in the designated areas is assessed for Vistancia North's property taxes, and thus for the costs of operating the district. The City Council serves as the Board of Directors of Vistancia North and City management has operational responsibility for Vistancia North. The City has no liability for the district's debt. For reporting purposes, the transactions of Vistancia North are included as governmental funds as if they were part of the City's operations.

Saddleback Community Facilities Districts

The Saddleback Community Facilities Districts (Saddleback) were formed by petition to the City Council in 2025. Five separate districts were created to support the Saddleback Master plan. Saddleback's purpose is to acquire or construct public infrastructure in a specified area of the City. As special purpose districts and separate political subdivisions under the Arizona Constitution, Saddleback can levy taxes and issue bonds independently of the City. Property owned in the designated areas is assessed for Saddleback's property taxes, and thus for the costs of operating the districts. The City Council serves as the Board of Directors of Saddleback and City management has operational responsibility for Saddleback districts. The City has no liability for the district's debt. For reporting purposes, the transactions of Saddleback are included as governmental funds as if they were part of the City's operations.

City of Peoria Employee Benefit Trust

The City of Peoria Employee Benefit Trust (the EBT Trust) was formed by petition to the City Council on January 1, 2010. The EBT Trust's purpose is to fund health, welfare and related benefit programs by the City in accordance with the provisions of Arizona law. Plan premiums are paid by Participants and the City. The City Council Sub Committee on Boards and Commissions nominate individuals to serve as Trustees overseeing the management and administration of the EBT Trust. For financial reporting purposes, the transactions of the EBT Trust are included as part of the Self-Insurance Fund, an internal service fund in the City's financial statements.

City of Peoria Workers' Compensation Trust

The City of Peoria Workers' Compensation Trust (the WC Trust) was formed by petition to the City Council in 2009. The WC Trust's purpose is to fund workers' compensation benefit programs by the City in accordance with the provisions of Arizona law. Plan premiums are paid by the City. The City Council Sub Committee on Boards and Commissions nominate individuals to serve as Trustees overseeing the management and administration of the WC Trust. For financial reporting purposes, the transactions of the WC Trust are included as part of the Self-Insurance Fund, an internal service fund in the City's financial statements.

Stand-alone financial statements are prepared for Vistancia, Vistancia West, Vistancia North, Mystic, and the two trusts. The accounting records of these are maintained by the City and the financial statements are available by contacting the City's Finance Department, 8401 West Monroe Street, Peoria, AZ 85345.

B. Basis of Presentation – Government-wide and Fund Financial Statements

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report financial information on all of the non-fiduciary activities of the primary government and its component units.

Governmental activities which are normally supported by taxes and intergovernmental revenues are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses for a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported instead as general revenues.

The City does not currently employ an indirect cost allocation system. The General Fund and certain other funds charge administrative service fees to other operating funds to support general services used by the other operating funds (like purchasing, accounting and administration). These administrative fees are eliminated from the financial statements at both the government-wide and fund level like a reimbursement, by reducing revenues and expenditures/expenses in the allocating fund.

Separate financial statements are provided for governmental funds (general fund, special revenue funds, debt service funds and capital projects funds), proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund and is used to account for and report all financial resources not accounted for and reported in another fund.

The *Highway User Revenue Fund*, a special revenue fund, is required by state statute to track receipts of specific state shared revenues and the expenditure of those funds.

The *Transportation Sales Tax Fund*, a special revenue fund, accounts for the revenues generated from a sales tax increase designated by public vote for use in funding transportation needs throughout the City.

The *Other Grants Fund* receives and expends much of the City's grant fund money. The amount of grants received is generally based upon application to granting agencies by the City and availability of funding by grantors. Grant money may be used only for the purpose of the approved budget and is subject to grantor expenditure guidelines.

The *GO Bond Debt Service Fund* accounts for the principal and interest requirements of the City's general obligation bonds, with revenues generated from the general property tax levy sufficient to meet the debt service.

The *Development Fee Fund*, a capital projects fund, accounts for the receipt and expenditure of development impact or expansion fees for all governmental activities as governed by state statutes.

The *Non-Bond Capital Projects Fund* accounts for the purchase or construction of capital assets with funds other than bond proceeds. This includes monies received from outside sources, i.e. developers or other governments, and also City pay-as-you-go monies.

The *General Obligation (GO) Bond Capital Projects Fund* accounts for the receipt of proceeds from General Obligation bonds and the expenditure of those funds to purchase or construct capital assets for the City.

The City reports the following major proprietary funds:

The *Water Utility, Wastewater Utility, Solid Waste Utility and Storm Drain Utility Funds* all account for the revenues from charges to the customers of these services and the costs of these services.

The *Stadium Fund* accounts for the revenues generated by and the costs of operation of a sports complex owned by the City. This facility is used for spring training by two major league baseball teams as well as multiple other uses throughout the year.

Additionally, the City reports the following fund types:

The *Internal Service Funds* account for (1) Motor Pool, (2) Facilities Maintenance, (3) Self-Insurance which includes workers' compensation and health insurance programs, and (4) Information Technology which includes a computer replacement program.

The *Fiduciary Funds* are custodial funds and use the economic resources measurement focus. The City currently maintains 2 fiduciary funds. One fund, PLAY Peoria, accounts for monies held on behalf of separate not-for-profit agencies for which the City operates as an administrator. Another fund accounts for monies held on behalf of Westside Fire Training IGA, a consortium of area fire departments that pool monies for training activities, for which the City acts as the administrator.

For the most part, the effect of the interfund activity has been removed from these statements. Quasi-external transactions, like the sale of utility services from the Enterprise Funds to the other funds, are not eliminated for the financial statements as elimination of these charges would distort the direct costs and program revenue reported for the various functions.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise and internal service funds are charges for customer services including: water, sewer, solid waste, storm drain, vehicle purchase/maintenance, computer replacement and risk management charges. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for specified expenditures, generally, the City would first apply restricted resources when an expense is incurred.

C. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are earned and available to pay liabilities of the current period (generally these revenues are earned by June 30 and are expected to be collected within six months after year-end, except for property taxes). For property taxes, the City uses a 60 day collection period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except expenditures related to debt service, compensated absences and claims and judgments, which are recorded only when payment is due.

Entitlements, other taxes and shared revenues are all considered to be susceptible to accrual and revenue recognition in the current fiscal period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other grant requirements have been met. For the governmental fund statements, grant revenue earned but not expected to be received within six months of year end is a deferred inflow of resources. Changes in fair value of investments are recognized in investment income at the end of the year.

All other revenue items are considered to be measurable and available only when the City receives cash.

Because different measurement focuses and basis of accounting are used in the government-wide statement of net position and in governmental fund balance sheets, amounts reported as *restricted fund balances* in governmental funds may be different from amounts reported as *restricted net position* in the statement of net position.

D. Budgets and Budgetary Accounting

The City prepares its annual budget on a basis consistent with generally accepted accounting principles with such exceptions as eliminating compensated absences. The City uses the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

- According to the laws of the State of Arizona, all operating budgets must be approved by their governing board on or before the second Monday in August to allow sufficient time for legal announcements and hearings required for the adoption of the property tax levy on the third Monday in August.

- In April, the proposed budget for the following fiscal year is presented by the City Manager to the City Council. The budget includes proposed expenditures and the means of financing them. Public meetings are held to obtain citizen comment.

- Prior to June 30, the City Council legally enacts the budget, through the passage of a resolution. The resolution sets the limit for expenditures for the year, within the voter mandated state expenditure limitation. Additional expenditures may be authorized if directly necessitated by a natural or man-made disaster as prescribed in the state constitution.

- The maximum legal expenditure permitted for the year is the total budget as adopted. The expenditure appropriations in the adopted budget are maintained in the City's financial system by department within individual funds. Departmental appropriations may be amended during the year, within administrative guidelines and adopted Council policies.

- The initial budget for the fiscal year may be amended during the year in a legally permissible manner.

- The City Manager is generally authorized to transfer budgeted amounts within any specific fund's expenditure appropriation. Any budget revisions requiring a transfer between funds must be approved by the City Council. Additionally, budget revisions involving the use of contingency budgets must be approved by the City Council.

- All unencumbered expenditure appropriations expire at the end of the fiscal year.

- Encumbered amounts are re-budgeted in the following year as deemed appropriate and necessary after review by the Budget Office staff. Budgetary carry forwards are approved by the City Council.

- All funds of the City, except the fiduciary funds, have legally adopted budgets. Formal integration of these budgets into the City's financial systems is employed as a management control device during the year for all funds.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

I. Deposits and Investments

Cash Equivalents
The City considers short-term investments (including restricted assets) in the State of Arizona investment pool, mutual fund money market, U.S. Treasury bills and notes with maturities of three months or less at acquisition date to be cash equivalents.

Investments
The City's funds are invested in accordance with the City's investment policy and Arizona Revised Statutes. The City's policy is to invest in obligations of the U.S. Government or any of its agencies and instrumentalities, certificates of deposit, bankers' acceptances, commercial paper, money market funds, repurchase agreements, corporate securities, the State of Arizona local government investment pool and State of Arizona debt including counties, incorporated cities, towns or duly organized school districts.

Funds held by trustees related to the issuance of bonds and certain loan programs are invested in accordance with contractual agreements and trust documents.

The City generally reports investments at fair value in the balance sheet and recognizes the corresponding change in the fair value of investments in the year in which the change occurred. The fair value of participants' position in the Local Government Investment Pool approximates the value of the pool shares. Other non-pooled investments are also generally carried at fair value. The fair value of non-pooled investments is determined annually and is based on current market prices. The fair value of investments in open-end mutual funds is determined based on the funds' current share price.

Except for certain specific investments, generally those held in trust for a specific purpose, the City maintains pooled cash and investments, and allocates interest income based on a fund's proportionate cash balance. Investment income related to certain special revenue funds is allocated to the General Fund. Non-pooled investment income is recorded in the fund that held the specific investments.

II. Receivables

All receivables are shown net of an allowance for uncollectible accounts. For trade accounts receivable (miscellaneous receivables and utility billing receivables), amounts outstanding in excess of 90 days are included in the allowance.

Lease receivables are calculated as the net present value of future lease payments for the term of the lease as defined by GASB Statement #87.

III. Inventory and Prepaid Items

Inventories are valued at cost and the City uses the first-in, first-out (FIFO) flow assumption in determining cost and consist of expendable supplies. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of a prepaid item is recorded as an expense when consumed rather than purchased.

IV. Restricted Assets

Certain proceeds of the City's bonds, as well as certain resources set aside for their repayment, are classified as restricted on the balance sheet, or statement of net position, because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

V. Capital Assets

Capital assets, which include property, plant, equipment, right of use leased and subscription assets, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than $100,000 for Buildings and Improvements, Water and Sewer Systems, Storm Drainage Systems and Infrastructure systems (streets, etc.) and $25,000 for all other asset categories (except land) and an estimated useful life of greater than one year. Capital assets are recorded at the cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major improvements are capitalized and depreciated over the remaining useful lives of the related capital assets.

Property, plant and equipment is depreciated using the straight-line method over the following estimated useful lives:

Assets	Useful life (Years)
Water rights	50
Buildings and improvements	20-40
Water and sewer systems	5-40
Storm drainage systems	40
Park facilities and landscape	40
Street system	20
Streetlights and traffic control devices	10
Equipment, furniture and fixtures	7
Vehicles	3-15
Computers/software	3
Right to use lease assets	Varies
Right to use SBITA	Varies

Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation) or net realizable value, if lower, as of the date of the transfer.

Intangible right-to-use lease assets are amortized over the shorter of the lease term or the useful life of the underlying asset, unless the lease contains a purchase option that the City is reasonably certain of being exercised—then the lease asset is amortized over the useful life of the underlying asset.

Intangible right-to-use subscription assets are amortized over the shorter of the subscription term or the useful life of the underlying IT assets.

VI. Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary statements consists of unpaid, accumulated leave balances. Annual leave, based on a graduated scale of years of employment, is credited to each employee as it accrues. The maximum allowed accrued leave is 360 hours for permanent employees and 504 hours for Fire department employees. Employees are allowed to count in service years from other PSPRS or ASRS employers. Upon employment termination, payment is made to the employee for the unused leave. City employees are granted 8 hours of sick leave per month. The maximum an employee may accumulate varies according to union status. Upon resignation, employees who have at least five years of employment with the City and accumulated 200 hours or more of sick leave are entitled to a 50% payout. Additionally upon retirement, employees who have accumulated 200 hours or more of sick leave are entitled to a 50% payout. Any sick time accrued above the maximum allowed to be carried is paid out annually in December or May at a rate of 25%, or 50%, according to union or employment status, and the corresponding employees' sick leave is reduced to the allowable maximum.

For the governmental fund financial statements, compensated absences are accrued only when due. For the government-wide financial statements, as well as the proprietary fund financial statements, all of the outstanding vacation, compensatory time and benefits, as well as an estimate of the retirement sick-time payout for eligible employees, are recorded as a liability. Compensated absences are liquidated when mature by the various operating funds.

In accordance with GASB Statement No. 101, Compensated Absences, the City also recognizes a liability for unused sick leave that is expected to be used rather than forfeited, based on historical usage patterns.

VII. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts in the period in which the bonds are issued. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

The long-term debt of the City is serviced by various debt service funds, according to the type of debt and the funds benefiting from that debt.

VIII. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future periods(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until that time. The City reports deferred outflows related to pensions and other postemployment benefits (OPEB), deferred outflows related to bond refunding and excess consideration provided for acquisitions.

In addition to liabilities, the statement of net position and the balance sheet of governmental funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows related to pensions and OPEB in the statement of net position, unavailable revenue reported from property taxes and grant or intergovernmental revenues in the balance sheet of governmental funds, and deferred inflows from leases in both reports.

IX. Pension and Other Postemployment Benefits

For purposes of measuring the net pension and other postemployment benefits (OPEB) assets and liabilities, deferred outflows of resources and deferred inflows of resources related to pensions and OPEB, and pension and OPEB expense, information about the plans' fiduciary net position and additions to or deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

X. Net Position

In the government-wide and proprietary fund financial statements, net position is reported in three categories: net investment in capital assets, restricted, and unrestricted. The net investment in capital assets balances are separately reported because capital assets make up a significant portion of net position. Restricted balances account for the portion of net position restricted by external resource providers or through enabling legislation. Unrestricted balances are the remaining balances not included in the previous two categories.

XI. Fund Balance policies

In the fund financial statements, governmental funds distinguish between nonspendable and spendable fund balances. Nonspendable balances include amounts that cannot be spent because they are not in a spendable form, such as inventory or prepaid items, or because resources legally or contractually must remain intact. Spendable balances are further classified as restricted, committed, assigned and unassigned based on the relative strength of the constraints that control how specific amounts can be spent.

Restricted fund balances include amounts that can be spent only for the specific purposes stipulated by external resource providers (creditors, grantors, etc.) or through enabling legislation.

Committed fund balances includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. Such commitments are created by legislative action of the City Council, the City's highest level of decision making authority, by resolution or ordinance and would require the same legislative action to reverse. Ordinances and resolutions both require public votes of the Council and, although the uses may differ, they are both considered to be of the highest level of decision making authority for the City. Commitment must be made or removed prior to June 30 in order to be reported in or removed from the financial statements. Much of the authority to commit fund balance is established in the City's Council adopted *Principals of Sound Financial Management*.

Amounts in the *assigned* fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. The authority to make assignments has been delegated by the City Council to the Chief Financial Officer.

Unassigned fund balances represent the residual net resources in excess of the other classifications. The General Fund is the only fund that can report a positive unassigned fund balance and any governmental fund can report a negative unassigned fund balance.

As previously noted above, generally, the City would first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available. The order in which the City would apply resources when multiple categories of unrestricted fund balance are available is as follows: committed, assigned and unassigned.

XII. Interfund Transactions

Interfund transactions, consisting of services performed for other funds or costs billed to other funds are treated as expenditures in the fund receiving the services and as a reimbursement reducing expenditures in the fund performing the services, except for utility services provided to other City departments, which are recorded as revenue in the Utility Enterprise funds. In addition, transfers are made between funds to shift resources from a fund legally authorized to receive revenue to a fund authorized to expend the revenue.

XIII. Stabilization arrangements

The City has set aside funds for various stabilization arrangements. It is the City's intent that situations allowing for the use of stabilization resources will be for non-routine situations. The authority for the stabilization arrangements is in the Council adopted *Principles of Sound Financial Management*. The governmental fund stabilization arrangements are shown as committed fund balance on the governmental fund financial statements. The City has the following stabilization arrangements at June 30, 2025:

- Budget stabilization reserve – Maintained in the General Fund (10% of the average general fund revenues for the preceding five years) and the Half-Cent Sales Tax Fund (35% of the average fund revenues for the preceding five years). These reserves may be used to provide funding to deal with fluctuations in fiscal cycles and operating requirements that exceed $500,000. Any use of these reserves must be formally approved by the City Council and include a repayment plan to restore the reserve within the three fiscal years following the year in which the event occurred. Funding in excess of the stabilization reserve may be assigned by management for other purposes as approved by City Council, including debt service, capital, economic development, community promotions or other specific city operational expenditures.

- Emergency reserve – Maintained in the General Fund (10% of the average general fund revenues for the preceding five years) and is for unexpected, large-scale events where damage in excess of $250,000 is incurred and immediate remedial action must be taken to protect the health and safety of residents (e.g. floods, fires, storm damage). Usage of the emergency reserve must be approved by City Council, but the City Manager may utilize these funds when immediate action must be taken to protect the health and safety of residents. The City Manager must then provide a summary report to the City Council as soon as practical on the usage of these funds. The City shall strive to restore the Emergency Reserve to the 10% level within the next fiscal year following the fiscal year in which the event occurred.

- Operating Reserve - Maintained in the General Fund (15% of the average general fund revenues for the preceding five years) and is for unexpected events whose impact exceeds $500,000, such as failure of the State to remit shared revenues, unexpected mandates, unexpected loss of State Shared revenues, continuance of critical city services due to unanticipated events, or to offset unexpected loss of a significant funding source for the remainder of the fiscal year. Any use of these reserves must be formally approved by the City Council and include a repayment plan to restore the reserve within the two fiscal years following the year in which the event occurred.

- Enterprise Operating Fund Working Capital Reserve – Maintained in the Water Utility Fund (25% of the operating expenses of the fund for the fiscal year), the Wastewater Utility Fund (25% of the operating expenses of the fund for the fiscal year), and the Solid Waste Utility Fund (20% of the operating expenses of the fund for the fiscal year). These reserves are to provide the City with a comfortable margin of safety to address emergencies and unexpected declines in revenue without borrowing.

- Rate Stabilization Reserve – In the Water and Wastewater Utility Funds (5% of the average fund revenues for the preceding three fiscal years). These funds may be used to moderate significant rate increases. In the event these funds are used, the City shall strive to restore the reserve to the 5% level within the next three fiscal years following the year in which the funds were used.

- Debt Stabilization Reserve – In the Water and Wastewater Utility Funds (50% of the maximum annual debt service payment of the fund in the next five fiscal years) and the Half-Cent Sales Tax fund ($1,000,000). The Debt Stabilization Reserve is intended to provide additional security to insure the City's ability to meet debt service obligations. In the event the Debt Stabilization Reserve is used, the City shall strive to restore the fund to the defined level within the three fiscal years following the year in which the funds were used.

- Asset Maintenance Reserve - In the Water and Wastewater Utility Funds (2% of the enterprise fund infrastructure assets). The Asset Maintenance Reserve may be used to provide funding for the repair and maintenance of critical enterprise infrastructure. In the event the Asset Maintenance Reserve is used, the City shall strive to restore the fund to the defined level within the three fiscal years following the year in which the funds were used.

- Capital Equipment Replacement Reserves – The City maintains various capital equipment replacement reserves to fund future replacement of certain capital equipment, primarily vehicles and computers. The annual internal charges to the operating funds are determined as part of the annual budget process.

F. Property taxes

The City Council adopts the annual tax levy each year on or before the third Monday in August as determined by the Maricopa County Assessor. For locally assessed property, the value is determined as of January 1 of the preceding year, known as the valuation year. For utilities and other centrally valued properties, the value is determined as of January 1 of the tax year. The City has an enforceable claim on the property when the property tax is levied. Levies are due and payable in two installments, on October 1 and March 1, and become delinquent on November 1 and May 1, respectively. Delinquent amounts bear interest at the rate of 16 percent. A lien is placed on the property at the time the tax bill is sold. Maricopa County, at no charge to the taxing entities, bills and collects all property taxes. Public auctions for sale of delinquent real estate taxes are held in February following the May 1 date upon which the second half taxes become delinquent.

G. Tax Abatements

The City previously entered into tax abatement agreements as defined by GASB Statement 77. The tax abatements agreements from prior fiscal years have expired. It is the City's policy to review each agreement individually and in the aggregate annually. For the fiscal year ended June 30, 2025, no tax abatement agreements were noted that were applicable to fiscal year 2025.

H. Joint Ventures

The City participates in the Regional Wireless Cooperative (RWC), an association of municipalities formed in 2008 to oversee the administration, operation, management, and maintenance of an expanding regional communications network. The RWC was formed through a governance structure founded on the principles of cooperation for the mutual benefit of all members and has expanded to serve a still-growing list of cities, towns, and fire districts, along with many other area entities who serve public safety needs. A regional radio communications network was built to seamlessly serve the interoperable communication needs of first responders and other municipal radio users in and around the Phoenix Metropolitan Region. Financial responsibilities are shared by all members based on their relative size and is measured by the number of subscriber units (radios) on the network.

The City records its share of contributions to the RWC, third party contributions paid to the RWC for the benefit of the City, and equity in the joint venture in the City's governmentwide financial statements. The City's equity balance as of June 30, 2025 was $1,417,076. The RWC Annual Comprehensive Financial Statement is available from the Regional Wireless Cooperative, 200 West Washington Street, 12th Floor, Phoenix, Arizona, 85003-1611.

I. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the statement of net position/balance sheet and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

J. Leases and subscription-based information technology arrangements

Leases

As lessee, the City recognizes lease liabilities with an initial, individual value of $100,000 or more. The City uses its estimated incremental borrowing rate to measure lease liabilities unless it can readily determine the interest rate implicit in the lease. The City's estimated incremental borrowing rate is based on the average of recently issued debt.

As lessor, the City recognizes lease receivables with an initial, individual value of $100,000 or more. If there is no stated rate in the lease contract (or if the stated rate is not the rate the City charges the lessee) and the implicit rate cannot be determined, the City uses its own estimated incremental borrowing rate as the discount rate to measure lease receivables. The City's estimated incremental borrowing rate is calculated as described above.

Subscription-based information technology arrangements

The City recognizes subscription liabilities with an initial, individual value of $100,000 or more. The City uses its estimated incremental borrowing rate to measure subscription liabilities unless it can readily determine the interest rate implicit in the arrangement. The City's estimated incremental borrowing rate is calculated as described above.

K. New Accounting Principles

GASB has issued the following pronouncements that may effect future financial position, results of operations, cash flows, or financial presentation of the City upon implementation. The City has not fully determined the effect these pronouncements will have on the City's financial statements.

GASB Statement No.	GASB Accounting Standards	Effective Dates
101	Compensated Absences	The requirements of this Statement were implemented in fiscal year ending June 30, 2025 and resulted in no impact on beginning balances.
102	Certain Risk Disclosures	The requirements of this Statement were implemented in fiscal year ending June 30, 2025 and resulted in no impact on beginning balances.
103	Financial Reporting Model Improvements	The requirements of this Statement are effective for the fiscal year that ends June 30, 2026.
104	Disclosure of Certain Capital Asset Disclosures	The requirements of this Statement are effective for the fiscal year that ends June 30, 2026.

2. DEPOSITS AND INVESTMENTS

A. Deposits

The City maintains a cash and investment pool that is available for use by all funds. Certain restricted funds are not part of the City's pool, but rather are maintained with trustees as required by contractual commitments.

At June 30, 2025, the carrying amount of the City's deposits was $44,975,233 and the bank balance was $43,847,638. The entire bank balance was covered by federal depository insurance or collateralized by the City's agent in the City's name or in the Municipal Development Authority, Inc.'s name. The difference between the City's carrying amount and the bank balance of $1,127,595 represents deposits in transit, outstanding checks and other reconciling items.

The City's cash with fiscal agent balance at June 30, 2025 was $15,633. The City maintains cash on hand balances in the form of petty cash and change funds. At June 30, 2025, the total amount of these balances was $8,455.

B. Investments

The City invests in obligations that fall within the authorization of State of Arizona laws, the City's regulations and investment policy and applicable legal and contractual commitments.

Interest rate risk: In order to limit interest and market rate risk, State law and the City's investment policy sets a maximum maturity on any investment of five years with a minimum of 20% invested for a period of one year or less. At June 30, 2025, 38.4% of the City's investments have a maturity of less than one year.

Credit risk: State law and the City's investment policy limits the purchase of Commercial Paper to prime quality securities rated within the top two ratings by a nationally recognized statistical rating organization. The City's investment policy limits the purchase of Corporate Bonds or Notes to those securities rated at least A-/A3 or equivalent at the time of purchase by a nationally recognized statistical rating organization and with a maximum maturity of three years. The City's investment policy also limits the purchase of Banker's Acceptances to those securities rated Aa or better at the time of purchase by two nationally recognized statistical rating organizations and with a maximum maturity of 180 days. At June 30, 2025, the City's investments include $30.3 million in Commercial Paper and $158.5 million in Corporate Notes. State law and the City's investment policy also restricts investments in certificates of deposit (CD) to fully collateralized or insured from eligible Arizona depositories limited on a statewide basis by their capital structure on a quarterly basis. Such CDs are further collateralized to 110% with pledged securities held by an independent custodian approved by the City. City policy requires that securities underlying repurchase agreements must have a collateralization level of at least 102 percent of the market value of principal and accrued interest.

Investment Type	S&P Ratings range
Agency coupon securities	A-1+ to AA+
Commercial Paper	A-1 to A-1+
Corporate Bonds	BBB+ to AA+
Asset Backed Securities	AAA

The City's investment in the State of Arizona local government investment pool is limited to a pool (Pool 7) that invests only in government securities. Pool 7 is not rated.

Concentration of credit risk: The City's investment policy sets diversification limits on both security types and length of maturity. As of June 30, 2025, the City's investments include 49.2% in U.S. Treasury Notes, 22.8% in Corporate securities, 14.5% in Money Market Investments, 5.8% in Asset Backed Securities, 4.4% in Commercial Paper,1.6% in the State of Arizona local government investment pool,1.5% in U.S. Agency Coupon securities, and 0.2% in Bank Notes.

There were no investments in any one issuer, excluding U.S. governments that represent 5% or more of total City investments.

Custodial credit risk: To control custodial credit risk, State law and the City's investment policy requires all securities and collateral to be held by an independent third party custodian in the City's name. The custodian provides the City with monthly safekeeping statements.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments classified as Level 2 inputs are valued using a matrix pricing model. The City has the following recurring fair value measurements as of June 30, 2025:

- All U.S. Treasury securities are valued using quoted prices in active markets (Level 1)
- All agency coupon securities are valued using other observable inputs (Level 2)
- All commercial paper is valued using other observable inputs (Level 2)
- All corporate bonds are valued using other observable inputs (Level 2)
- All asset backed securities are valued using other observable inputs (Level 2)

The City's cash and investments are combined with the State's pooled investments, and therefore, do not represent specific identifiable investments. The State categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles as described above. The City's investment in the State of Arizona's local government investment pool and the money market funds are stated at fair value, which also approximates the value of the investment upon withdrawal.

At June 30, 2025, the City's total investments of $695,687,735 included the following:

	Investment Maturities in Years					
	Less than 1	1-2	2-3	3-4	Over 4	Fair Value
Investments:						
U.S Treasury notes	$ 100,590,351	$ 28,665,177	$ 59,154,063	$ 99,545,828	$ 54,418,975	$ 342,374,394
Bank note	-	1,209,459	-	-	-	$ 1,209,459
Agency coupon securities	10,176,408	-	-	-	-	10,176,408
Commercial paper	30,324,932	-	-	-	-	30,324,932
Corporate notes	13,690,892	30,784,509	69,293,510	38,101,499	6,597,975	158,468,385
Asset Backed Securities	-	1,608,586	13,270,097	10,117,231	15,864,439	40,860,353
Mutual fund-money market	101,117,952	-	-	-	-	101,117,952
State of Arizona LGIP	11,155,852	-	-	-	-	11,155,852
Total Investments	$ 267,056,387	$ 62,267,731	$ 141,717,670	$ 147,764,558	$ 76,881,389	$ 695,687,735

3. DEFICITS IN FUND EQUITY/EXCESS OF EXPENDITURES OVER APPROPRIATIONS

At June 30, 2025, the following funds reported a deficit in fund balance/net position.

- Non-Major Governmental Fund: Non-Bond Debt Service Fund

The Non-Bond Debt Service Fund deficit resulted from the timing of debt service transfers into the fund and the debt service payments being made out of the fund.

For the year ended June 30, 2025, expenditures, including capital outlay and transfers, did not exceed budget at the fund level (i.e. the level of budgetary control) in any funds.

4. ACCOUNTS RECEIVABLE AND ALLOWANCE FOR DOUBTFUL ACCOUNTS

Accounts receivable are recorded in the various funds and displayed in the financial statements net of an allowance for uncollectible accounts as follows at June 30, 2025.

Fund	Receivables	Allowance	Net
Governmental activities:			
General fund	$ 20,121,533	$ 6,621,735	$ 13,499,798
Highway user revenue fund	426,481	-	426,481
Transportation sales tax fund	1,836,164	-	1,836,164
GO bond debt service fund	136,898	136,898	-
Other grants fund	4,775,799	967,965	3,807,834
Other governmental funds	398,040	12,734	385,306
Total governmental funds	27,694,915	7,739,332	19,955,583
Internal service funds	137,716	-	137,716
Business-type activities:			
Water utility fund	9,725,697.00	352,464.00	9,373,233.00
Wastewater utility fund	3,500,517	221,212	3,279,305
Solid waste utility fund	2,867,766	130,843	2,736,923
Stadium fund	5,904	-	5,904
Storm drain utility fund	202,491	19,808	182,683
Total enterprise funds	16,302,375	724,327	15,578,048
Grand totals	$ 44,135,006	$ 8,463,659	$ 35,671,347

5. DUE FROM OTHER GOVERNMENTS

The City has due from other government receivables from various governments, including the Federal, State and County government. At June 30, 2025, significant receivables due to the City included $1,510,421 from the State of Arizona for State Shared Sales Tax revenues recorded in the General fund, $1,486,130 from the State of Arizona for Highway User Revenue Fees recorded in the Highway User Revenue Fund, $1,240,197 from the State of Arizona for WIFA water structure grants, $1,231,187 for WIFA AMI meter system infrastructure grants, and $1,224,546 for WIFA loan receivable. Most other receivables are comprised of taxes or various grants due from other governments and agencies.

6. CAPITAL ASSETS

A summary of capital asset activity, for the government-wide financial statements, for the year ended June 30, 2025, follows:

	Balances June 30, 2024	Additions/ Transfers In	Disposals/ Transfers Out	Balances June 30, 2025
Governmental Activities:				
Non-depreciable assets:				
Work in progress	$ 44,049,553	$ 55,233,607	$ (14,736,746)	$ 84,546,414
Land	456,198,377	11,800,541	(2,610,813)	465,388,105
Intangible asset-SBITA	-	11,471,665	-	11,471,665
Total non-depreciable assets	500,247,930	78,505,813	(17,347,559)	561,406,184
Depreciable and amortizable assets:				
Buildings & improvements	205,991,298	2,140,462	-	208,131,760
Equipment; furniture	48,006,222	678,382	-	48,684,604
Vehicles	39,796,321	12,674,166	(2,581,683)	49,888,804
Street system	549,647,311	28,039,583	(21,650,892)	556,036,002
Park system	145,569,677	1,864,468	-	147,434,145
Lease equipment; furniture	5,808,734	-	-	5,808,734
Lease property	880,394	-	-	880,394
Intangible asset-SBITA	6,844,936	2,816,517	(505,506)	9,155,947
Total depreciable and amortizable assets at historical cost	1,002,544,893	48,213,578	(24,738,081)	1,026,020,390
Less accum. depreciation:				
Buildings & improvements	(106,133,850)	(5,215,910)	-	(111,349,760)
Equipment; furniture	(44,418,114)	(1,957,446)	-	(46,375,560)
Vehicles	(28,934,907)	(4,911,526)	2,571,732	(31,274,701)
Street system	(278,674,828)	(26,753,963)	21,650,892	(283,777,899)
Park system	(50,105,510)	(3,665,238)	-	(53,770,748)
Less accum. amortization:				
Lease equipment; furniture	(658,007)	(711,867)	-	(1,369,874)
Intangible asset-SBITA	(2,193,187)	(2,166,773)	505,506	(3,854,454)
Total accumulated depreciation and amortization	(511,118,403)	(45,382,723)	24,728,130	(531,772,996)
Total depreciable assets, net	491,426,490	2,830,855	(9,951)	494,247,394
Governmental activities capital assets, net	$ 991,674,420	$ 81,336,668	$ (17,357,510)	$ 1,055,653,578

	Balances June 30, 2024	Additions/ Transfers In	Disposals/ Transfers Out	Balances June 30, 2025
Business-type Activities:				
Non-depreciable assets:				
Work in progress	$ 158,768,350	$ 46,636,551	$ (27,660,428)	$ 177,744,473
Land	18,824,524			18,824,524
Total non-depreciable assets	177,592,874	46,636,551	(27,660,428)	196,568,997
Depreciable assets:				
Buildings & improvements	80,097,774			80,097,774
Equipment; furniture	23,255,389	987,409	(10,005,236)	14,237,562
Vehicles	24,131,631	7,234,313	(3,248,838)	28,117,106
Surface water system	124,472,100	3,067,120		127,539,220
Water rights	12,889,809			12,889,809
Water system	464,710,327	27,240,847	(13,665,243)	478,285,931
Wastewater system	446,174,324	17,100,387	(549,662)	462,725,049
Lease equipment; furniture	12,868	-	-	12,868
Total depreciable assets at historical cost	1,175,744,222	55,630,076	(27,468,979)	1,203,905,319
Less accum. depreciation:				
Buildings & improvements	(38,970,272)	(2,279,852)		(41,250,124)
Equipment; furniture	(20,890,624)	(524,107)	10,005,236	(11,409,495)
Vehicles	(12,869,965)	(2,213,518)	2,723,087	(12,360,396)
Surface water system	(51,037,971)	(3,069,523)		(54,107,494)
Water rights*	(4,382,594)	(257,901)		(4,640,495)
Water system	(214,667,719)	(13,528,836)	13,665,243	(214,531,312)
Wastewater system	(197,248,824)	(11,945,635)	549,662	(208,644,797)
Less accum. amortization:				-
Lease assets	(3,861)	(2,574)		(6,435)
Total accumulated Depreciation/amortization	(540,071,830)	(33,821,946)	26,943,228	(546,950,548)
Total depreciable/amortizable assets, net	635,672,392	21,808,130	(525,751)	656,954,771
Business-type activities capital assets, net	$ 813,265,266	$ 68,444,681	$ (28,186,179)	$ 853,523,768

*The City's agreement with the Gila River Indian Community provides water rights to 7,000 acre-feet of water each year through 2057.

Depreciation and amortization expense was charged to governmental and business-type functions in the government-wide financial statements as follows:

Governmental activities:		Business-type activities:	
General government	$ 5,528,068	Water utility *	$ 14,260,727
Culture and recreation	6,774,218	Wastewater utility	12,494,915
Public safety	6,224,954	Storm drain utility	3,121,487
Development services	111,761	Stadium	2,175,645
Highway and streets	26,409,424	Solid waste	1,769,172
Public works	156,553		
Human services	177,745		
Total depreciation and amortization expense	$ 45,382,723	Total depreciation and amortization expense	$ 33,821,946

* Excludes amoritization of goodwill of $309,421.

7. LONG-TERM DEBT

A. General obligation bonds

General: General obligation (GO) bonds are issued, after approval of the City of Peoria voters at an authorized bond election, to finance the purchase or construction of major capital facilities. GO bonds are backed by the "full faith and credit" of the City and are repaid through the City's levying of property (ad valorem) taxes. There is no legal limit on the secondary property tax used for debt service on GO bonds.

Statutory Debt Limitation: Under the provisions of the Arizona Constitution, outstanding general obligation bonded debt for combined water, sewer, light, (after January 1, 1974) parks and open space, and (after December 7, 2006) public safety and transportation purposes may not exceed 20 percent of a City's net limited assessed valuation. Also, outstanding general obligation bonded debt for all other purposes may not exceed 6 percent of a City's net limited assessed valuation.

B. Revenue bonds

Water and Sewer Revenue Bonds: Water and Wastewater Revenue Bonds are issued for the construction, acquisition, and equipping of water and wastewater facilities and related systems and infrastructure. The bonds are backed by the revenues of the water and wastewater utilities.

C. Excise Tax/State Shared Revenue Obligations

Excise tax/state shared revenue obligations are issued for the construction, acquisition, and equipping of infrastructure, municipal facilities and other capital improvement projects. The obligations are backed by excise tax and state shared revenues that are not restricted by law or other regulation to be expended for other purposes.

D. Community Facilities District bonds

Community Facilities Districts (CFD's), are special purpose districts created specifically to acquire or construct public infrastructure within specified areas of the City. CFD's are authorized under state law to issue general obligation (GO) or revenue bonds to be repaid by property (ad valorem) taxes levied on property within the district (for GO debt), or by specified revenues generated within the districts (revenue bonds). CFD's are created by petition to the City Council by property owners within the area to be covered by the district, and debt may be issued in accordance with relevant state laws and regulations. Operation and maintenance expenditures, bonds and the repayment of bonds issued by these separate legal entities is the responsibility of the district, not the City. As the administrator for the district, the City collects the property taxes and makes the debt payments on behalf of the district.

The City Council formed the Vistancia Community Facilities District (VCFD) in October 2002. VCFD was subsequently authorized, by the voters of the district in November 2002, to issue up to $100,000,000 in general obligation bonds to construct public infrastructure within VCFD. VCFD issued general obligation bonds of $21,250,000, $23,550,000 and $22,760,000 in fiscal years 2003, 2005, and 2007, respectively, against this authorization. The VCFD refunded all these obligations during fiscal year 2016 through the issuance of $36,985,000 in general obligation bonds. In fiscal year 2021 the VCFD refunded the remaining 2016 refunding bonds through an issuance of $20,855,000 in general obligation bonds. Additionally, as part of the issuance in fiscal year 2021, the VCFD issued $1,870,000 in new general obligation bonds against the original $100,000,000 authorization.

The City Council formed the Vistancia West Community Facilities District (VWCFD) in August 2014. In December 2014, the VWCFD was authorized through an election to issue up to $9,000,000 of general obligation bonds to construct public infrastructure within the district. VWCFD issued taxable general obligation bonds of $35,000 in fiscal year 2015 and tax-exempt general obligation bonds of $3,000,000 in fiscal year 2017, and $2,590,000 in fiscal year 2020.

The City Council formed the Vistancia North Community Facilities District (VNCFD) in June 2020. In October 2020, the VNCFD was authorized through an election to issue up to $50,000,000 of general obligation bonds to construct public infrastructure within the district. VNCFD issued short-term taxable general obligation bonds of $15,987 and $18,950 in fiscal year 2022 and 2023, respectively. In fiscal year 2025, VNCFD issued tax-exempt general obligation bonds of $5.080,000.

The City Council formed the Mystic at Lake Pleasant Heights Community Facilities District (MCFD) in June 2020. In October 2020, the MCFD was authorized through an election to issue up to $65,000,000 of general obligation bonds to construct public infrastructure within the district. MCFD issued a short-term taxable general obligation bond of $56,572 in fiscal year 2022 and tax exempt general obligation bonds of $3,625,000 and $1,730,000 in fiscal years 2023 and 2025 respectively.

The City Council formed the Saddleback Community Facilities Districts 1, 2, 4 and 5 (SCFD) in June 2025, SCFD 3 was created in August 2025. In September 2025, the SCFDs were authorized through an election to issue up to $35,000,000, $75,000,000, $70,000,000, $75,000,000, and $45,000,000 of general obligation bonds in SCFD 1 through 5 respectively to construct public infrastructure within the districts.

E. Pledged revenues

The City has pledged certain future revenues to repay specific bonded debt as follows:

The City has pledged future water utility and wastewater utility revenues, net of specific operating expenses, to repay $35,190,000 in Revenue Refunding Bonds issued in 2020, $28,955,000 in Revenue Refunding Bonds issued in 2022 and $115,548,330 in Water Infrastructure Financing Authority loans issued between 2009-2024. The various bonds and loans were issued for the purchase or construction of various water or wastewater infrastructure including wells, treatment plants, pumping stations, a water utility and water and wastewater distribution or collection lines. At June 30, 2025, $82,721,212 in bonds and loans remain outstanding to be repaid by future water and wastewater revenues. For the fiscal year ended June 30, 2025, the pledged revenues, net of operating expenses available for service of this debt were $39,839,023. The debt principal and interest paid on this debt in fiscal year 2025 was $12,709,535, net of amortized premium.

The City has pledged certain revenues to repay $3,220,000 of Pledged Excise Tax 2018 Refunding Obligations and $21,495,000 of Pledged Excise Tax 2022 Refunding Obligations. Pledged revenues for these obligations include excise taxes and state shared revenues not specifically reserved by law or other regulation to be expended for other purposes. At June 30, 2025, $445,000 of the Pledged Excise Tax 2018 Obligation and $16,810,000 of the Pledged Excise Tax 2022 Obligations remained outstanding to be repaid by these future revenues. The obligations were issued to construct various City operational facilities and refund prior MDA bonds. For the fiscal year ended June 30, 2025, the pledged revenues, net of operating expenses available to service this debt were $248,923,264. The debt principal and interest paid on this debt in fiscal year 2025 was $3,502,742.

The City has pledged certain revenues for the repayment of $25,755,000 of the Pledged Transportation 2018 refunding obligations. The obligations were issued to refund prior MDA bonds originally issued to construct transportation infrastructure. Pledged revenues for this obligation include transportation sales tax, excise taxes and state shared revenues. At June 30, 2025, $3,415,000 of the Pledged Transportation 2018 obligations remained outstanding to be repaid by future revenues. For the fiscal year ended June 30, 2025, the pledged revenues, net of operating expenses available to service this debt were $268,504,568. The debt principal and interest paid on this debt in fiscal year 2024 was $3,503,665.

F. Direct Purchase and Loan Obligations

In September 2017, the City entered into a New Clean Renewable Energy Bond (NCREB) agreement to provide financing for solar renewable energy projects at several locations throughout the City. The City borrowed $5,199,304 for a term of 20 years, at a rate of 4.23%. The majority of the debt service payments will be funded from expected savings on the City's electricity bills.

In the event of default, the Lessor may take whatever action at law or in equity may appear necessary or desirable to enforce its rights under this Agreement or the Escrow Agreement or as a secured party in any or all of the Equipment or the Escrow Account or the Delivery Costs Account.

G. Tables

The following schedule summarizes the City's long-term liability activity for the year ended June 30, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
General obligation bonds	$ 156,295,000	$ 87,055,000	$ 13,560,000	$ 229,790,000	$ 18,110,000
General obligation WIFA loans	14,582,003	1,458,789	967,862	15,072,930	985,152
Excise tax revenue obligations	18,965,000	-	2,155,000	16,810,000	2,260,000
Direct purchase and loan obligations	11,799,618	-	4,028,267	7,771,351	4,088,633
CFD bonds	18,835,000	6,810,000	4,400,000	21,245,000	4,670,000
Total bonds payable	220,476,621	95,323,789	25,111,129	290,689,281	30,113,785
Net pension and other postemployment benefits liability	133,834,409	1,690,517	13,852,069	121,672,857	-
Compensated absences*	20,245,635	807,769	-	21,053,404	10,266,195
Claims payable	10,199,259	24,580,035	24,934,198	9,845,096	7,914,708
Leases payable	6,014,307	-	629,173	5,385,134	655,480
SBITA payable	4,003,815	10,746,348	2,125,028	12,625,135	2,150,695
Deferred bond premium	14,900,577	2,789,965	2,145,420	15,545,122	-
Governmental activities totals	$409,674,623	$135,938,423	$ 68,797,017	$ 476,816,029	$ 51,100,863
Business-type activities:					
Bonds and loans payable:					
Revenue bonds	$ 49,730,000	$ -	$ 5,975,000	$ 43,755,000	$ 6,280,000
WIFA loans	42,254,767	1,224,546	4,513,100	38,966,213	3,384,245
Net pension and other postemployment benefits liability	15,996,199	103,334	-	16,099,533	-
Compensated absences*	2,156,318	296,100	-	2,452,418	1,199,661
Claims payable	-	482,756	-	482,756	482,756
Leases payable	9,269	-	2,521	6,748	2,620
Deferred bond premium	4,962,634	-	757,957	4,204,677	-
Business-type activities totals	$115,109,187	$ 2,106,736	$ 11,248,578	$ 105,967,345	$ 11,349,282

* Additions and Reductions of compensated absences presented as net change in the liability

Bonds and loans payable at June 30, 2025 are comprised of the following:

Governmental Activities Debt

General Obligation Bonds	Maturity Dates	Net Interest Rate	Issue Amount	Outstanding June 30, 2025
Series 2012A	7/1/12-32	3.32	$ 14,715,000	$ 6,815,000
Series 2015A	7/15/16-35	2.98	30,325,000	19,415,000
Series 2015B	7/15/16-28	2.29	66,425,000	21,465,000
Series 2019	7/15/19-39	2.65	30,420,000	23,140,000
Series 2021	7/15/22-41	1.72	55,880,000	50,190,000
Series 2022	7/15/23-42	3.99	23,810,000	21,710,000
Series 2025	7/15/25-50	4.39	87,055,000	87,055,000
Total General Obligation Bonds			$ 308,630,000	$ 229,790,000
WIFA General Obligation Loans				
WIFA Series 2019	7/1/20-39	1.6	$ 6,288,130	$ 4,119,269
WIFA Series 2021	7/1/22-41	1.85	14,094,155	10,953,661
Total WIFA General Obligations			$ 20,382,285	$ 15,072,930
Excise Tax/State Shared Revenue Obligations				
Series 2022	7/15/22-32	2.73	$ 21,495,000	$ 16,810,000
Total Direct Purchase and Loan Obligations			$ 21,495,000	$ 16,810,000
Direct Purchase and Loan Obligations				
Taxable NCREBs	9/1/1937	4.23	$ 5,199,304	$ 3,911,351
Pledged Excise 2018	7/15/2025	2.01	3,220,000	445,000
Pledged Transportation 2018	1/15/2026	1.97	25,755,000	3,415,000
Total Direct Purchase and Loan Obligations			$ 34,174,304	$ 7,771,351
Community Facility District Bonds				
VCFD – Series 2020	7/15/21-26	0.87	$ 22,725,000	$ 8,080,000
VWCFD – Series 2016	7/15/18-29	4.15	3,000,000	1,455,000
VWCFD – Series 2019	7/15/20-29	4.00	2,590,000	1,440,000
VNCFD - Series 2024	7/15/25-49	4.93	5,080,000	5,080,000
MCFD – Series 2023	7/15/23-47	4.36	3,625,000	3,460,000
MCFD – Series 2025	7/15/25-47	4.95	1,730,000	1,730,000
Total Community Facility District Bonds			$ 38,750,000	$ 21,245,000

Business-Type Activities Debt

Revenue Bonds	Maturity Dates	Net Interest Rate	Issue Amount	Outstanding June 30, 2025
WWW Series 2020	7/15/21-29	0.53	$ 35,190,000	$ 16,475,000
WWW Series 2022	7/15/23-42	3.78	28,955,000	27,280,000
Total Revenue Bonds			$ 64,145,000	$ 43,755,000
WIFA Loans				
WIFA Series 2009	7/1/10-29	3.27	$ 4,371,597	$ 1,250,023
WIFA Series 2015	7/15/16-35	2.40	14,000,000	8,510,547
WIFA Series 2017	7/15/18-36	2.65	45,525,775	29,205,643
WIFA Series 2023	9/15/23-43	3.34	35,075,000	-
Total WIFA loans			$ 98,972,372	$ 38,966,213

The following table discloses the bond debt service requirements as of June 30, 2025, segregating principal and interest, for the next five years and in five-year increments thereafter.

	Governmental Activities*				Business-type Activities*	
	Bonds and General Obligation Loans		Notes from Direct Borrowings and Direct Placements			
Fiscal year	Principal	Interest	Principal	Interest	Principal	Interest
2026	$ 26,025,152	$ 9,185,769	$ 4,088,633	$ 234,789	$ 11,454,523	$ 4,331,591
2027	23,067,753	9,553,083	239,328	153,258	11,935,997	3,860,022
2028	15,105,669	8,835,123	250,360	143,018	10,442,017	3,455,739
2029	15,733,907	8,218,197	261,738	132,308	7,930,965	3,154,247
2030	13,537,471	7,622,137	273,473	121,113	7,373,901	2,892,984
2031-2035	65,942,685	29,864,927	1,556,554	419,574	36,800,166	10,956,684
2036-2040	58,459,358	18,938,149	1,101,265	78,811	29,036,348	5,324,631
2041-2045	36,310,809	10,227,198	-	-	18,178,633	1,166,590
2046-2050	26,875,000	4,322,451	-	-	-	-
2051	5,530,000	124,425	-	-	-	-
Totals	$ 286,587,804	$ 106,891,459	$ 7,771,351	$ 1,282,871	$ 133,152,550	$ 35,142,488

*Includes required principal and estimated interest payments for approved WIFA loans that have not fully drawn as of 6/30/25, the principal payments are contractual and the loans are expected to draw in FY2026.

Long-term compensated absences and net pension and OPEB liabilities of governmental activities are expected to be liquidated by the operating funds (primarily the General Fund, Highway User Revenue Fund, Transit Fund and utility funds) as they come due.

8. RISK FINANCING ACTIVITIES

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; workers' compensation; and health insurance. The City maintains a Risk Management Fund, an Employee Benefits Trust Fund and a Workers' Compensation Trust Fund (presented in the Self-Insurance Fund of the Internal Service Funds) to account for and finance its uninsured risks of loss. Premiums are paid into the internal service funds by the other operating funds and are available to pay claims, claim reserves and administrative costs of the program. These interfund premiums are used to fund claim expenses reported in the internal service funds. The City uses third party administrators to monitor the workers' compensation and health insurance claims programs. As with any risk retention program, the City is contingently liable with respect to claims beyond those actuarially projected.

Risk management -
The City is self-insured for general liability with a $1,000,000 self- insured retention (SIR) and a $4,000,000 general aggregate. The City purchases layers of excess coverage above the underlying policy limits. The City is self-insured for auto physical damage (collision and comp) on all city vehicles valued at under $100,000. The vehicles valued over $100,000 are insured for physical damage with a $25,000 deductible. All city autos have the $1,000,000 liability SIR. City property is insured through commercial insurance coverage with a $50,000 deductible. The City has and obtains other specialized polices as needed, in addition to the yearly insurance procurement process and package of coverages and policies.

The operating funds of the City pay monthly premiums to the risk management fund based upon a model taking into consideration multiple factors including prior loss experience, staffing, liability exposures, and operating budget.

Premium payments to insurance carriers are made directly from the risk management fund. There have been no settlements paid in excess of insurance in any of the past three years nor has insurance coverage been significantly reduced in recent years.

Workers' compensation -
On July 1, 2009, the City established a workers' compensation trust fund for work-related injuries to employees. For workers' compensation insurance, the City is self-insured up to $2,250,000 per claim for both public safety employees and for all other employees up to an aggregate stop loss of $5,000,000 for fiscal year 2025. Commercial insurance is purchased to cover claims above the self-insurance amounts.

Operating funds with employees covered under the workers' compensation insurance program pay monthly premiums to the workers' compensation fund based upon staffing levels.

Premium payments to insurance carriers, as well as third party administrator costs are made directly from the workers' compensation trust fund. Employee wages while off work for workers' compensation injuries (2/3rds of weekly wages) are also paid from this fund. There have been no settlements paid in excess of insurance in the last three years, nor has insurance coverage been significantly reduced in recent years.

Health insurance -
On January 1, 2010, the City established a health insurance trust fund for health insurance coverage for City employees and dependents. The City is self-insured for employee health claims up to $200,000 per claimant. Commercial insurance is purchased for claims in excess of those limits.

Premiums are collected through contributions from employee paychecks and department budgets. COBRA participants contribute 100% of the premiums for their insurance coverage. Premiums for the medical, vision, dental, and life insurance plans are determined prior to each renewal period by estimating the costs of claims and administration of the plan based on a number of factors including: the demographics of the group, previous claims history, plan design changes and any new mandated benefits.

Premium payments to insurance carriers, as well as third party administrator costs are made directly from the health insurance trust fund. There have been no settlements in excess of insurance in the past three years, nor has insurance coverage been significantly reduced in recent years.

Estimated liability –
The total claims liability of $9,845,096 reported in the Self-Insurance Fund at June 30, 2025, is based on the requirements of Governmental Accounting Standards Board Statement #10, which requires that liabilities be reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. The claims liability consists of $1,789,685 for liability/property claims, $6,128,761 for workers' compensation claims and $1,926,650 for health insurance claims.

The claims liability includes an estimated amount for claims that have been incurred but not reported (IBNR). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors. Non-incremental claims adjustment expenses are not included in the calculation. Changes in the Self-Insurance Fund's claims liability amount (claims only, exclusive of other insurance expenses) during the last two fiscal years are as follows:

Fiscal Year 2024:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claims Payments	Balance at Fiscal Year-end
Risk management	$ 1,206,273	$ 2,444,882	$ (1,306,586)	$ 2,344,569
Workers' comp	6,248,614	1,073,033	(1,331,491)	5,990,156
Health insurance	1,687,988	20,252,586	(20,076,040)	1,864,534
	$ 9,142,875	$ 23,770,501	$ (22,714,117)	$ 10,199,259

Fiscal Year 2025:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claims Payments	Balance at Fiscal Year-end
Risk management	$ 2,344,569	$ 1,385,213	$ (1,940,097)	$ 1,789,685
Workers' comp	5,990,156	1,196,811	(1,058,206)	6,128,761
Health insurance	1,864,534	21,998,011	(21,935,895)	1,926,650
	$ 10,199,259	$ 24,580,035	$ (24,934,198)	$ 9,845,096

9. LEASES

A. City as Lessee

The City has entered into lease agreements for trash compactors and body cameras. Lease terms were five to ten years. The City also entered into a sublease agreement for the right to use hanger space with a lease term of ten years. The lease assets are presented in the Government-wide financial statements and listed separately in Note 6.

The total amount of lease assets and the related accumulated amortization are as follows:

	Governmental Activities	Business-type Activities
Total intangible right-to-use lease assets	$ 6,689,128	$ 12,868
Less: accumulated amortization	(1,369,874)	(6,435)
Carrying Value	$ 5,319,254	$ 6,433

The following schedule details minimum lease payments to maturity for the County's leases payable at June 30, 2025:

	Governmental Activities		Business-type Activities*	
Fiscal year	Principal	Interest	Principal	Interest
2026	$ 655,480	$ 164,797	$ 2,620	$ 218
2027	679,590	144,564	2,725	113
2028	704,627	123,597	1,403	16
2029	732,356	101,816	-	-
2030	761,150	79,177	-	-
2031-2035	1,851,931	92,866	-	-
Totals	$ 5,385,134	$ 706,817	$ 6,748	$ 347

B. City as Lessor

In 2005, the City leased property and two office buildings in the P83 district. The original lease term, including available extensions, is 75 years. The lease payments are fixed and increase 2.5% per year. The implied interest rate on the lease is 3.81% which resulted in $312,824 of interest earnings in fiscal year 2025. Lease payments totaled $210,100 resulting in an interest receivable of $102,724.

In 2011 the City leased property to a sports medicine and training facility at the Peoria Sports Complex. The original lease term, including available extensions, is 70 years. The lease payments are fixed and increase 10% every five years. The implied interest rate on the lease is 3.02% which resulted in $77,120 of interest earnings in fiscal year 2025. Lease payments totaled $61,831 resulting in an interest receivable of $15,289.

In 2018, the City leased property for a cell tower at Fire Station #4. The original lease term, including available extensions, is 25 years. The lease payments are fixed and increase 4% per year. The implied interest rate on the lease is 2.49%. In fiscal year 2025, the City recognized $22,590 in payments against the receivable and $17,376 of interest earnings.

In 2021, the City leased property for a cell tower at Peoria Sports Complex. The original lease term, including available extensions, is 30 years. The lease payment has two components, an annual base rate that is fixed for the term of the lease, and a sub-lease fee that is fixed at a per sub-lessee rate. If the number of sub-lessees changes, the lease payment will change. All calculations are based on the current number of sub-lessees. The implied interest rate on the lease is 2.47% and 2.47-4.40% on the sub-lessees. In fiscal year 2025 the City recognized $29,052 in payments against the receivable and $25,063 of interest earnings.

In 2025, the City leased property for Western Maricopa Education Center Career and Technical District. The original lease term, including available extensions, is 10 years. The lease payments are fixed for the first three years and increase 2.5% every year for the remainder of the lease term. The implied interest rate on the lease is 4.40% which resulted in $38,026 of interest earnings and an interest receivable of $38,026. There were no lease payments made in fiscal year 2025.

10. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

The City has entered into various subscription-based information technology arrangements (SBITA) to provide software solutions. The SBITA terms range from two to thirteen years including options to extend that are reasonably certain to be exercised.

The City had contractual commitments related to subscription-based information technology arrangements for which the subscription term had not yet commenced at June 30, 2025, for Workday, Inc. At June 30, 2025, the City had made payments of $481,278 to Workday, Inc. and had remaining contractual commitments with Workday, Inc. of $12,142,786 , including the subscription liabilities that will be recognized at the commencement of the subscription terms. SBITA assets are presented in the Government-wide financial statements and listed separately in Note 6.

The total amount of subscription assets and the related accumulated amortization are as follows:

	Governmental Activities
Total intangible right-to-use subscription assets	$ 20,627,612
Less: accumulated amortization	(3,854,454)
Carrying Value	$ 16,773,158

The following schedule details minimum subscription payments to maturity for the County's subscriptions liability at June 30, 2025:

	Governmental Activities	
Fiscal year	Principal	Interest
2026	$ 2,150,695	$ 542,427
2027	1,646,046	443,542
2028	1,205,798	379,760
2029	629,197	335,142
2030	655,819	307,710
2031-2035	4,091,437	1,061,672
2036-2040	2,246,143	150,739
Totals	$ 12,625,135	$ 3,220,992

11. PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS

The City of Peoria contributes to the pension plans described below. The City of Peoria contributes to the Elected Officials Retirement Plan; however the plan is not described below because of its relative insignificance to the financial statements. The plans are component units of the State of Arizona.

A summary of pension and other postemployment benefit related items as of and for the year ended June 30, 2025, is presented below:

Plan	Net Pension and Other Postemployment Benefits Liability	Other Postemployment Benefits Asset	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension and Other Postemployment Expense
ASRS					
Governmental Activities	$ 67,341,255	$ 2,595,200	$ 12,852,983	$ 5,656,285	$ 6,235,317
Business-Type Activities	16,099,533	620,443	3,072,815	1,352,270	1,221,339
PSPRS					
Governmental Activities	54,331,602	1,578,189	39,397,780	5,934,651	12,790,693
	$ 137,772,390	$ 4,793,832	$ 55,323,578	$ 12,943,206	$ 20,247,349

The City of Peoria reported $29,609,468 of pension and OPEB contributions as expenditures in the governmental funds related to all plans to which it contributes.

A. Arizona State Retirement System

Plan Description. City of Peoria employees not covered by the other pension plans described after this section participate in the Arizona State Retirement System (ASRS). The ASRS administers a cost-sharing multiple-employer defined benefit pension plan, a cost-sharing multiple-employer defined benefit health insurance premium benefit (OPEB) plan, and a cost-sharing multiple-employer defined benefit long-term disability (OPEB) plan. The Arizona State Retirement System Board governs the ASRS according to the provisions of A.R.S. Title 38, Chapter 5, Articles 2 and 2.1. The ASRS is a component unit of the State of Arizona. The ASRS issues a publicly available financial report that includes its financial statements and required supplementary information. The report is available on the ASRS website at www.azasrs.gov.

Benefits Provided. The ASRS provides retirement, health insurance premium supplement, long-term disability, and survivor benefits. State statute establishes benefit terms. Retirement benefits are calculated on the basis of age, average monthly compensation, and service credit as follows:

	Retirement Initial Membership Date:	
	Before July 1, 2011	On or After July 1, 2011
Years of service and age required to receive benefit	Sum of years and age equals 80 10 years, age 62 5 years, age 50* Any years, age 65	30 years, age 55 25 years, age 60 10 years, age 62 5 years, age 50* Any years, age 65
Final average salary is based on	Highest consecutive 36 months of last 120 months	Highest consecutive 60 months of last 120 months
Benefit percent per year of service	2.1% to 2.3%	2.1% to 2.3%

*With actuarially reduced benefits

Retirement benefits for members who joined the ASRS prior to September 13, 2013, are subject to automatic cost-of-living adjustments based on excess investment earnings. Members with a membership date on or after September 13, 2013, are not eligible for cost-of-living adjustments. Survivor benefits are payable upon a members' death. For retired members, the retirement benefit option chosen determines the survivor benefit. For all other members, the beneficiary is entitled to the member's account balance that includes the member's contributions and employer's contributions, plus interest earned.

Health insurance premium benefits are available to retired or disabled members with 5 years of credited service. The benefits are payable only with respect to allowable health insurance premiums for which the member is responsible. For members with 10 or more years of service, benefits range from $150 per month to $260 per month depending on the age of the member and dependents. For members with 5 to 9 years of service, the benefits are the same dollar amounts as above multiplied by a vesting fraction based on completed years of service.

Active members are eligible for a monthly long-term disability benefit equal to two-thirds of monthly earnings. Members receiving benefits continue to earn service credit up to their normal retirement dates. Members with long-term disability commencement dates after June 30, 1999, are limited to 30 years of service or the service on record as of the effective disability date if their service is greater than 30 years.

Contributions. In accordance with state statutes, annual actuarial valuations determine active member and employer contribution requirements. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. For the current fiscal year, statute required active ASRS members to contribute at the actuarially determined rate of 12.27 percent (12.12 percent for retirement & health insurance benefits and 0.15 percent for long-term disability) of the members' annual covered payroll, and the City of Peoria was required by statute to contribute at the actuarially determined rate of 12.27 percent (12.05 percent for retirement, 0.07 percent for health insurance premium benefit, and 0.15 percent for long-term disability) of the members' annual covered payroll. These percentages led to City's contributions for the year ended June 30, 2025 of $9,089,084, $52,800, and $113,143 to the pension, health insurance premium benefit, and long-term disability plans, respectively.

In addition, the City of Peoria was required by statute to contribute at the actuarially determined rate of 10.19 percent (10.14 percent for retirement, 0.00 percent for health insurance premium benefit, and 0.05 percent for long-term disability) of annual covered payroll of retired members who worked in positions that would typically be filled by an employee who contributes to ASRS.

Liability. The net asset and net liabilities were measured as of June 30, 2024. The total liability used to calculate the net asset or liability was determined using update procedures to roll forward the total liability from an actuarial valuation as of June 30, 2023, to the measurement date of June 30, 2024. The City's proportion of the net assets or net liability was based on the City's actual contributions to the plan relative to the total of all participating employers' contributions for the year ended June 30, 2024, and the change from its proportion measured as of June 30, 2023.

At June 30, 2025, the City of Peoria reported the following asset and liabilities for its proportionate share of the ASRS' net/pension/OPEB asset or liability. In addition, the City's proportion for each plan measured as of June 30, 2024, and the change from its proportion measured as of June 30, 2023 was:

ASRS	Net pension/OPEB (asset) liability	Proportion June 30, 2024 %	Increase (decrease) from June 30, 2023
Pension	$ 83,427,048	0.52137	0.017
Health insurance premium benefit	(3,215,643)	0.53219	0.019
Long-term disability	13,740	0.52707	0.019

Pension/OPEB Expense and Deferred Outflows/Inflows of Resources. For the year ended June 30, 2025, the City of Peoria recognized the following pension and OPEB expense for ASRS.

ASRS	Pension/OPEB expense
Pension	$ 7,861,075
Health insurance premium benefit	(464,273)
Long-term disability	59,854

Deferred outflows/inflows of resources. At June 30, 2025, the City of Peoria reported deferred outflows of resources and deferred inflows of resources related to pensions and OPEB from the following sources:

	Pension		Health insurance premium benefit		Long-term disability	
	Deferred outflows of resources	Deferred inflows of resources	Deferred outflows of resources	Deferred inflows of resources	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	$ 4,656,820	$ -	$ 93,056	$ 776,452	$ 50,520	$ 36,590
Changes of assumptions or other inputs	-	-	-	33,355	9,942	82,254
Difference between projected and actual earnings on plan investments	-	5,327,730	-	221,045	-	15,007
Changes in proportion and differences between City contributions and proportionate share of contributions	1,839,432	455,273	16,814	50,595	4,185	10,255
City contributions subsequent to the measurement date	9,089,084	-	52,800	-	113,143	-
Total	**$ 15,585,336**	**$ 5,783,003**	**$ 162,670**	**$ 1,081,447**	**$ 177,790**	**$ 144,106**

The deferred outflows of resources related to ASRS pensions and OPEB resulting from contributions subsequent to the measurement date as reported in the table above will be recognized as an increase of the net asset or a reduction of the net liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ASRS pensions and OPEB will be recognized as expenses as follows:

Year ending June 30	Pension	Health insurance premium benefit	Long-term disability
2026	$ (1,912,775)	$ (602,174)	$ (26,042)
2027	4,952,349	(142,729)	(4,258)
2028	(1,348,624)	(141,452)	(23,732)
2029	(977,701)	(69,651)	(21,970)
2030	-	(15,571)	(9,003)
Thereafter	-	-	5,546

Actuarial Assumptions. The significant actuarial assumptions used to measure the total pension/OPEB liability are as follows:

Actuarial valuation date	June 30, 2023
Actuarial roll forward date	June 30, 2024
Actuarial cost method	Entry Age Normal
Investment rate of return	7.0%
Projected salary increases	2.9 - 8.4% for pensions/not applicable to OPEB
Inflation	2.3%
Permanent benefit increase	Included for pensions/not applicable for OPEB
Mortality rates	2017 SRA Scale U-MP for pensions and health insurance premium benefit
Recovery rates	2012 GLDT for long-tem disability
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2023, valuation were based on the results of an actuarial experience study for the 5-year period ended June 30, 2020.

The long-term expected rate of return on ASRS pension plan investments was determined to be 7 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, excluding any expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class of ASRS are summarized in the following table:

Asset Class	Target Allocation	Long-Term expected geometric real rate of return
Public equity	44%	4.48%
Credit	23%	4.40%
Real estate	17%	6.05%
Private equity	10%	6.11%
Interest rate sensitivity	6%	-0.45%
Total	100%	

Discount Rate. The discount rate used to measure the ASRS total pension/OPEB liability was 7 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the ASRS Board's funding policy, which establishes the contractually required rate under Arizona statute. Based on those assumptions, the plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension/OPEB liability.

Sensitivity of the Proportionate Share of the Net Pension/OPEB (Asset) Liability to Changes in the Discount Rate. The following table presents the City of Peoria's proportionate share of the net pension/OPEB (asset) liability calculated using the discount rate of 7.0 percent, as well as what the proportionate share of the net pension/OPEB (asset) liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
Net pension liability	$ 127,743,872	$ 83,427,048	$ 46,492,847
Net insurance premium benefit liability (asset)	(2,337,751)	(3,215,643)	(3,962,027)
Net long-term disability liability	47,273	13,740	(19,249)

Plan Fiduciary Net Position. Detailed information about the plans' fiduciary net position is available in the separately issued ASRS financial report. The report is available on the ASRS website at www.azasrs.gov.

B. Public Safety Personnel Retirement System

Plan Descriptions. City of Peoria public safety employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS). The PSPRS administers agent and cost-sharing multiple-employer defined benefit pension plans and agent and cost-sharing multiple-employer defined benefit health insurance premium benefit (OPEB) plans. A nine-member board known as the Board of Trustees and the participating local boards govern the PSPRS according to the provisions of A.R.S. Title 38, Chapter 5, Article 4.

The PSPRS issues a publicly available financial report that includes their financial statements and required supplementary information. The report is available on the PSPRS website at www.psprs.com.

Benefits Provided. The PSPRS provides retirement, health insurance premium supplement, disability, and survivor benefits. State statute establishes benefits terms. Certain retirement and disability benefits are calculated on the basis of age, average monthly compensation, and service credit as follows. See the publicly available PSPRS financial report for additional benefits information.

	Initial Membership Date:		
	Before January 1, 2012	On or After January 1, 2012 and before July 1, 2017	On or after July 1, 2017
Years of service and age required to receive benefit	20 years of service and any age or 15 years of service and age 62	15 years of service and age 52.5	15 years of service and age 55
Final average salary is based on	Highest 36 consecutive months of last 20 years	Highest 60 consecutive months of last 20 years	Highest 60 consecutive months of last 15 years
Benefit percent Normal retirement	50% less 4.0% for each year of credited service less than 20 years or plus 2.0% to 2.5% for each year of credited service over 20 years, not to exceed 80%	1.5 to 2.5% per year of credited service, not to exceed 80%	
Accidental disability retirement	50% or normal retirement, whichever is greater		
Catastrophic disability retirement	90% for the first 60 months reduced to either 62.5% or normal retirement, whichever is greater		
Survivor benefit Retired members	80% to 100% of retired member's pension benefit		
Active members	80% to 100% of accidental disability retirement benefit or 100% of average monthly compensation if death was the result of injuries received on the job		

Retirement benefits for employees who became a member on or after July 1, 2017, (Tier 3 members) are contingent upon which retirement plan is chosen by a member. This group of members has an irrevocable choice of enrolling in either the defined benefit plan (police employees) or a hybrid plan, which has elements of both a defined benefit and defined contribution plan (fire employees), or a defined contribution plan in lieu of the respective choices listed above (both police and fire employees). If enrolling in the defined benefit plan or hybrid plan, benefits (defined benefit portion only for the hybrid plan) commence the first day of the month following termination of employment and are based upon the following:

- Age 55 with 15 or more years of credited service: average monthly benefit compensation times a multiplier that varies by years of service, from 1.5 percent to 2.5 percent per year of service, times the number of years of service - up to a maximum of 80 percent of the average monthly benefit compensation.

- An individual who became a member on or after July 1, 2017, and reaches age 52.5 with at least 15 years of credited service may take an early retirement; however, the amount of his or her retirement benefit is actuarially reduced.

Retirement and survivor benefits are subject to automatic cost-of-living adjustments. The adjustments are based on inflation for PSPRS. In addition, the Legislature may enact permanent one-time benefit increases after a Joint Legislative Budget committee analysis of the increase's effect on the plan. PSPRS also provides temporary disability benefits of 50 percent of the member's compensation for up to 12 months.

Health insurance premium benefits are available to retired or disabled members with 5 years of credited service. The benefits are payable only with respect to allowable health insurance premiums for which the member is responsible. Benefits range from $100 per month to $260 per month depending on the age of the member and dependents.

Employees Covered by Benefit Terms. At June 30, 2025, the following employees were covered by the agent pension plan's benefit terms:

	PSPRS - POLICE		PSPRS - FIRE	
	Pension	**Health**	**Pension**	**Health**
Inactive employees or beneficiaries currently receiving benefits	120	120	68	68
Inactive employees entitled to but not yet receiving benefits	47	25	16	12
Active employees	109	109	128	128
Total	276	254	212	208

Contributions and Annual OPEB Cost. State statutes establish the pension contribution requirements for active PSPRS employees. In accordance with state statutes, annual actuarial valuations determine employer contribution requirements for PSPRS pension and health insurance premium benefits. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. Contributions rates for the year ended June 30, 2025, are indicated below. Rates are a percentage of active members' annual covered payroll.

	PSPRS - Police	PSPRS - Fire
Active members - pension	7.65%	7.65%
City of Peoria		
Pension	34.37%	30.81%
Health Insurance	0.22%	0.22%

In addition, the City of Peoria was required by statute to contribute at the actuarially determined rate of 19.53 percent for the PSPRS Police, and 13.29 percent for the PSPRS Fire, of annual covered payroll of retired members who worked in positions that would typically be filled by an employee who contributes to the PSPRS.

For the agent plans, the contributions to the pension plan and contributions for the health insurance premium benefit for the year ended June 30, 2025 were:

	PSPRS - Police	PSPRS - Fire
Pension:		
Contributions made	$ 13,526,042	$ 8,531,811
Health insurance premium benefit:		
Contributions made	56,035	26,270

Asset and Liability. At June 30, 2025, the City of Peoria reported the following assets and liabilities.

	Net pension-liability	Net OPEB asset
PSPRS - Police	$ 30,608,004	$ (679,465)
PSPRS – Fire	23,723,598	(898,724)

The net assets and net liabilities were measured as of June 30, 2024, and the total liability used to calculate the net asset or liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The significant actuarial assumptions used to measure the total pension/OPEB liability are as follows:

Actuarial Valuation Date	June 30, 2024
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry Age Normal
Inflation	2.50% for pensions/not applicable for OPEB
Salary Increases	3.25%-15.00%, including inflation, for pensions/not applicable for OPEB
Tier 1/2 Investment Rate of Return	7.20%
Tier 3 Investment Rate of Return	7.00%
Mortality Rates	Active Lives: PubS-2010 Employee mortality, adjusted by a factor of 1.03 for male members and 1.08 for female members, with generational improvements using 85% of the most recent projection scale (currently Scale MP-2021). 100% of active deaths are assumed to be in the line of duty. Inactive Lives: PubS-2010 Healthy Retiree mortality, adjusted by a factor of 1.03 for male retirees and 1.11 for female retirees, with generational improvements using 85% of the most recent projection scale (currently Scale MP-2021) Beneficiaries: PubS-2010 Survivor mortality, adjusted by a factor of 0.98 for male beneficiaries and adjusted by a factor of 1.06 for female beneficiaries, with generational improvements using 85% of the most recent projection scale (currently Scale MP-2021). Disabled Lives: PubS-2010 Disabled mortality, adjusted by a factor of 1.08 for male disabled members and 1.01 for female disabled members, with generational improvements using 85% of the most recent projection scale (currently Scale MP-2021)

Actuarial assumptions used in the June 30, 2024 valuation were based on the results of the 2022 experience study.

The long-term expected rate of return on PSPRS plan investments was determined to be 7.20 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Geometric Real Rate of Return*
U.S. Public Equity	24%	3.62%
International Public Equity	16%	4.47%
Global Private Equity	27%	7.05%
Core Bonds	6%	2.44%
Private Credit	20%	6.24%
Diversifying Strategies	5%	3.15%
Cash - Mellon	2%	0.89%
Total	100%	

Discount Rates. At June 30 2024, the discount rate used to measure the PSPRS total pension/OPEB liabilities was 7.20 percent, which was the same as the discount rate used as of June 30, 2023. The projection of cash flows used to determine the PSPRS discount rates assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, PSPRS plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension/OPEB liability.

Changes in the Net Pension/OPEB Liability

	Pension Increase (decrease)			Health insurance premium benefit Increase (decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Asset
PSPRS - POLICE						
Balances at June 30, 2023	$182,056,123	$143,011,535	$39,044,588	$2,159,357	$ 2,691,673	$(532,316)
Changes for the year:						
Service cost	3,126,970	-	3,126,970	51,444	-	51,444
Interest on the total liability	13,046,914	-	13,046,914	156,169	-	156,169
Differences between expected and actual experience in the measurement of the liability	4,826,289	-	4,826,289	(38,274)	-	(38,274)
Changes of assumptions or other inputs	-	-	-	-	-	-
Contributions – employer	-	12,915,087	(12,915,087)	-	49,451	(49,451)
Contributions – employee	-	1,171,088	(1,171,088)	-	-	-
Net investment income	-	15,428,021	(15,428,021)	-	268,241	(268,241)
Benefit payments, including refunds of employee contributions	(7,951,904)	(7,951,904)	-	(83,586)	(83,586)	-
Administrative expense	-	(77,439)	77,439	-	(1,204)	1,204
Net changes	13,048,269	21,484,853	(8,436,584)	85,753	232,902	(147,149)
Balances at June 30, 2024	$195,104,392	$164,496,388	$30,608,004	$2,245,110	$ 2,924,575	$(679,465)

	Pension Increase (decrease)			Health insurance premium benefit Increase (decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Asset
PSPRS - FIRE						
Balances at June 30, 2023	$152,332,501	$123,193,418	$29,139,083	$1,717,500	$ 2,356,250	$(638,750)
Changes for the year:						
Service cost	4,096,105	-	4,096,105	56,958	-	56,958
Interest on the total liability	11,029,311	-	11,029,311	125,837	-	125,837
Differences between expected and actual experience in the measurement of the liability	3,188,467	-	3,188,467	(157,953)	-	(157,953)
Changes of assumptions or other inputs		-	-		-	-
Contributions – employer	-	9,453,346	(9,453,346)	-	50,741	(50,741)
Contributions – employee	-	1,193,841	(1,193,841)	-	-	-
Net investment income	-	13,143,341	(13,143,341)	-	235,052	(235,052)
Benefit payments, including refunds of employee contributions	(6,487,460)	(6,487,460)	-	(53,457)	(53,457)	-
Administrative expense	-	(61,160)	61,160	-	(977)	977
Tiers 1 & 2 Adjustment	-		-	-	-	-
Net changes	11,826,423	17,241,908	(5,415,485)	(28,615)	231,359	(259,974)
Balances at June 30, 2024	$164,158,924	$140,435,326	$23,723,598	$1,688,885	$ 2,587,609	$(898,724)

Sensitivity of the Net Pension/OPEB (Asset) Liability to Changes in the Discount Rate. The following table presents City of Peoria's net pension/OPEB (assets) liabilities calculated using the discount rates noted above, as well as what the net pension/OPEB (asset) liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
PSPRS – Police			
Rate	6.20%	7.20%	8.20%
Net pension (asset) liability	$ 58,203,221	$ 30,608,004	$ 8,192,281
Net OPEB (asset) liability	(418,782)	(679,465)	(898,529)
PSPRS – Fire			
Rate	6.20%	7.20%	8.20%
Net pension (asset) liability	$ 48,151,969	$ 23,723,598	$ 3,852,629
Net OPEB (asset) liability	(696,094)	(898,724)	(1,069,469)

Plan Fiduciary Net Position. Detailed information about the pension plan's fiduciary net position is available in the separately issued PSPRS financial report. The report is available on the PSPRS website at www.psprs.com.

Expense. For the year ended June 30, 2025, the City of Peoria recognized the following pension and OPEB expense:

	Pension Expense	OPEB Expense
PSPRS – Governmental activities	$ 13,043,807	$ (253,114)

Deferred Outflows/Inflows of Resources. At June 30, 2024, the City of Peoria reported deferred outflows of resources and deferred inflows of resources related to pensions and OPEB from the following sources:

PSPRS – Police	Pension		Health Insurance Benefit Premium	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 6,127,653	$ 21,839	$ 10,176	$ 311,544
Changes of assumptions or other inputs	1,118,464	-	27,909	-
Net difference between projected and actual earnings on plan investments	-	2,467,401	-	31,525
Contributions subsequent to the measurement date	13,526,042	-	56,035	-
Total	$ 20,772,159	$ 2,489,240	$ 94,120	$ 343,069

PSPRS – Fire	Pension		Health Insurance Benefit Premium	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 8,024,051	$ 411,322	$ 25,030	$ 562,409
Changes of assumptions or other inputs	1,910,910	-	15,429	18,370
Net difference between projected and actual earnings on plan investments	-	2,083,754	-	26,487
Contributions subsequent to the measurement date	8,531,811	-	26,270	-
Total	$ 18,466,772	$ 2,495,076	$ 66,729	$ 607,266

The amounts reported as deferred outflows of resources related to pension and OPEB resulting from contributions subsequent to the measurement date will be recognized as an increase in the net asset or a reduction of the net liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions and OPEB will be recognized as expenses as follows:

	Pension		OPEB	
Year ending June 30:	PSPRS - Police	PSPRS - Fire	PSPRS - Police	PSPRS - Fire
2026	$ 1,301,761	$ 386,961	$ (175,308)	$ (144,029)
2027	3,946,862	3,284,687	(43,511)	(73,840)
2028	490,883	850,273	(63,367)	(126,207)
2029	(982,629)	1,099,317	(22,798)	(120,050)
2030	-	1,363,152	-	(82,116)
Thereafter	-	455,495	-	(22,565)

12. DEFERRED COMPENSATION PLAN

The City offers deferred compensation plans to its employees and management employees, created in accordance with Internal Revenue Code Section 457 and Section 401a. The plans permit participants to defer contributions into the plan until future years. The deferred compensation is not available to employees, under either plan, until termination, retirement, death or unforeseeable emergency. The City's fiduciary responsibility is that of exercising "due care" in selecting a third-party administrator. Federal legislation requires that Section 457 and 401a plan assets be held in trust for employees. This means that employee assets held in Section 457 and 401a plans are not the property of the City and are not subject to claims of the City's general creditors. Also, the City exercises no administrative control nor makes investment decisions. Therefore, the deferred compensation assets are not included in the City's Basic Financial Statements.

13. CONTINGENCIES, COMMITMENTS AND OTHER CLAIMS

The City is involved in litigation arising in the ordinary course of its operations. The City believes that its ultimate liability, if any, in connection with these matters will not have a material adverse effect on the City's financial position, changes in financial position, or liquidity. The City is self-insured for the first $1,000,000 of any occurrence and then has additional coverage up to $25.0 million.

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

The City has development agreements where, in return for developers constructing public infrastructure, the City agreed to reimburse the developer for the cost of such infrastructure at some future time contingent on the collection of impact fees and sales tax revenues.

The City had the following significant commitments as of June 30, 2025:

- $7,160,566 in the Streets Impact Fee Fund for 67th Avenue widening construction.
- $5,259,977 in the Half Cent Tax Fund for downtown redevelopment.
- $21,985,191 in the GO Bond and Outside Sources Funds for storm drain construction.
- $2,459,326 in the Excise Tax Bond Fund for Lake Pleasant Pkwy widening infrastructure.
- $1,551,019 in the GO Bond Capital Project Fund for public safety building improvements.
- $21,067,894 in the Solid Waste Revenue Bond Fund for fleet shop construction.
- $1,846,835 in the Water Utility Funds for upgrade and recondition of water distribution and production facilities.
- $2,769,121 in the Water Revenue Bond Fund for CAP pump station rehabilitation.
- $4,661,145 in the Wastewater Revenue Bond Fund for Beardsley Water Treatment Plant Expansion.
- $1,378,049 in the Water Utility Funds for water infrastructure repair and maintenance.
- $4,262,352 in the Water Revenue Bond Fund for reclaimed water line construction.
- $4,075,034 in the WIFA Fund for well design and construction.
- $5,126,808 in the Water Revenue Bond and Outside Sources Funds for reservoir and booster pump construction.

14. INTERFUND TRANSACTIONS, RECEIVABLE AND PAYABLE BALANCES

At June 30, 2025, there were interfund loans from the General Fund to the GO Bond Capital Projects Fund and the Non-Bond Debt Service Fund to cover deficit cash balances in those funds. The loans are expected to be repaid in the following year.

The interfund transfers generally fall within one of the following categories: 1) debt service payments made from a debt service fund but funded from an operating fund; 2) subsidy transfers; 3) transfers to fund internal service equipment replacement funds; or 4) capital assets purchased or constructed in one fund, but capitalized in another. There were no significant transfers during fiscal year 2025 that were either non-routine in nature or inconsistent with the activities of the fund making the transfer.

The following interfund transfers are reflected in the fund financial statements for the year ended June 30, 2025:

Fund	Transfers out	Transfers in
Governmental funds:		
General Fund	$ 14,572,645	$ 1,762,986
Highway User Revenue Fund	65	1,000,000
Transportation Sales Tax Fund	6,903,664	-
Other Grant Fund	1,792,421	-
Non-Bond Capital Projects Fund	8,980,286	-
GO Bond Capital Projects Fund	7,893,578	-
Non-Major Governmental Funds	1,204,235	7,309,955
Total governmental funds	41,346,894	10,072,941
Enterprise funds:		
Water Utility Fund	3,179,512	2,130,133
Wastewater Utility Fund	130,347	3,572,513
Solid Waste Utility Fund	20,518	-
Stadium Fund	-	5,791,057
Storm Drain Utility Fund	-	15,008,448
Total enterprise funds	3,330,377	26,502,151
Internal Service funds	64,693	8,166,872
Grand totals	$ 44,741,964	$ 44,741,964

15. STABILIZATION ARRANGEMENTS

The committed and assigned fund balances of the governmental funds are shown on the fund financial statements. The following table presents the City's stabilization reserves included in the proprietary fund financial statements at June 30, 2025:

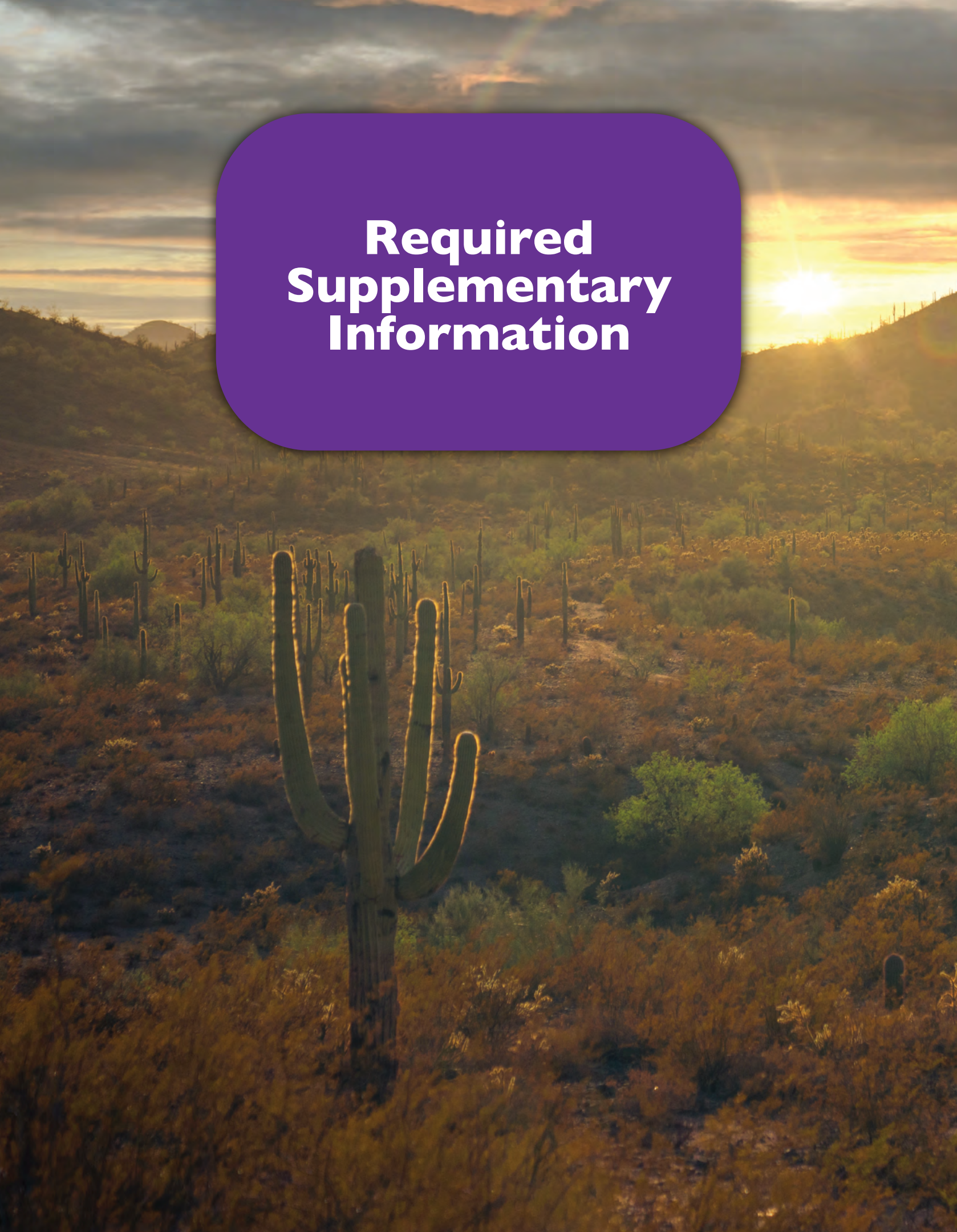
Water Utility Fund:	
Working capital policy reserve	$ 12,835,477
Rate stabilization	2,932,997
Debt stabilization	5,613,822
System asset maintenance	11,458,601
Capital equipment replacement	1,116,803
	33,957,700
Wastewater Utility Fund:	
Working capital policy reserve	5,459,615
Rate stabilization	1,316,861
Debt stabilization	2,166,957
System asset maintenance	11,021,249
Capital equipment replacement	772,416
	20,737,098
Solid Waste Utility Fund:	
Working capital policy reserve	3,814,841
Capital equipment replacement	3,205,838
	7,020,679
Stadium Fund:	
Capital equipment replacement	660,676
Total enterprise funds	$ 62,376,153
Internal Service Funds:	
Capital equipment replacement	$ 24,876,153
Risk management purpose	2,359,617
Total internal service funds	$ 27,235,770

16. SEGMENT INFORMATION FOR ENTERPRISE FUNDS

Both the Water Utility Fund and the Wastewater Utility Fund have revenue streams pledged in support of outstanding revenue bonds but since both segments are discretely presented in the proprietary fund financial statements, all required segment information is presented on the face of those statements.

17. SUBSEQUENT EVENT

On August 27, 2025 the City was the successful bidder for 834.5 acres in the State Land Public Auction with a final bid of $46.7 million. The land is located within the Peoria Innovation Core (PIC), northwest of the intersection of Loop 303 and Lake Pleasant Parkway. The purchase will allow the city to lead all zoning and entitlement efforts, design and construct backbone infrastructure including roads and utilities. This Arizona State Trust Land supports the City Council's priority of Economic Development.



Required Supplementary Information

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE
NET PENSION/OPEB LIABILITY COST-SHARING PLANS
JUNE 30, 2025

ASRS-Pension

Reporting Fiscal Year (Measurement Date)

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)
Proportion of the net pension liability	0.521370%	0.504160%	0.514220%	0.512820%	0.523230%	0.532380%	0.546250%	0.571460%	0.542460%	0.526670%
Proportionate share of the net pension liability	$ 83,427,048	$ 81,580,373	$ 83,932,124	$ 67,382,271	$ 90,657,551	$ 77,467,484	$ 76,182,651	$ 89,022,329	$ 87,558,493	$ 82,036,552
Covered payroll	$ 75,428,083	$ 66,139,235	$ 63,959,887	$ 57,978,944	$ 57,428,297	$ 56,417,665	$ 54,343,055	$ 53,419,833	$ 50,820,065	$ 47,561,194
Proportionate share of the net pension liability as a percentage of its employee payroll	110.60%	123.35%	131.23%	116.22%	157.86%	137.31%	140.19%	166.65%	172.29%	172.49%
Plan fiduciary net position as a percentage of the total pension liability	76.93%	75.47%	74.26%	78.58%	69.33%	73.24%	73.40%	69.92%	67.06%	68.35%

ASRS-Health insurance premium benefit

Reporting Fiscal Year (Measurement Date)

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)
Proportion of the net OPEB (assset)	0.532190%	0.513650%	0.523820%	0.522130%	0.532290%	0.541370%	0.554120%	0.577940%
Proportionate share of the net OPEB (asset)	$ (3,215,643)	$ (2,773,336)	$ (2,923,429)	$ (2,543,860)	$ (376,859)	$ (149,610)	$ (199,533)	$ (314,630)
Covered payroll	$ 75,428,083	$ 66,139,235	$ 63,959,887	$ 57,978,944	$ 57,428,297	$ 56,417,665	$ 54,343,055	$ 53,419,833
Proportionate share of the net OPEB (asset) as a percentage of its employee payroll	-4.26%	-4.19%	-4.57%	-4.39%	-0.66%	-0.27%	-0.37%	-0.59%
Plan fiduciary net position as a percentage of the total OPEB liability	137.51%	134.37%	137.79%	130.24%	104.33%	101.62%	102.20%	103.57%

NOTE: The health insurance premium benefit schedules in the required supplementary information are intended to show information for ten years and additional information will be displayed as it becomes available.

ASRS-Long-term disability

Reporting Fiscal Year (Measurement Date)

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)
Proportion of the net OPEB liability	0.527070%	0.507980%	0.517680%	0.517490%	0.528200%	0.537820%	0.550920%	0.569260%
Proportionate share of the net OPEB liability	$ 13,740	$ 66,564	$ 47,813	$ 106,822	$ 400,699	$ 350,360	$ 287,858	$ 206,344
Covered payroll	$ 75,428,083	$ 66,139,235	$ 63,959,887	$ 57,978,944	$ 57,428,297	$ 56,417,665	$ 54,343,055	$ 53,419,833
Proportionate share of the net OPEB liability as a percentage of its employee payroll	0.02%	0.10%	0.07%	0.18%	0.70%	0.62%	0.53%	0.39%
Plan fiduciary net position as a percentage of the total OPEB liability	98.77%	93.70%	95.40%	90.38%	68.01%	72.85%	77.83%	84.44%

NOTE: The long-term disability benefit schedules in the required supplementary information are intended to show information for ten years and additional information will be displayed as it becomes available.

See accompanying notes to pension/OPEB plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS
AGENT-EMPLOYER PLANS
JUNE 30, 2025

Public Safety Personnel Retirement System — **Reporting Fiscal Year (Measurement Date)**

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)
Peoria Police Department										
Total pension liability										
Service cost	$ 3,126,970	$ 3,304,293	$ 3,355,365	$ 3,403,053	$ 3,529,413	$ 3,517,607	$ 3,437,849	$ 3,497,564	$ 2,658,484	$ 2,557,053
Interest on the total pension liability	13,046,914	12,333,779	11,719,465	11,102,550	10,379,460	9,742,131	9,195,638	8,207,737	7,450,121	7,075,581
Changes in benefit terms	-	-	-	-	-	-	-	1,019,089	6,569,592	-
Differences between expected and actual experience in the measurement of the pension liability	4,826,289	2,211,011	1,419,354	749,764	2,182,003	(152,876)	(1,331,798)	5,141,159	(1,372,059)	341,776
Changes of assumptions or other inputs	-	-	1,677,907	-	-	3,131,115	-	2,469,996	4,270,128	-
Benefit payments, including refunds of employee contributions	(7,951,904)	(7,582,297)	(7,136,011)	(6,377,577)	(5,740,752)	(5,690,900)	(5,739,761)	(5,213,832)	(5,716,802)	(4,791,028)
Net change in total pension liability	13,048,269	10,266,786	11,036,080	8,877,790	10,350,124	10,547,077	5,561,928	15,121,713	13,859,464	5,183,382
Total pension liability - beginning	182,056,123	171,789,337	160,753,257	151,875,467	141,525,343	130,978,266	125,416,338	110,294,625	96,435,161	91,251,779
Total pension liability - ending (a)	$ 195,104,392	$ 182,056,123	$ 171,789,337	$ 160,753,257	$ 151,875,467	$ 141,525,343	$ 130,978,266	$ 125,416,338	$ 110,294,625	$ 96,435,161
Plan fiduciary net position										
Contributions - employer	$ 12,915,087	$ 11,196,855	$ 35,785,241	$ 8,091,143	$ 7,327,021	$ 7,419,726	$ 6,622,615	$ 5,122,411	$ 4,729,872	$ 3,254,563
Contributions - employee	1,171,088	1,390,224	1,317,660	1,323,822	1,447,635	1,254,178	1,379,152	2,723,948	1,732,502	1,689,030
Net investment income	15,428,021	10,256,846	(4,957,000)	22,902,588	998,101	3,898,429	4,232,822	6,734,348	320,234	1,821,818
Benefit payments, including refunds of employee contributions	(7,951,904)	(7,582,297)	(7,136,011)	(6,377,577)	(5,740,752)	(5,690,900)	(5,739,761)	(5,213,832)	(5,716,802)	(4,791,028)
Hall/Parker Settlement	-	-	-	-	-	-	(2,283,693)	-	-	-
Administrative expense	(77,439)	(62,906)	(89,216)	(106,627)	(81,409)	(68,704)	(65,122)	(59,988)	(46,480)	(44,835)
Other changes	-	-	11,388	-	-	(4,128)	40,695	(21,848)	37,100	(56,762)
Net change in plan fiduciary net position	21,484,853	15,198,722	24,932,062	25,833,349	3,950,596	6,808,601	4,186,708	9,285,039	1,056,426	1,872,786
Plan fiduciary net position - beginning	143,011,535	127,812,813	102,880,751	77,047,402	73,096,802	66,335,122	62,148,414	52,863,375	51,806,949	49,934,163
Adjustment to beginning of year	-	-	-	-	4	(46,921)	-	-	-	-
Plan fiduciary net position - ending (b)	$ 164,496,388	$ 143,011,535	$ 127,812,813	$ 102,880,751	$ 77,047,402	$ 73,096,802	$ 66,335,122	$ 62,148,414	$ 52,863,375	$ 51,806,949
Net pension liability - ending (a)-(b)	30,608,004	39,044,588	43,976,524	57,872,506	74,828,065	68,428,541	64,643,144	63,267,924	57,431,250	44,628,212
Plan fiduciary net position as a percentage of the total pension liability	84.31%	78.55%	74.40%	64.00%	50.73%	51.65%	50.65%	49.55%	47.93%	53.72%
Covered payroll	$ 19,699,206	$ 18,932,033	$ 17,697,415	$ 16,653,104	$ 17,044,648	$ 16,897,694	$ 16,153,506	$ 15,387,963	$ 13,992,947	$ 13,449,859
Net pension liability as a percentage of covered payroll	155.38%	206.24%	248.49%	347.52%	439.01%	404.96%	400.18%	411.15%	410.43%	331.81%

See accompanying notes to pension/OPEB plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABIILTY
AND RELATED RATIOS
AGENT-EMPLOYER PLANS
JUNE 30, 2025

Public Safety Personnel Retirement System — **Reporting Fiscal Year (Measurement Date)**

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)
Peoria Fire Department										
Total pension liability										
Service cost	$ 4,096,105	$ 4,031,688	$ 3,710,281	$ 3,318,890	$ 3,259,480	$ 3,230,796	$ 3,070,924	$ 3,111,892	$ 2,379,652	$ 2,056,517
Interest on the total pension liability	11,029,311	10,434,318	9,592,431	8,884,264	8,199,149	7,557,042	7,066,051	6,395,230	5,434,649	4,952,998
Changes in benefit terms	-	-	-	-	-	-	-	466,111	6,700,272	-
Differences between expected and actual experience in the measurement of the pension liability	3,188,467	137,267	4,163,638	1,734,765	2,094,984	1,198,203	(1,450,577)	1,834,916	86,478	809,490
Changes of assumptions or other inputs	-	-	1,398,720	-	-	2,087,419	-	1,708,934	3,273,059	-
Benefit payments, including refunds of employee contributions	(6,487,460)	(6,320,322)	(5,016,815)	(4,239,948)	(4,215,838)	(3,598,608)	(3,894,840)	(2,663,473)	(1,739,905)	(1,949,881)
Net change in total pension liability	11,826,423	8,282,951	13,848,255	9,697,971	9,337,775	10,474,852	4,791,558	10,853,610	16,134,205	5,869,124
Total pension liability - beginning	152,332,501	144,049,550	130,201,295	120,503,324	111,165,549	100,690,697	95,899,139	85,045,529	68,911,324	63,042,200
Total pension liability - ending (a)	$ 164,158,924	$ 152,332,501	$ 144,049,550	$ 130,201,295	$ 120,503,324	$ 111,165,549	$ 100,690,697	$ 95,899,139	$ 85,045,529	$ 68,911,324
Plan fiduciary net position										
Contributions - employer	$ 9,453,346	$ 11,280,253	$ 14,331,947	$ 8,624,902	$ 5,095,674	$ 4,632,927	$ 4,749,672	$ 3,596,394	$ 3,162,518	$ 1,866,365
Contributions - employee	1,193,841	1,493,247	1,401,092	1,412,514	1,217,298	1,165,663	1,439,943	1,593,634	1,375,202	1,238,541
Net investment income	13,143,341	8,688,400	(4,380,045)	21,930,705	967,950	3,740,932	4,205,458	6,425,067	298,901	1,710,692
Benefit payments, including refunds of employee contributions	(6,487,460)	(6,320,322)	(5,016,815)	(4,239,948)	(4,215,838)	(3,598,608)	(3,894,840)	(2,663,473)	(1,739,905)	(1,949,881)
Hall/Parker Settlement	-	-	-	-	-	-	(1,926,795)	-	-	-
Administrative expense	(61,160)	(45,251)	(78,925)	(102,023)	(78,924)	(65,997)	(64,663)	(57,251)	(43,410)	(42,126)
Other changes	-	(20,317)	-	(108)	-	-	44,976	671	87,273	(35,356)
Net change in plan fiduciary net position	17,241,908	15,076,010	6,257,254	27,626,042	2,986,160	5,874,917	4,553,751	8,895,042	3,140,579	2,788,235
Plan fiduciary net position - beginning	123,193,418	108,117,408	101,860,154	74,234,112	71,247,948	65,392,298	60,838,547	51,943,505	48,802,926	46,014,691
Adjustment to beginning of year	-	-	-	-	4	(19,267)	-	-	-	-
Plan fiduciary net position - ending (b)	$ 140,435,326	$ 123,193,418	$ 108,117,408	$ 101,860,154	$ 74,234,112	$ 71,247,948	$ 65,392,298	$ 60,838,547	$ 51,943,505	$ 48,802,926
Net pension liability - ending (a)-(b)	23,723,598	29,139,083	35,932,142	28,341,141	46,269,212	39,917,601	35,298,399	35,060,592	33,102,024	20,108,398
Plan fiduciary net position as a percentage of the total pension liability	85.55%	80.87%	75.06%	78.23%	61.60%	64.09%	64.94%	63.44%	61.08%	70.82%
Covered payroll	$ 19,343,541	$ 18,173,597	$ 17,385,094	$ 13,051,041	$ 13,658,235	$ 13,822,178	$ 12,085,624	$ 11,543,146	$ 11,796,929	$ 11,068,029
Net pension liability as a percentage of covered payroll	122.64%	160.34%	206.68%	217.16%	338.76%	288.79%	292.07%	303.74%	280.60%	181.68%

See accompanying notes to pension/OPEB plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET OPEB LIABILITY
AND RELATED RATIOS
AGENT-EMPLOYER PLANS
JUNE 30, 2025

Public Safety Personnel Retirement System — **Reporting Fiscal Year (Measurement Date)**

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)
Peoria Police Department								
Total OPEB liability								
Service cost	$ 51,444	$ 56,031	$ 60,471	$ 64,399	$ 66,728	$ 44,231	$ 45,757	$ 50,779
Interest on the total OPEB liability	156,169	158,758	154,251	163,960	153,939	167,216	164,184	167,590
Changes in benefit terms	-	-	-	-	-	-	-	6,476
Differences between expected and actual experience in the measurement of the OPEB liability	(38,274)	(163,524)	(84,366)	(271,397)	35,618	(351,117)	(103,677)	19,591
Changes of assumptions or other inputs	-	-	48,624	-	-	25,181	-	(159,009)
Benefit payments, including refunds of employee contributions	(83,586)	(81,700)	(83,482)	(88,596)	(87,770)	(87,095)	(86,192)	(111,290)
Net change in total OPEB liability	85,753	(30,435)	95,498	(131,634)	168,515	(201,584)	20,072	(25,863)
Total OPEB liability - beginning	2,159,357	2,189,792	2,094,294	2,225,928	2,057,413	2,258,997	2,238,925	2,264,788
Total OPEB liability - ending (a)	$ 2,245,110	$ 2,159,357	$ 2,189,792	$ 2,094,294	$ 2,225,928	$ 2,057,413	$ 2,258,997	$ 2,238,925
Plan fiduciary net position								
Contributions - employer	$ 49,451	$ 29,566	$ 53,232	$ 52,644	$ 56,957	$ 59,304	$ 31,038	$ 66,083
Net investment income	268,241	191,467	(104,779)	581,519	26,801	109,070	134,052	208,162
Benefit payments, including refunds of employee contributions	(83,586)	(81,700)	(83,482)	(88,596)	(87,770)	(87,095)	(86,192)	(111,290)
Administrative expense	(1,204)	(1,184)	(1,865)	(2,391)	(2,179)	(1,883)	(2,040)	(1,842)
Other changes	-	-	-	-	-	-	(1)	-
Net change in plan fiduciary net position	232,902	138,149	(136,894)	543,176	(6,191)	79,396	76,857	161,113
Plan fiduciary net position - beginning	2,691,673	2,553,524	2,690,418	2,147,242	2,153,433	2,027,116	1,950,259	1,789,146
Adjustment to beginning of year	-	-	-	-	-	46,921	-	-
Plan fiduciary net position - ending (b)	$ 2,924,575	$ 2,691,673	$ 2,553,524	$ 2,690,418	$ 2,147,242	$ 2,153,433	$ 2,027,116	$ 1,950,259
Net OPEB liability/(asset) - ending (a)-(b)	(679,465)	(532,316)	(363,732)	(596,124)	78,686	(96,020)	231,881	288,666
Plan fiduciary net position as a percentage of the total OPEB liability	130.26%	124.65%	116.61%	128.46%	96.47%	104.67%	89.74%	87.11%
Covered payroll	$ 19,699,206	$ 18,932,033	$ 17,697,415	$ 16,653,104	$ 17,044,648	$ 16,897,694	$ 16,153,506	$ 15,387,963
Net OPEB liability/(asset) as a percentage of covered payroll	-3.45%	-2.81%	-2.06%	-3.58%	0.46%	-0.57%	1.44%	1.88%

NOTE: The OPEB schedules in the required supplementary information are intended to show information for ten years and additional information will be displayed as it becomes available.

See accompanying notes to pension/OPEB plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET OPEB LIABILITY
AND RELATED RATIOS
AGENT-EMPLOYER PLANS
JUNE 30, 2025

Public Safety Personnel Retirement System — **Reporting Fiscal Year (Measurement Date)**

	2025 (2024)	2024 (2023)	2023 (2022)	2022 (2021)	2021 (2020)	2020 (2019)	2019 (2018)	2018 (2017)
Peoria Fire Department								
Total OPEB liability								
Service cost	$ 56,958	$ 57,292	$ 56,633	$ 54,849	$ 54,365	$ 35,268	$ 35,268	$ 39,357
Interest on the total OPEB liability	125,837	127,145	129,786	133,505	130,735	134,427	128,515	119,494
Changes in benefit terms	-	-	-	-	-	-	-	5,572
Differences between expected and actual experience in the measurement of the OPEB liability	(157,953)	(148,171)	(157,630)	(184,074)	(63,904)	(193,678)	(49,429)	175,598
Changes of assumptions or other inputs	-	-	14,185	-	-	16,414	-	(140,066)
Benefit payments, including refunds of employee contributions	(53,457)	(54,748)	(56,491)	(57,545)	(61,508)	(61,324)	(42,867)	(66,108)
Net change in total OPEB liability	(28,615)	(18,482)	(13,517)	(53,265)	59,688	(68,893)	71,487	133,847
Total OPEB liability - beginning	1,717,500	1,735,982	1,749,499	1,802,764	1,743,076	1,811,969	1,740,482	1,606,635
Total OPEB liability - ending (a)	$ 1,688,885	$ 1,717,500	$ 1,735,982	$ 1,749,499	$ 1,802,764	$ 1,743,076	$ 1,811,969	$ 1,740,482
Plan fiduciary net position								
Contributions - employer	$ 50,741	$ 26,223	$ 41,562	$ 48,285	$ 38,836	$ 37,857	$ 19,805	$ 31,072
Net investment income	235,052	166,716	(90,772)	499,969	22,949	94,227	115,059	176,536
Benefit payments, including refunds of employee contributions	(53,457)	(54,748)	(56,491)	(57,545)	(61,508)	(61,324)	(42,867)	(66,108)
Administrative expense	(977)	(915)	(1,616)	(2,056)	(1,866)	(1,627)	(1,751)	(1,563)
Other changes	-	-	-	-	-	-	-	-
Net change in plan fiduciary net position	231,359	137,276	(107,317)	488,653	(1,589)	69,133	90,246	139,937
Plan fiduciary net position - beginning	2,356,250	2,218,974	2,326,291	1,837,638	1,839,227	1,750,826	1,660,580	1,520,643
Adjustment to beginning of year	-	-	-	-	-	19,268		
Plan fiduciary net position - ending (b)	$ 2,587,609	$ 2,356,250	$ 2,218,974	$ 2,326,291	$ 1,837,638	$ 1,839,227	$ 1,750,826	$ 1,660,580
Net OPEB liability/(asset) - ending (a)-(b)	(898,724)	(638,750)	(482,992)	(576,792)	(34,874)	(96,151)	61,143	79,902
Plan fiduciary net position as a percentage of the total OPEB liability	153.21%	137.19%	127.82%	132.97%	101.93%	105.52%	96.63%	95.41%
Covered payroll	$ 19,343,541	$ 18,173,597	$ 17,385,094	$ 13,051,041	$ 13,658,235	$ 13,822,178	$ 12,085,624	$ 11,543,146
Net OPEB liability/(asset) as a percentage of covered payroll	-4.65%	-3.51%	-2.78%	-4.42%	-0.26%	-0.70%	0.51%	0.69%

NOTE: The OPEB schedules in the required supplementary information are intended to show information for ten years and additional information will be displayed as it becomes available.

See accompanying notes to pension/OPEB plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PENSION/OPEB CONTRIBUTIONS
JUNE 30, 2025

	Reporting Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Arizona State Retirement System - Pension										
Statutorily required contribution	$ 9,089,084	$ 8,731,145	$ 7,956,550	$ 7,387,367	$ 6,696,568	$ 6,575,540	$ 6,307,495	$ 5,923,393	$ 5,758,658	$ 5,513,977
Actual contributions in relation to the statutorily required contribution	9,089,084	8,731,145	7,956,550	7,387,367	6,696,568	6,575,540	6,307,495	5,923,393	5,758,658	5,513,977
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 75,428,083	$ 72,578,096	$ 66,139,235	$ 63,959,887	$ 57,978,944	$ 57,428,297	$ 56,417,665	$ 54,343,055	$ 53,419,833	$ 50,820,065
Actual contribution as a percentage of covered payroll	12.05%	12.03%	12.03%	12.01%	11.55%	11.45%	11.18%	10.90%	10.78%	10.85%
Arizona State Retirement System - Health Insurance										
Statutorily required contribution	$ 52,800	$ 79,835	$ 73,427	$ 129,172	$ 284,095	$ 281,400	$ 259,521	$ 239,109		
Actual contributions in relation to the statutorily required contribution	52,800	79,835	73,427	129,172	284,095	281,400	259,521	239,109		
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Covered payroll	$ 75,428,083	$ 72,578,096	$ 66,139,235	$ 63,959,887	$ 57,978,944	$ 57,428,297	$ 56,417,665	$ 54,343,055		
Actual contribution as a percentage of covered payroll	0.07%	0.11%	0.11%	0.21%	0.49%	0.49%	0.46%	0.44%		
Arizona State Retirement System - Long-term disability										
Statutorily required contribution	$ 113,143	$ 108,868	$ 93,446	$ 116,867	$ 104,363	$ 97,627	$ 90,268	$ 86,949		
Actual contributions in relation to the statutorily required contribution	113,143	108,868	93,446	116,867	104,363	97,627	90,268	86,949		
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Covered payroll	$ 75,428,083	$ 72,578,096	$ 66,139,235	$ 63,959,887	$ 57,978,944	$ 57,428,297	$ 56,417,665	$ 54,343,055		
Actual contribution as a percentage of covered payroll	0.15%	0.15%	0.14%	0.19%	0.18%	0.17%	0.16%	0.16%		

NOTE: The pension/OPEB schedules in the required supplementary information are intended to show information for ten years and additional information will be displayed as it becomes available.

See accompanying notes to pension plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PENSION/OPEB CONTRIBUTIONS
JUNE 30, 2025

Public Safety Personnel Retirement System - Pension

	Reporting Fiscal Year									
	2025	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**
Peoria Police Department										
Statutorily required contribution	$ 7,416,276	$ 6,833,655	$ 9,130,920	$ 8,296,548	$ 7,806,975	$ 7,646,229	$ 7,436,675	$ 8,917,938	$ 5,039,558	$ 4,406,379
Actual contributions in relation to the statutorily required contribution	13,592,166	13,511,585	11,695,201	36,132,348	8,278,054	7,646,229	7,436,675	6,634,245	5,039,558	4,696,546
Contribution deficiency (excess)	$ (6,175,890)	$ (6,677,930)	$ (2,564,281)	$ (27,835,800)	$ (471,079)	$ -	$ -	$ 2,283,693	$ -	$ (290,167)
Covered payroll	$ 21,577,761	$ 19,699,206	$ 18,932,033	$ 17,697,415	$ 16,653,104	$ 17,044,648	$ 16,897,694	$ 16,153,506	$ 15,387,963	$ 13,992,947
Actual contribution as a percentage of covered payroll	62.99%	68.59%	61.77%	204.17%	49.71%	44.86%	44.01%	41.07%	32.75%	33.56%
Peoria Fire Department										
Statutorily required contribution	$ 5,636,646	$ 6,511,036	$ 6,238,996	$ 6,362,944	$ 4,776,681	$ 5,881,182	$ 4,714,745	$ 5,721,681	$ 2,711,485	$ 2,568,191
Actual contributions in relation to the statutorily required contribution	8,909,853	9,207,150	11,224,720	14,195,735	7,563,149	5,881,182	4,714,745	3,794,886	2,976,968	2,747,609
Contribution deficiency (excess)	$ (3,273,207)	$ (2,696,114)	$ (4,985,724)	$ (7,832,791)	$ (2,786,468)	$ -	$ -	$ 1,926,795	$ (265,483)	$ (179,418)
Covered payroll	$ 18,294,859	$ 19,343,541	$ 18,173,597	$ 17,385,094	$ 13,051,041	$ 13,658,235	$ 13,822,178	$ 12,085,624	$ 11,543,146	$ 11,796,929
Actual contribution as a percentage of covered payroll	48.70%	47.60%	61.76%	81.65%	57.95%	43.06%	34.11%	31.40%	25.79%	23.29%

Public Safety Personnel Retirement System - OPEB

Peoria Police Department										
Statutorily required contribution	$ 47,471	$ 70,917	$ 39,757	$ 61,941	$ 55,479	$ 59,656	$ 65,900	$ 79,152		
Actual contributions in relation to the statutorily required contribution	47,471	70,917	39,757	61,941	58,825	59,656	65,900	79,152		
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ (3,346)	$ -	$ -	$ -		
Covered payroll	$ 21,577,761	$ 19,699,206	$ 18,932,033	$ 17,697,415	$ 16,653,104	$ 17,044,648	$ 16,897,694	$ 16,153,506		
Actual contribution as a percentage of covered payroll	0.22%	0.36%	0.21%	0.35%	0.35%	0.35%	0.39%	0.49%		
Peoria Fire Department										
Statutorily required contribution	$ 40,249	$ 61,899	$ 30,895	$ 45,201	$ 33,933	$ 51,931	$ 38,702	$ 35,048		
Actual contributions in relation to the statutorily required contribution	40,249	61,899	30,895	45,201	53,727	51,931	38,702	35,048		
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ (19,794)	$ -	$ -	$ -		
Covered payroll	$ 18,294,859	$ 19,343,541	$ 18,173,597	$ 17,385,094	$ 13,051,041	$ 13,658,235	$ 13,822,178	$ 12,085,624		
Actual contribution as a percentage of covered payroll	0.22%	0.32%	0.17%	0.26%	0.41%	0.38%	0.28%	0.29%		

NOTE: The pension/OPEB schedules in the required supplementary information are intended to show information for ten years and additional information will be displayed as it becomes available.

See accompanying notes to pension plan schedules

CITY OF PEORIA, ARIZONA
REQUIRED SUPPLEMENTARY INFORMATION
NOTES TO PENSION/OPEB PLAN SCHEDULES
JUNE 30, 2025

Note 1 – Actuarially Determined Contribution Rates

Actuarial determined contribution rates for PSPRS are calculated as of June 30 two years prior to the end of the fiscal year in which contributions are made. The actuarial methods and assumptions are disclosed in the notes to the financial statements.

Note 2- Factors that Affect Trends

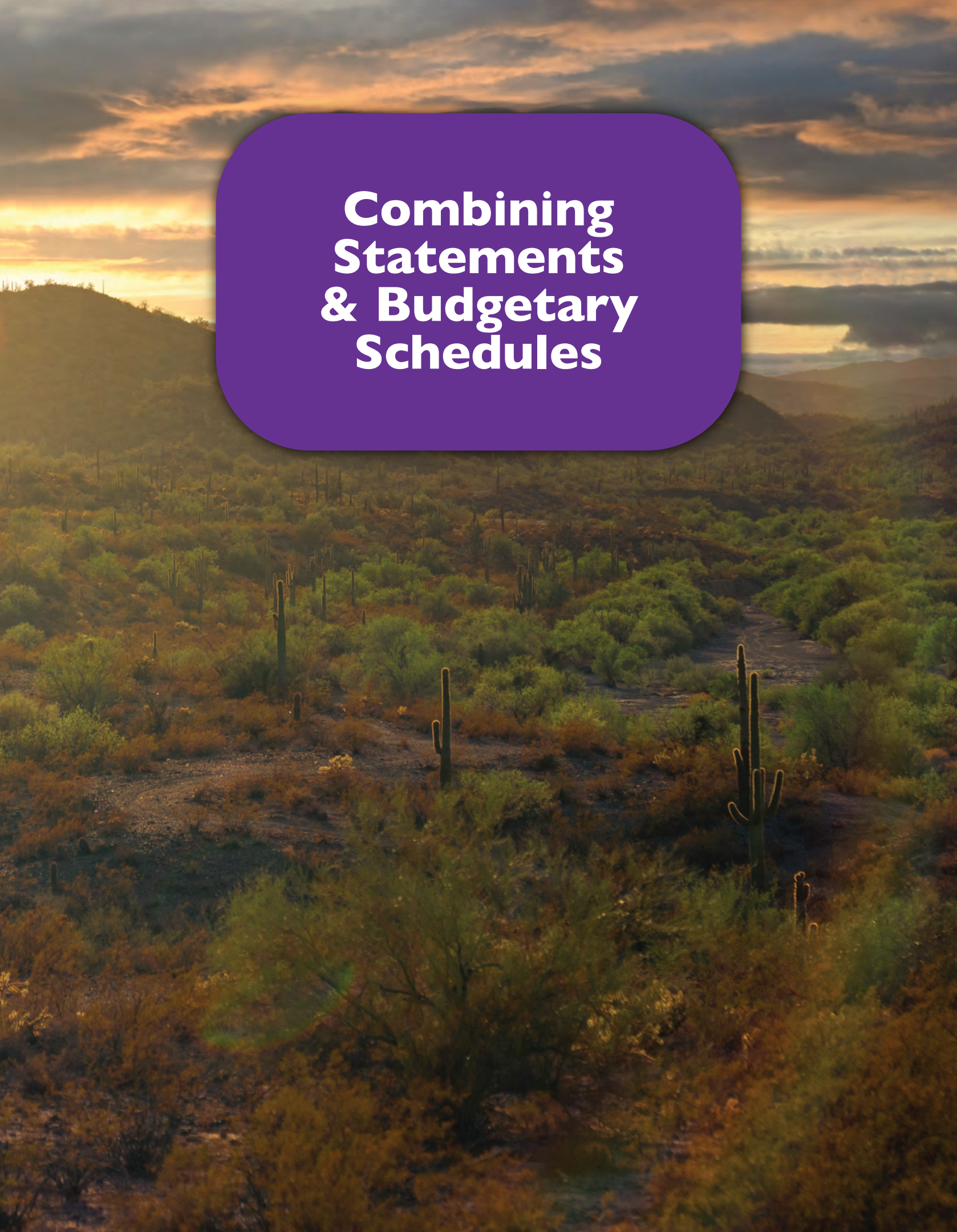
Arizona State Retirement System (ASRS)

The actuarial assumptions used in the June 30, 2024, valuation for ASRS were based on the results of an actuarial experience study for the five-year period ended June 30, 2020. The ASRS Board adopted the experience study recommended changes which were applied to the June 30, 2024 actuarial valuation.

Public Safety Personnel Retirement System (PSPRS)

The actuarial assumptions used in the June 30, 2024, valuation for PSPRS were based on the results of the 2022 experience study. The payroll growth assumption was lowered from 2.00% to 1.50%. There were no method changes since the prior valuation.

Arizona courts have ruled that provisions of a 2011 law that changed the mechanism for funding permanent pension benefit increases and increased employee pension contribution rates were unconstitutional or a breach of contract because those provisions apply to individuals who were members as of the law's effective date. As a result, the PSPRS changed benefit terms to reflect the prior mechanism for funding permanent benefit increases for those members and revised actuarial assumptions to explicitly value future permanent benefit increases. PSPRS also reduced those members' employee contribution rates. These changes are reflected in the plans' pension liabilities for fiscal year 2015 (measurement date 2014) for members who were retired as of the law's effective date and fiscal year 2018 (measurement date 2017) for members who retired or will retire after the law's effective date. These changes also increased the PSPRS-required pension contributions beginning in fiscal year 2016 for members who were retired as of the law's effective date. These changes increased the PSPRS-required contributions beginning in fiscal year 2019 for members who retired or will retire after the law's effective date.



Combining Statements & Budgetary Schedules

Combining Fund Financial Statements and Budgetary Schedules

This section contains the combining financial statements for non-major governmental funds, internal service funds and fiduciary funds as well as the budget schedules other than those for the general fund and major special revenue funds (which may be found immediately following the governmental fund financial statements).

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MAJOR GOVERNMENTAL FUNDS OTHER THAN GENERAL FUND & SPECIAL REVENUE FUNDS
Budgetary Comparison Schedules

Half-Cent Sales Tax Fund

This fund accounts for the revenues and expenditures associated with the City's Half-Cent Sales Tax. It is presented within the General Fund on the Governmental Funds Balance Sheet and the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances.

While this fund is presented with the General Fund for GAAP reporting purposes, the budgetary comparison schedule will be presented separately to provide a clearer view of its financial activity.

Debt Service Funds

Debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest payments on debt. This includes financial resources that are being accumulated for principal and interest maturing in future years. Principal payments are due annually. Interest is due semiannually.

General Obligation (GO) Bond Debt Service Fund

This fund accounts for the principal and interest requirements of the City's general obligation bonds. Provisions are made in the City's general property tax levy for funds sufficient to meet the general obligation debt service.

Capital Projects Funds

A capital project fund is established to account for the acquisition and construction of major capital facilities other than those financed by Special Revenue Fund and Enterprise Fund resources. A capital project fund enhances reporting to ensure that requirements regarding the use of the revenue were fully satisfied.

Development Fee Fund

This fund accounts for the receipt and expenditure of development impact or expansion fees for all governmental activities as governed by state statutes.

Non-Bond Capital Projects Fund

This fund accounts for the purchase or construction of capital assets with funds other than bond proceeds. This includes monies received from outside sources, i.e. developers or other governments, and also City pay-as-you-go monies.

General Obligation (GO) Bond Capital Projects Fund

This fund accounts for the receipt of proceeds from General Obligation bonds and the expenditure of those funds to purchase or construct capital assets for the City.

PEORIA
ARIZONA

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
HALF-CENT SALES TAX FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Taxes	$ 31,927,879	$ 31,927,879	$ 35,078,646	$ 3,150,767
Investment earnings(loss)	1,500,000	1,500,000	1,978,327	478,327
Miscellaneous	-	-	947,088	947,088
Total revenues	33,427,879	33,427,879	38,004,061	4,576,182
EXPENDITURES:				
Current:				
General government	13,155,450	15,695,904	7,221,811	(8,474,093)
Capital outlay	23,549,638	23,807,542	4,126,992	(19,680,550)
Total expenditures	36,705,088	39,503,446	11,348,803	(28,154,643)
Excess (deficiency) of revenues over (under) expenditures	(3,277,209)	(6,075,567)	26,655,258	32,730,825
OTHER FINANCING SOURCES (USES):				
Contingencies	(10,000,000)	-	-	-
Transfers in	-	-	1,220,032	1,220,032
Transfers out	(25,559,194)	(25,559,194)	(25,559,194)	-
Total other financing sources and uses	(35,559,194)	(25,559,194)	(24,339,162)	1,220,032
Net change in fund balances	(38,836,403)	(31,634,761)	2,316,096	33,950,857
Fund balances - beginning	64,158,568	64,158,568	65,022,467	863,899
Fund balances - ending	$ 25,322,165	$ 32,523,807	$ 68,197,223	$ 35,673,416

NOTE: Although included with the General Fund for GAAP presentation, the Half-Cent Sales Tax Fund is budgeted separately.

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
HALF-CENT SALES TAX FUND
FOR THE YEAR ENDED JUNE 30, 2025

Explanation of differences between budgetary basis and GAAP revenues and expenditures		
Sources/inflows of resources:		
Actual amounts (budgetary basis) "Total revenues" from the Half-Cent Sales Tax Fund budgetary comparison schedule	$	38,004,061
Actual amounts (budgetary basis) "Total revenues" from the General Fund budgetary comparison statement		237,592,229
Differences - budget to GAAP:		
Interdepartmental service charges are revenue on a budgetary basis, but are eliminated from the financial statements under GASB34's allocation rules		(19,498,261)
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis		3,771,762
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	$	259,869,791
Uses/outflows of resources:		
Actual amounts (budgetary basis) "Total expenditures" from the Half-Cent Sales Tax Fund budgetary comparison schedule	$	11,348,803
Actual amounts (budgetary basis) "Total expenditures" from the General Fund budgetary comparison statement		244,153,021
Differences - budget to GAAP:		
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis		(11,011)
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes		(794,584)
Capital outlay for SBITAs are expenditures for GAAP purposes, but not for budgetary purposes		(683,207)
Certain interdepartmental service charges are recognized as expenditures for budgetary purposes but are eliminated from the financial statements under GASB34's allocation rules		(19,498,261)
Total expenditures as reported in the statement of revenues, expenditures, and changes in fund balances - governmental funds	$	234,514,761

NOTE: Although included with the General Fund for GAAP presentation, the Half-Cent Sales Tax Fund is budgeted separately.

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
GENERAL OBLIGATION BONDS DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Taxes	$ 24,874,684	$ 24,874,684	$ 23,017,795	$ (1,856,889)
Investment earnings(loss)	180,000	180,000	518,607	338,607
Total revenues	25,054,684	25,054,684	23,536,402	(1,518,282)
EXPENDITURES:				
Current:				
Debt service:				
Principal payments	16,702,862	16,702,862	14,527,862	(2,175,000)
Interest and other charges	7,240,987	7,240,987	5,616,562	(1,624,425)
Total expenditures	23,943,849	23,943,849	20,144,424	(3,799,425)
Excess (deficiency) of revenues over (under) expenditures	1,110,835	1,110,835	3,391,978	2,281,143
Net change in fund balances	1,110,835	1,110,835	3,391,978	2,281,143
Fund balances - beginning	22,550,402	22,550,402	20,828,250	(1,722,152)
Fund balances - ending	$ 23,661,237	$ 23,661,237	$ 24,220,228	$ 558,991

Explanation of differences between budgetary inflows and outflows and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 23,536,402
Differences - budget to GAAP:	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	1,836,955
Total revenues as reported on the combining statement of revenue, expenditures, and changes in fund balances - governmental funds	$ 25,373,357
Uses/outflows or resources:	
Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule	$ 20,144,424
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	129,300
Total expenditures as reported in the combining statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 20,273,724

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
DEVELOPMENT FEE FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over
	Original	Final	(budgetary basis)	(Under)
REVENUES:				
Charges for services	$ 8,309,141	$ 8,309,141	$ 11,131,194	$ 2,822,053
Investment earnings(loss)	901,511	901,511	2,288,558	1,387,047
Total revenues	9,210,652	9,210,652	13,419,752	4,209,100
EXPENDITURES:				
Current:				
Public safety	73,740	73,740	3,583	(70,157)
Development services	-	-	229,238	229,238
Highways and streets	4,926,260	5,100,276	2,396,930	(2,703,346)
Capital outlay	20,887,549	21,106,135	2,432,462	(18,673,673)
Total expenditures	25,887,549	26,280,151	5,062,213	(21,217,938)
Excess (deficiency) of revenues over (under) expenditures	(16,676,897)	(17,069,499)	8,357,539	25,427,038
OTHER FINANCING SOURCES (USES):				
Contingencies	(5,000,000)	-	-	-
Total other financing sources and uses	(5,000,000)	-	-	-
Net change in fund balances	(21,676,897)	(17,069,499)	8,357,539	25,427,038
Fund balances - beginning	47,628,662	47,628,662	52,446,475	4,817,813
Fund balances - ending	$ 25,951,765	$ 30,559,163	$ 60,804,014	$ 30,244,851

Explanation of differences between budgetary inflows and outflows and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 13,419,752
Differences - budget to GAAP:	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	737,366
Total revenues as reported on the combining statement of revenue, expenditures, and changes in fund balances - governmental funds	$ 14,157,118
Uses/outflows or resources:	
Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule	$ 5,062,213
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	884,330
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	78,056
Total expenditures as reported in the combining statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 6,024,599

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
NON-BOND CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Intergovernmental revenue	$ -	$ -	$ 5,020,518	$ 5,020,518
Investment earnings	355,000	355,000	232,246	(122,754)
Miscellaneous	30,996,248	30,996,248	5,488,683	(25,507,565)
Total revenues	31,351,248	31,351,248	10,741,447	(20,609,801)
EXPENDITURES:				
Current:				
Highways and streets	214,243	214,243	56,363	(157,880)
Capital outlay	54,985,674	38,984,256	15,081,825	(23,902,431)
Total expenditures	55,199,917	39,198,499	15,138,188	(24,060,311)
Excess (deficiency) of revenues over (under) expenditures	(23,848,669)	(7,847,251)	(4,396,741)	3,450,510
Net change in fund balances	(23,848,669)	(7,847,251)	(4,396,741)	3,450,510
Fund balances - beginning	32,323,168	32,323,168	8,331,491	(23,991,677)
Fund balances - ending	$ 8,474,499	$ 24,475,917	$ 3,934,750	$ (20,541,167)

Explanation of differences between budgetary basis and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 10,741,447
Differences - budget to GAAP:	
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 10,741,447
Uses/outflows or resources:	
Actual amounts (budgetary basis) "Total expenditures" from the budgetary comparison schedule	$ 15,138,188
Differences - budget to GAAP:	
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	(8,600,886)
Total expenditures as reported in the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 6,537,302

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
GENERAL OBLIGATION (GO) BOND CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Investment earnings(loss)	$ 700,000	$ 700,000	$ 1,555,952	$ 855,952
Total revenues	700,000	700,000	1,555,952	855,952
EXPENDITURES:				
Current:				
Highways and streets	1,510,580	1,522,857	529,230	(993,627)
Debt service:				
Interest and other charges	-	-	546,614	546,614
Capital outlay	57,637,206	65,009,444	33,095,308	(31,914,136)
Total expenditures	59,147,786	66,532,301	34,171,152	(32,361,149)
Excess (deficiency) of revenues over (under) expenditures	(58,447,786)	(65,832,301)	(32,615,200)	33,217,101
OTHER FINANCING SOURCES (USES):				
Issuance of debt	43,500,000	43,500,000	88,513,789	45,013,789
Premium on bonds issued	-	-	2,633,887	2,633,887
Transfers out	-	-	(1,458,789)	(1,458,789)
Total other financing sources and uses	43,500,000	43,500,000	89,688,887	46,188,887
Net change in fund balances	(14,947,786)	(22,332,301)	57,073,687	79,405,988
Fund balances - beginning	15,143,294	15,143,294	21,976,995	6,833,701
Fund balances - ending	$ 195,508	$ (7,189,007)	$ 79,050,682	$ 86,239,689

Explanation of differences between budgetary basis and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 1,555,952
Differences - budget to GAAP:	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	128,616
Total revenues as reported on the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 1,684,568
Uses/outflows of resources:	
Actual amounts (budgetary basis) "Total expenditures" from the budgetary comparison schedule	$ 34,171,152
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	8,176,681
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	(14,213,551)
Total expenditures as reported in the statement of revenues, expenditures, and changes in fund balances - governmental funds	$ 28,134,282

NON-MAJOR GOVERNMENTAL FUNDS

OTHER GOVERNMENTAL FUNDS

Special Revenue Funds

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Public Transit Fund

This fund receives and expends the City's allocation of Federal Transit Authority grant money as well as the City's allocation of the Local Transportation Assistance Fund money. The amount of Federal Transportation Authority funds available to each city is based on the total funding available and the total requests for funds. The amount of Local Transportation Assistance funds available to each city is allocated on a population basis, which is determined by the latest federal census. Expenditures are for the administration and operating costs of the public transit system.

Smart & Safe AZ Fund

This fund receives and expends the City's allocation of sales tax on recreational marijuana. These monies are deposited into the State's Smart and Safe Arizona Fund (SSAF). The City receives a portion of this money from the state to be spent on police and fire departments.

Debt Service Funds

Debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest payments on debt. This includes financial resources that are being accumulated for principal and interest maturing in future years. Principal payments are due annually. Interest is due semiannually.

Municipal Development Authority (MDA) Bonds Debt Service Fund

This fund accounts for the principal and interest requirements of the Municipal Development Authority's bonds. Provisions are made in the City's transaction privilege tax for funds sufficient to meet the Municipal Development Authority's debt service.

Community Facilities District (CFD) Bonds Debt Service Fund

This fund accounts for the principal and interest requirements of the Vistancia, Vistancia West, Vistancia North and Mystic at Lake Pleasant Heights Communities Facilities Districts (blended component units) general obligation bonds. Provisions are made in the District's general property tax levy for funds sufficient to meet the general obligation debt service.

Non-Bond Debt Service Fund

This fund accounts for all non-general obligation bond debt service payments of the City.

Capital Projects Funds

A capital project fund is established to account for the acquisition and construction of major capital facilities other than those financed by Special Revenue Fund and Enterprise Fund resources. A capital project fund enhances reporting to ensure that requirements regarding the use of the revenue were fully satisfied.

Community Facilities District (CFD) Bonds Capital Projects Fund

This fund accounts for the expenditure of Vistancia, Vistancia West, Vistancia North and Mystic at Lake Pleasant Heights Communities Facilities Districts bond proceeds for the construction of capital assets for the District. Once the capital assets are completed, they are turned over to the City for operation and maintenance.

PEORIA
ARIZONA

CITY OF PEORIA, ARIZONA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue Funds		Debt Service Funds			Capital Project Funds	Total
	Public Transit Fund	Smart & Safe AZ Fund	Municipal Development Authority Debt	CFD Bonds	Non-Bond	CFD Bonds	Non-Major Governmental Funds
ASSETS							
Pooled cash and investments	$ 6,719,091	$ 2,321,561	$ 3,255,206	$ 1,602,545	$ -	$ -	$ 13,898,403
Accounts receivable, net	385,306	-	-	-	-	-	385,306
Interest receivable	45,275	-	19,695	22,277	5,534	5,763	98,544
Due from other governments	-	-	-	76,380	-	-	76,380
Prepaid items	-	-	-	16,446	-	-	16,446
Restricted cash with fiscal agents	-	-	-	4,598,665	98	2,392,377	6,991,140
Total assets	$ 7,149,672	$ 2,321,561	$ 3,274,901	$ 6,316,313	$ 5,632	$ 2,398,140	$ 21,466,219
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES							
Liabilities:							
Accounts payable	$ 53,274	$ -	$ -	$ 619	$ 41,451	$ -	$ 95,344
Accrued payroll	25,450	-	-	-	-	-	25,450
Interest payable	-	-	-	-	-	14,417	14,417
Due to other funds	-	-	-	-	2,689,184	105,180	2,794,364
Arbitrage liability	-	-	-	58,893	-	-	58,893
Unearned revenue-other	5,000	-	-	-	-	-	5,000
Total liabilities	83,724	-	-	59,512	2,730,635	119,597	2,993,468
Fund balances:							
Unspendable:							
Prepaid items	-	-	-	16,446	-	-	16,446
Restricted for:							
Debt service	-	-	3,274,901	6,240,355	-	-	9,515,256
Capital projects	-	-	-	-	-	2,278,543	2,278,543
Public safety	-	2,321,561	-	-	-	-	2,321,561
Grant purposes	7,065,948	-	-	-	-	-	7,065,948
Unassigned:	-	-	-	-	(2,725,003)	-	(2,725,003)
Total fund balance	7,065,948	2,321,561	3,274,901	6,256,801	(2,725,003)	2,278,543	18,472,751
Total liabilities, deferred inflows & fund balance	$ 7,149,672	$ 2,321,561	$ 3,274,901	$ 6,316,313	$ 5,632	$ 2,398,140	$ 21,466,219

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Special Revenue Funds		Debt Service Funds		
	Public Transit Fund	Smart & Safe AZ Fund	Municipal Development Authority Debt	CFD Bonds	Non-Bond
REVENUES:					
Taxes	$ -	$ -	$ -	$ 5,610,274	$ -
Intergovernmental	657,940	1,193,679	-	-	-
Charges for service	91,088	-	-	-	-
Investment earnings(loss)	289,631	-	125,993	142,509	35,496
Miscellaneous	348,803	-	-	292,674	112,185
Total revenues	1,387,462	1,193,679	125,993	6,045,457	147,681
EXPENDITURES:					
Current:					
General government	-	-	-	166,387	-
Public works	-	-	-	-	107,263
Human services	2,716,382	-	-	-	-
Debt service:					
Principal payments	-	-	-	4,400,000	6,183,267
Interest and other charges	-	-	-	812,182	1,219,860
Capital outlay	-	-	-	-	-
Total expenditures	2,716,382	-	-	5,378,569	7,510,390
Excess (deficiency) of revenues over expenditures	(1,328,920)	1,193,679	125,993	666,888	(7,362,709)
OTHER FINANCING SOURCES (USES):					
Issuance of debt	-	-	-	-	-
Premium on bonds issued	-	-	-	-	-
Transfers in	1,900,000	-	-	150,170	5,259,785
Transfers out	(154,065)	(900,000)	-	-	-
Total other financing sources and uses	1,745,935	(900,000)	-	150,170	5,259,785
Net change in fund balances	417,015	293,679	125,993	817,058	(2,102,924)
Fund balances - beginning	6,648,933	2,027,882	3,148,908	5,439,743	(622,079)
Fund balances - ending	$ 7,065,948	$ 2,321,561	$ 3,274,901	$ 6,256,801	$ (2,725,003)

(continued)

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Capital Project Funds	Total Non-Major Governmental Funds
	CFD Bonds	
REVENUES:		
Taxes	$ -	$ 5,610,274
Intergovernmental	-	1,851,619
Charges for service	-	91,088
Investment earnings(loss)	36,870	630,499
Miscellaneous	-	753,662
Total revenues	36,870	8,937,142
EXPENDITURES:		
Current:		
General government	-	166,387
Public works	-	107,263
Human services	-	2,716,382
Debt service:		
Principal payments	-	10,583,267
Interest and other charges	565,753	2,597,795
Capital outlay	4,008,482	4,008,482
Total expenditures	4,574,235	20,179,576
Excess (deficiency) of revenues over expenditures	(4,537,365)	(11,242,434)
OTHER FINANCING SOURCES (USES):		
Issuance of debt	6,810,000	6,810,000
Premium on bonds issued	156,078	156,078
Transfers in	-	7,309,955
Transfers out	(150,170)	(1,204,235)
Total other financing sources and uses	6,815,908	13,071,798
Net change in fund balances	2,278,543	1,829,364
Fund balances - beginning	-	16,643,387
Fund balances - ending	$ 2,278,543	$ 18,472,751

(concluded)

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
PUBLIC TRANSIT FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Intergovernmental	$ 484,303	$ 484,303	$ 657,940	$ 173,637
Charges for services	90,000	90,000	91,088	1,088
Investment earnings	140,000	140,000	289,631	149,631
Miscellaneous	561,608	561,608	348,803	(212,805)
Total inflows	1,275,911	1,275,911	1,387,462	111,551
EXPENDITURES:				
Current:				
Human services	3,290,795	3,502,283	2,571,567	(930,716)
Capital outlay	-	-	154,065	154,065
Total expenditures	3,290,795	3,502,283	2,725,632	(776,651)
Excess (deficiency) of revenues over (under) expenditures	(2,014,884)	(2,226,372)	(1,338,170)	888,202
OTHER FINANCING SOURCES (USES):				
Transfers in	1,900,000	1,900,000	1,900,000	-
Total other financing sources and uses	1,900,000	1,900,000	1,900,000	-
Net change in fund balances	(114,884)	(326,372)	561,830	888,202
Fund balances - beginning	4,804,754	4,804,754	6,648,933	1,844,179
Fund balances - ending	$ 4,689,870	$ 4,478,382	$ 7,210,763	$ 2,732,381

Explanation of differences between budgetary inflows and outflows and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 1,387,462
Total revenues as reported on the combining statement of revenue, expenditures, and changes in fund balances - non-major governmental funds	$ 1,387,462
Uses/outflows or resources:	
Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule	$ 2,725,632
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	144,815
Capital outlay recognized as expenditures for budgetary purposes, but assets capitalized in proprietary funds for financial reporting purposes	(154,065)
Total expenditures as reported in the combining statement of revenues, expenditures, and changes in fund balances - non-major governmental funds	$ 2,716,382

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
SMART & SAFE AZ FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Intergovernmental revenue	$ 1,355,326	$ 1,355,326	$ 1,193,679	$ (161,647)
Total revenues	1,355,326	1,355,326	1,193,679	(161,647)
EXPENDITURES:				
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	1,355,326	1,355,326	1,193,679	(161,647)
OTHER FINANCING SOURCES (USES):				
Transfers out	(900,000)	(900,000)	(900,000)	-
Total other financing sources and uses	(900,000)	(900,000)	(900,000)	-
Net change in fund balances	455,326	455,326	293,679	(161,647)
Fund balances - beginning	2,086,575	2,086,575	2,027,882	(58,693)
Fund balances - ending	$ 2,541,901	$ 2,541,901	$ 2,321,561	$ (220,340)

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
MUNICIPAL DEVELOPMENT AUTHORITY (MDA) DEBT, DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Investment earnings	$ -	$ -	$ 125,993	$ 125,993
Total revenues	-	-	125,993	125,993
EXPENDITURES:				
Debt service:				
Interest and other charges	7,000	-	-	-
Total expenditures	7,000	-	-	-
Excess (deficiency) of revenues over (under) expenditures	(7,000)	-	125,993	125,993
Net change in fund balances	(7,000)	-	125,993	125,993
Fund balances - beginning	5,294,595	5,294,595	3,148,908	(2,145,687)
Fund balances - ending	$ 5,287,595	$ 5,294,595	$ 3,274,901	$ (2,019,694)

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
COMMUNITY FACILITIES DISTRICT (CFD) BONDS DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Taxes	$ 5,728,549	$ 5,728,549	$ 4,770,777	$ (957,772)
Investment earnings	-	-	142,509	142,509
Miscellaneous	1,080,000	1,080,000	292,674	(787,326)
Total revenues	6,808,549	6,808,549	5,205,960	(1,602,589)
EXPENDITURES:				
Current:				
General government	1,140,000	1,140,000	77,669	(1,062,331)
Debt service:				
Principal payments	4,470,000	4,470,000	4,400,000	(70,000)
Interest and other charges	752,600	752,600	812,182	59,582
Total expenditures	6,362,600	6,362,600	5,289,851	(1,072,749)
Excess (deficiency) of revenues over (under) expenditures	445,949	445,949	(83,891)	(529,840)
OTHER FINANCING SOURCES (USES):				
Contingencies	(10,000)	(10,000)	-	10,000
Transfers in	-	-	150,170	150,170
Total other financing sources and uses	(10,000)	(10,000)	150,170	160,170
Net change in fund balances	435,949	435,949	66,279	(369,670)
Fund balances - beginning	-	-	5,439,743	5,439,743
Fund balances - ending	$ 435,949	$ 435,949	$ 5,506,022	$ 5,070,073

Explanation of differences between budgetary inflows and outflows and GAAP revenues and expenditures

Sources/inflows of resources:	
Actual amounts (budgetary basis) "available for appropriations" from the budgetary comparison schedule	$ 5,205,960
Differences - budget to GAAP:	
The City budgets certain revenues on the cash basis, rather than on the modified accrual basis	839,497
Total revenues as reported on the combining statement of revenue, expenditures, and changes in fund balances - non-major governmental funds	$ 6,045,457
Uses/outflows or resources:	
Actual amounts (budgetary basis) "total charges to appropriations" from the budgetary comparison schedule	$ 5,289,851
Differences - budget to GAAP:	
The City budgets for certain other expenditures on the cash basis, rather than on the modified accrual basis	88,718
Total expenditures as reported in the combining statement of revenues, expenditures, and changes in fund balances - non-major governmental funds	$ 5,378,569

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
NON-BOND DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Investment earnings	$ 20,493	$ 20,493	$ 35,496	$ 15,003
Miscellaneous	-	-	112,185	112,185
Total revenues	20,493	20,493	147,681	127,188
EXPENDITURES:				
Current:				
Public works	-	106,335	107,263	928
Debt service:				
Principal payments	6,183,267	6,183,267	6,183,267	-
Interest and other charges	1,264,788	1,221,788	1,219,860	(1,928)
Total expenditures	7,448,055	7,511,390	7,510,390	(1,000)
Excess (deficiency) of revenues over (under) expenditures	(7,427,562)	(7,490,897)	(7,362,709)	128,188
OTHER FINANCING SOURCES (USES):				
Transfers in	5,259,785	5,259,785	5,259,785	-
Total other financing sources and uses	5,259,785	5,259,785	5,259,785	-
Net change in fund balances	(2,167,777)	(2,231,112)	(2,102,924)	128,188
Fund balances - beginning	-	-	(622,079)	(622,079)
Fund balances - ending	$ (2,167,777)	$ (2,231,112)	$ (2,725,003)	$ (493,891)

CITY OF PEORIA, ARIZONA
BUDGETARY COMPARISON SCHEDULE
COMMUNITY FACILITIES DISTRICT (CFD) BONDS CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts (budgetary basis)	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Investment earnings	$ -	$ -	$ 36,870	$ 36,870
Total revenues	-	-	36,870	36,870
EXPENDITURES:				
Debt service:				
Interest and other charges	800,000	800,000	565,753	(234,247)
Capital outlay	5,100,000	5,100,000	4,008,482	(1,091,518)
Total expenditures	5,900,000	5,900,000	4,574,235	(1,325,765)
OTHER FINANCING SOURCES (USES):				
Issuance of debt	10,500,000	10,500,000	6,810,000	(3,690,000)
Premium on bonds issued	-	-	156,078	156,078
Transfers out	-	-	(150,170)	(150,170)
Total other financing sources and uses	10,500,000	10,500,000	6,815,908	(3,684,092)
Net change in fund balances	4,600,000	4,600,000	2,278,543	(2,321,457)
Fund balances - beginning	-	-	-	-
Fund balances - ending	$ 4,600,000	$ 4,600,000	$ 2,278,543	$ (2,321,457)

INTERNAL SERVICE FUNDS

Motor Pool Fund

The Motor Pool Fund is responsible for the maintenance and operation of the City's fleet of vehicles and various other equipment.

Self-Insurance Fund

The Self-Insurance Fund is responsible for the administration of the self-insurance programs, including liability and property damage, workers' compensation insurance, and employee health insurance. This fund provides the excess insurance coverage for claims over the self-insurance limits; claims under the limits are charged directly to the Self-Insurance Fund.

Facilities Maintenance Fund

The Facilities Maintenance Fund is responsible for the maintenance and operations of the City's buildings and grounds.

Information Technology Fund

The Information Technology Fund is responsible for the maintenance and operations of the City's computer hardware and software systems.

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2025

	Motor Pool Fund	Self-Insurance Fund	Facilities Maintenance Fund	Information Technology Fund	Total
ASSETS					
Current assets:					
Pooled cash and investments	$18,314,650	$ 4,152,681	$ 3,535,284	$11,056,877	$37,059,492
Restricted pooled cash and investments	-	22,322,690	-	-	22,322,690
Restricted cash with fiscal agents	-	328,242	-	-	328,242
Accounts receivable, net	109,803	21,980	-	5,933	137,716
Interest receivable	124,086	325,263	36,365	90,646	576,360
Prepaid items	4,956,387	-	-		4,956,387
Supplies inventory	326,061	-	-	-	326,061
Total current assets	23,830,987	27,150,856	3,571,649	11,153,456	65,706,948
Non-current assets:					
Restricted assets:					
Investments	-	9,538,209	-	-	9,538,209
Total restricted assets	-	9,538,209	-	-	9,538,209
Capital assets:					
Buildings and improvements	-	-	-	148,102	148,102
Equipment & furniture	2,166,717	-	-	25,027,622	27,194,339
Vehicles	46,290,199	-	-	-	46,290,199
Intangible-SBITA	-	-	-	3,876,760	3,876,760
Less accumulated depreciation/amortization	(32,693,341)	-	-	(26,436,514)	(59,129,855)
Construction in progress	-	-	-	11,471,665	11,471,665
Total capital assets, net	15,763,575	-	-	14,087,635	29,851,210
Net other postemployment benefits asset	48,299	-	87,996	184,864	321,159
Total assets	39,642,861	36,689,065	3,659,645	25,425,955	105,417,526
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows related to pensions	239,206	-	435,809	915,560	1,590,575
Total deferred outflows of resources	239,206	-	435,809	915,560	1,590,575
LIABILITIES					
Current liabilities:					
Accounts payable	671,517	1,744,706	173,874	1,293,265	3,883,362
Accrued payroll	48,213	4,064	87,518	186,448	326,243
Accrued interest payable	-	-	-	284,790	284,790
Other current liabilities	47,431	11	-	-	47,442
Current portion of claims payable	-	7,914,708	-	-	7,914,708
Current portion of compensated absences	80,160	4,531	160,726	415,233	660,650
Current portion of SBITA payable	-	-	-	1,237,609	1,237,609
Total current liabilities	847,321	9,668,020	422,118	3,417,345	14,354,804
Non-current liabilities:					
Long-term portion of claims payable	-	1,930,388	-	-	1,930,388
Compensated absences	69,170	748	177,289	305,126	552,333
Long-term portion of SBITA payable	-	-	-	9,722,222	9,722,222
Net pension and other postemployment benefits liability	1,253,275	-	2,283,359	4,796,929	8,333,563
Total non-current liabilities	1,322,445	1,931,136	2,460,648	14,824,277	20,538,506
Total liabilities	2,169,766	11,599,156	2,882,766	18,241,622	34,893,310
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to pensions	105,267	-	191,789	402,918	699,974
Total deferred inflows of resources	105,267	-	191,789	402,918	699,974
NET POSITION					
Net investment in capital assets	15,411,196	-	-	3,127,804	18,539,000
Restricted - trust purpose	-	22,730,292	-	-	22,730,292
Restricted - net other postemployment benefits	48,299	-	87,996	184,864	321,159
Unrestricted	22,147,539	2,359,617	932,903	4,384,307	29,824,366
Total net position	$37,607,034	$25,089,909	$ 1,020,899	$ 7,696,975	$71,414,817

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Motor Pool Fund	Self-Insurance Fund	Facilities Maintenance Fund	Information Technology Fund	Total
OPERATING REVENUES					
Charges for services	$ 11,262,715	$ 30,896,151	$ 7,693,223	$ 14,830,027	$ 64,682,116
Miscellaneous	166,712	1,202,703	-	8,808	1,378,223
Total operating revenues	11,429,427	32,098,854	7,693,223	14,838,835	66,060,339
OPERATING EXPENSES					
Salaries, wages and employee benefits	1,857,899	328,569	2,868,218	5,647,366	10,702,052
Contractual services, materials and supplies	7,353,598	1,794,061	4,103,705	9,047,948	22,299,312
Insurance claims and expenses	-	29,817,247	-	-	29,817,247
Depreciation and amortization	5,114,400	-	-	1,400,667	6,515,067
Total operating expenses	14,325,897	31,939,877	6,971,923	16,095,981	69,333,678
Operating income (loss)	(2,896,470)	158,977	721,300	(1,257,146)	(3,273,339)
NON-OPERATING REVENUES (EXPENSES)					
Investment income(loss)	793,804	1,606,447	232,629	579,881	3,212,761
Interest expense	-	-	-	(342,302)	(342,302)
Gain (Loss) on sale of capital assets	183,280	-	-	-	183,280
Total non-operating revenues	977,084	1,606,447	232,629	237,579	3,053,739
Income (loss) before capital contributions and transfers	(1,919,386)	1,765,424	953,929	(1,019,567)	(219,600)
Transfers in	3,768,260	-	-	4,398,612	8,166,872
Transfers out	(33,573)	(31,120)	-	-	(64,693)
Change in net position	1,815,301	1,734,304	953,929	3,379,045	7,882,579
Total net position - beginning	35,791,733	23,355,605	66,970	4,317,930	63,532,238
Total net position - ending	$ 37,607,034	$ 25,089,909	$ 1,020,899	$ 7,696,975	$ 71,414,817

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Motor Pool Fund	Self-Insurance Fund	Facilities Maintenance Fund	Information Technology Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$ 11,354,723	$ 32,096,712	$ 7,693,223	$ 14,834,179	$ 65,978,837
Payments to suppliers	(11,945,404)	(2,160,743)	(4,152,230)	(7,959,042)	(26,217,419)
Payments to employees	(1,605,677)	(385,474)	(3,019,433)	(6,066,166)	(11,076,750)
Self-insurance costs	-	(30,171,410)	-	-	(30,171,410)
Net cash provided (used) by operating activities	(2,196,358)	(620,915)	521,560	808,971	(1,486,742)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES					
Transfers in	3,768,260	-	-	4,398,612	8,166,872
Transfers out	(33,573)	(31,120)	-	-	(64,693)
Net cash provided (used) by non-capital financing activities	3,734,687	(31,120)	-	4,398,612	8,102,179
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition and construction of capital assets	(2,394,087)	-	-	(11,975,054)	(14,369,141)
Proceeds from disposal of capital assets	193,231	-	-	-	193,231
Principal payments on SBITA agreements	-	-	-	8,512,584	8,512,584
Interest payments on SBITA agreements	-	-	-	(81,496)	(81,496)
Net cash flows used by capital and related financing activities	(2,200,856)	-	-	(3,543,966)	(5,744,822)
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of investments	-	(4,351,275)	-	-	(4,351,275)
Proceeds from sale of investments	-	3,831,145	-	-	3,831,145
Interest received on investments	787,009	1,547,566	228,992	578,879	3,142,446
Net cash provided by investing activities	787,009	1,027,436	228,992	578,879	2,622,316
Net increase (decrease) in cash and cash equivalents	124,482	375,401	750,552	2,242,496	3,492,931
Cash and cash equivalents at beginning of year	18,190,168	26,428,212	2,784,732	8,814,381	56,217,493
Cash and cash equivalents at end of year	$ 18,314,650	$ 26,803,613	$ 3,535,284	$ 11,056,877	$ 59,710,424
Classified as:					
Pooled cash and investments	$ 18,314,650	$ 26,475,371	$ 3,535,284	$ 11,056,877	$ 59,382,182
Cash with fiscal agents	-	328,242	-	-	328,242
Totals	$ 18,314,650	$ 26,803,613	$ 3,535,284	$ 11,056,877	$ 59,710,424
Reconciliation of operating income (loss) to net cash provided (used) by operating activities					
Operating income (loss)	$ (2,896,470)	$ 158,977	$ 721,300	$ (1,257,146)	$ (3,273,339)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	5,114,400	-	-	1,400,667	6,515,067
(Increase) decrease in assets/deferred outflows:					
Accounts receivable	(74,704)	(2,142)	-	(4,656)	(81,502)
Prepaid items	(4,956,387)	-	-	381,687	(4,574,700)
Supplies inventory	(28,009)	-	-	-	(28,009)
Net other postemployment benefits asset	(14,049)	-	(8,320)	(12,755)	(35,124)
Deferred outflows - pension and other postemployment benefits	(102,810)	-	(118,515)	(230,170)	(451,495)
Increase (decrease) in liabilities/deferred inflows:					
Accounts payable	392,590	(366,682)	(48,525)	707,219	684,602
Accrued payroll	(1,938)	(2,230)	13,418	28,924	38,174
Other liabilities	46,773	-	-	-	46,773
Claims payable	-	(354,163)	-	-	(354,163)
Compensated absences	39,200	(54,675)	(15,689)	(10,288)	(41,452)
Net pension and other post employment benefit liability	244,949	-	(62,296)	(269,949)	(87,296)
Deferred inflows - pension and other postemployment benefits	40,097	-	40,187	75,438	155,722
Total adjustments	700,112	(779,892)	(199,740)	2,066,117	1,786,597
Net cash provided (used) by operating activities	$ (2,196,358)	$ (620,915)	$ 521,560	$ 808,971	$ (1,486,742)
Non-cash investing, capital and financing activities:					
Change in balances of capital accounts payable or retainage payable	$ (349,392.00)	$ -	$ -	$ -	$ (349,392)
Change in fair market value of investments	-	132,522	-	-	132,522
Total non-cash investing, capital and financing activities	$ (349,392)	$ 132,522	$ -	$ -	$ (216,870)

FIDUCIARY FUNDS

Play Peoria NFP Fund

This fund accounts for monies held on behalf of separate not-for-profit agencies for which the City operates as an administrator.

Westside Fire Training IGA Fund

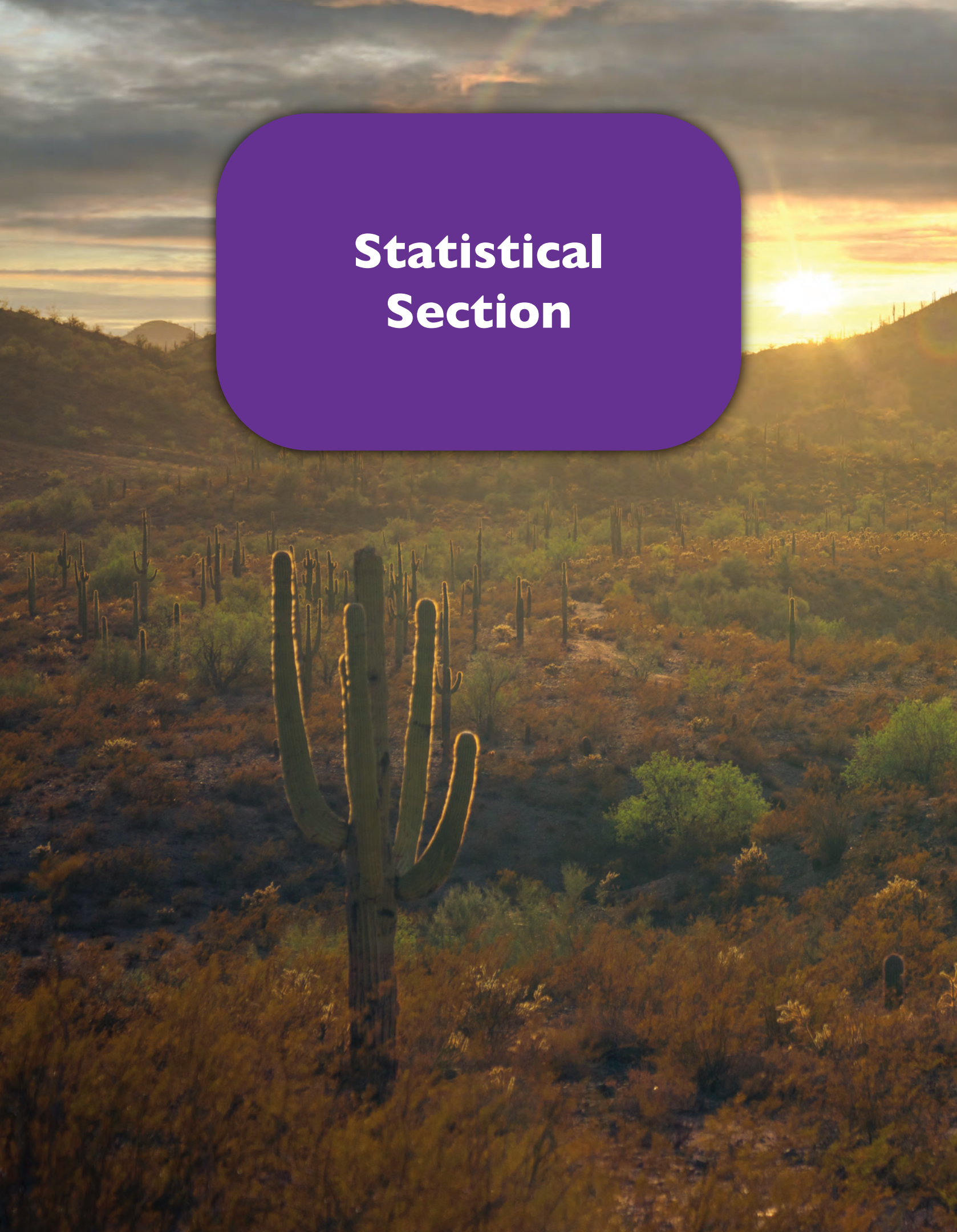
This fund accounts for monies held on behalf of a consortium of area fire departments that pool monies for training activities for which the City acts as the administrator.

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2025

	Custodial Funds		
	PLAY Peoria NFP Fund	Westside Fire Training IGA Fund	Total Custodial Funds
ASSETS			
Pooled cash and investments	$ 224,825	$ -	$ 224,825
Interest receivable	939	94	1,033
Total assets	225,764	94	225,858
LIABILITIES			
Accounts payable	3,863	-	3,863
Total liabilities	3,863	-	3,863
NET POSITION			
Restricted for:			
Individuals and organizations	221,901	-	221,901
Other governments	-	94	94
Total net position	$ 221,901	$ 94	$ 221,995

CITY OF PEORIA, ARIZONA
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Custodial Funds		
	PLAY Peoria NFP Fund	Westside Fire Training IGA Fund	Total Custodial Funds
ADDITIONS			
Contributions:			
Individuals	$ 94,535	$ -	$ 94,535
Investment earnings:			
Interest	6,008	1,350	7,358
Total additions	100,543	1,350	101,893
DEDUCTIONS			
Recipient payments	25,990	52,802	78,792
Total deductions	25,990	52,802	78,792
Change in net position	74,553	(51,452)	23,101
Net position - beginning of the year	147,348	51,546	198,894
Net position - end of the year	$ 221,901	$ 94	$ 221,995



Statistical Section

Statistical Section

The Statistical Section presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplemental information says about the government's overall financial health.

Statistical information is different from financial statements in that the statistics usually cover more than one fiscal year and may present non-accounting information. The following tables present financial trends, information about the fiscal capacity of the government, and social and economic information, as necessary for complete disclosure and understanding of the City's financial activity. The information presented in these tables is not required for fair presentation in conformity with accounting principles generally accepted in the United States of America and is therefore not covered by the auditor's opinion.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue sources - sales and use taxes, property taxes and utility user fees.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Economic and Demographic Information

These schedules offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Statistical Section

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CITY OF PEORIA, ARIZONA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

Table I

	Fiscal Year									
	2016	2017	2018 [2]	2019	2020	2021	2022	2023	2024	2025
Governmental Activities										
Net investment in capital assets	$ 899,648,174	$ 747,243,866	$ 635,872,778	$ 671,171,180	$ 687,881,892	$ 727,837,350	$ 732,178,933	$ 735,144,237	$ 789,681,154	$ 828,799,497
Restricted	162,959,546	149,717,064	121,796,554	121,505,682	112,074,204	122,549,508	132,975,636	147,049,925	168,721,650	184,455,824
Unrestricted	(32,938,378)	(41,146,402)	(7,041,008)	(2,470,597)	25,270,359	33,644,712	81,171,085	114,694,957	150,944,721	175,484,836
Total governmental activities net position	$ 1,029,669,342	$ 855,814,528	$ 750,628,324	$ 790,206,265	$ 825,226,455	$ 884,031,570	$ 946,325,654	$ 996,889,119	$ 1,109,347,525	$ 1,188,740,157
Business-type Activities										
Net investment in capital assets	$ 589,629,061	$ 597,736,728	$ 600,474,983	$ 619,320,612	$ 622,466,137	$ 640,684,899	$ 640,404,948	$ 662,256,419	$ 725,127,889	$ 769,907,037
Restricted	31,926,587	27,590,003	29,456,418	25,123,557	13,719,271	32,937,325	48,913,594	33,324,822	39,428,169	41,123,501
Unrestricted	49,023,256	59,376,481	67,576,862	70,087,860	87,023,600	83,010,832	74,087,539	88,896,938	96,647,012	107,332,642
Total business-type activities net position	$ 670,578,904	$ 684,703,212	$ 697,508,263	$ 714,532,029	$ 723,209,008	$ 756,633,056	$ 763,406,081	$ 784,478,179	$ 861,203,070	$ 918,363,180
Primary Government										
Net investment in capital assets	$ 1,489,277,235	$ 1,344,980,594	$ 1,236,347,761	$ 1,290,491,792	$ 1,310,348,029	$ 1,368,522,249	$ 1,372,583,881	$ 1,397,400,656	$ 1,514,809,043	$ 1,598,706,534
Restricted	194,886,133	177,307,067	151,252,972	146,629,239	125,793,475	155,486,833	181,889,230	180,374,747	208,149,819	225,579,325
Unrestricted	16,084,878	18,230,079	60,535,854	67,617,263	112,293,959	116,655,544	155,258,624	203,591,895	247,591,733	282,817,478
Total primary government net position	$ 1,700,248,246	$ 1,540,517,740	$ 1,448,136,587	$ 1,504,738,294	$ 1,548,435,463	$ 1,640,664,626	$ 1,709,731,735	$ 1,781,367,298	$ 1,970,550,595	$ 2,107,103,337

(1) Decrease in unrestricted net position is due to the implementation of GASB Statement No. 68.
(2) Beginning net position was restated due to implementation of GASB Statement No. 75 and adjustments to capital assets and restricted cash with fiscal agents.

Source: Statement of Net Position
City financial records and reports

CITY OF PEORIA, ARIZONA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

Table II

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Expenses										
Governmental Activities										
General Government	$ 22,250,673	$ 21,623,532	$ 20,343,398	$ 21,473,593	$ 25,559,396	$ 26,262,983	$ 29,320,764	$ 37,273,981	$ 39,675,813	$ 43,135,951
Culture & Recreation	26,447,013	28,371,539	28,003,374	29,499,798	31,614,048	31,387,780	38,959,427	45,008,300	44,703,457	46,199,311
Public Safety	70,342,389	97,665,783	81,720,528	89,026,946	90,943,804	101,363,787	95,609,943	108,735,210	121,385,694	131,017,091
Development Services	7,123,106	6,630,945	5,731,857	4,757,015	4,825,318	6,369,766	7,241,732	6,827,829	6,544,529	6,769,822
Highways & Streets	34,620,944	44,979,242	54,647,432	55,594,789	60,214,083	53,298,576	59,756,231	51,902,098	66,507,941	66,673,011
Public Works	7,507,311	6,705,095	5,694,902	5,112,076	6,731,383	7,188,048	7,498,034	8,629,505	7,639,676	7,528,590
Human Services	1,788,130	1,283,420	2,527,213	4,072,235	4,691,770	2,154,216	3,480,639	4,857,735	5,141,147	5,621,479
Interest on long-term debt	11,549,457	8,451,596	8,011,112	7,768,341	7,903,847	5,196,192	6,341,184	7,307,398	6,488,273	7,507,378
Total governmental activities expenses	181,629,023	215,711,152	206,679,816	217,304,793	232,483,649	233,221,348	248,207,954	270,542,056	298,086,530	314,452,633
Business-type Activities										
Water Utility	33,221,797	39,316,668	40,780,450	41,968,847	44,813,959	47,882,705	57,101,424	61,406,938	63,002,858	71,518,191
Wastewater Utility	22,001,744	24,075,245	25,715,392	24,512,758	30,007,409	29,013,309	32,608,310	30,287,509	30,357,658	34,993,493
Solid Waste Utility	11,137,739	11,867,773	13,008,905	13,749,718	14,059,601	15,039,332	16,406,294	18,141,399	20,178,264	20,934,233
Stadium	6,742,573	7,579,975	7,736,745	7,850,061	6,868,271	6,865,555	7,279,287	9,623,372	8,518,476	8,889,253
Storm Drain Utility	1,052,977	3,497,956	3,301,070	3,469,645	3,747,753	3,918,628	4,947,393	4,602,541	4,518,810	4,619,802
Total business-type activities expenses	74,156,830	86,337,617	90,542,562	91,551,029	99,496,993	102,719,529	118,342,708	124,061,759	126,576,066	140,954,972
Total primary government expenses	$ 255,785,853	$ 302,048,769	$ 297,222,378	$ 308,855,822	$ 331,980,642	$ 335,940,877	$ 366,550,662	$ 394,603,815	$ 424,662,596	$ 455,407,605
Program Revenues										
Governmental Activities										
Charges for services	$ 29,321,181	$ 32,311,277	$ 34,954,574	$ 37,925,774	$ 34,130,112	$ 33,877,259	$ 36,304,943	$ 35,733,582	$ 50,029,243	$ 48,026,361
Operating grants and contributions	14,329,168	14,666,090	16,640,349	15,394,092	30,380,591	26,737,353	26,225,414	29,850,458	28,961,742	31,800,559
Capital grants and contributions	27,259,727	25,638,030	20,441,205	31,886,362	17,490,699	33,507,214	36,466,449	15,421,371	61,749,051	40,199,091
Total governmental activities program revenues	70,910,076	72,615,397	72,036,128	85,206,228	82,001,402	94,121,826	98,996,806	81,005,411	140,740,036	120,026,011
Business-type Activities										
Charges for services	76,106,994	80,152,247	85,557,374	84,331,736	87,888,011	97,952,658	100,817,330	108,537,468	127,456,217	132,874,287
Capital grants and contributions	17,518,669	20,698,020	12,517,749	14,999,480	15,053,394	29,697,095	19,914,624	17,954,815	45,128,529	34,096,411
Total business-type activities program revenues	93,625,663	100,850,267	98,075,123	99,331,216	102,941,405	127,649,753	120,731,954	126,492,283	172,584,746	166,970,698
Total primary government program revenues	$ 164,535,739	$ 173,465,664	$ 170,111,251	$ 184,537,444	$ 184,942,807	$ 221,771,579	$ 219,728,760	$ 207,497,694	$ 313,324,782	$ 286,996,709
Net (Expense)/Revenue										
Governmental Activities	$ (110,718,947)	$ (143,095,755)	$ (134,643,688)	$ (132,098,565)	$ (150,482,247)	$ (139,099,522)	$ (149,211,148)	$ (189,536,645)	$ (157,346,494)	$ (194,426,622)
Business-type Activities	19,468,833	14,512,650	7,532,561	7,780,187	3,444,412	24,930,224	2,389,246	2,430,524	46,008,680	26,015,726
Total primary government net expense	$ (91,250,114)	$ (128,583,105)	$ (127,111,127)	$ (124,318,378)	$ (147,037,835)	$ (114,169,298)	$ (146,821,902)	$ (187,106,121)	$ (111,337,814)	$ (168,410,896)

CITY OF PEORIA, ARIZONA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

Table II

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes										
Property taxes, levied for general purposes	$ 2,994,905	$ 3,207,433	$ 3,522,321	$ 5,099,325	$ 5,928,720	$ 6,086,505	$ 6,351,779	$ 6,712,827	$ 7,060,462	$ 7,364,070
Property taxes, levied for debt service	17,537,813	18,532,683	20,152,280	20,276,526	21,829,330	23,814,936	25,044,456	27,258,369	28,763,387	30,126,345
Sales and use taxes	79,410,364	84,236,770	89,781,248	93,182,810	99,747,911	113,852,555	125,521,932	131,030,117	134,078,467	140,746,001
Franchise taxes	4,461,864	4,501,681	5,035,331	4,925,609	4,776,257	4,965,951	4,961,622	5,240,846	5,506,906	5,620,099
Intergovernmental										
State shared sales taxes - unrestricted	14,760,029	15,631,512	15,894,140	17,018,021	17,079,368	20,186,716	26,815,644	28,812,810	29,902,732	30,500,400
Urban revenue sharing - unrestricted	18,549,406	20,949,613	20,334,388	20,366,697	22,275,583	25,147,285	24,816,247	36,976,059	52,432,815	42,279,677
Auto in-lieu taxes - unrestricted	6,385,294	6,728,814	6,799,997	7,262,809	7,313,007	8,349,703	8,237,369	9,669,103	9,953,932	10,420,735
Investment Earnings(Losses)	1,693,475	1,667,892	2,172,236	7,200,254	7,800,410	544,254	(6,556,874)	6,404,789	21,284,912	24,870,669
Gain on sale of capital assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	2,732,726	4,120,882	5,383,459	2,342,583	1,138,662	3,221,522	3,658,727	3,641,910	4,350,225	5,063,032
Special Item: Defeasance of G.O. debt			(450,797)	-	-		-	-	-	-
Transfers in (out)	(3,994,967)	(6,346,374)	(4,803,295)	(5,997,632)	(2,387,307)	(8,264,790)	(3,373,622)	(15,646,720)	(23,528,938)	(23,171,774)
Total governmental activities	144,530,909	153,230,906	163,821,308	171,677,002	185,501,941	197,904,637	215,477,280	240,100,110	269,804,900	273,819,254
Business-type Activities										
Investment Earnings(Losses)	709,850	519,774	700,909	3,107,572	2,854,480	211,199	(2,985,986)	2,994,854	7,187,273	7,893,552
Gain on sale of capital assets	-	109,744	13,305	138,375	(9,220)	17,835	24,095	-	-	79,058
Transfers in (out)	3,994,967	6,346,374	4,803,295	5,997,632	2,387,307	8,264,790	3,373,622	15,646,720	23,528,938	23,171,774
Total business-type activities	4,704,817	6,975,892	5,517,509	9,243,579	5,232,567	8,493,824	411,731	18,641,574	30,716,211	31,144,384
Total primary government	$ 149,235,726	$ 160,206,798	$ 169,338,817	$ 180,920,581	$ 190,734,508	$206,398,461	$ 215,889,011	$ 258,741,684	$ 300,521,111	$ 304,963,638
Change in Net Position										
Governmental Activities	$ 33,811,962	$ 10,135,151	$ 29,177,620	$ 39,578,437	$ 35,019,694	$ 58,805,115	$ 66,266,132	$ 50,563,465	$ 112,458,406	$ 79,392,632
Business-type Activities	24,173,650	21,488,542	13,050,070	17,023,766	8,676,979	33,424,048	2,800,977	21,072,098	76,724,891	57,160,110
Total primary government	$ 57,985,612	$ 31,623,693	$ 42,227,690	$ 56,602,203	$ 43,696,673	$ 92,229,163	$ 69,067,109	$ 71,635,563	$ 189,183,297	$ 136,552,742

Source: Statement of Activities
City financial records and reports

CITY OF PEORIA, ARIZONA
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Table III

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
General Fund										
Nonspendable	$ 115,042	$ 113,859	$ 123,939	$ 939,966	$ 2,323,312	$ 277,778	$ 190,312	$ 194,330	$ 207,667	$ 192,136
Restricted	388,375	354,566	40,488	40,762	30,639	25,943	1,924	10,879	16,742	19,989
Committed	38,464,678	40,221,571	42,249,268	52,300,995	55,086,725	56,852,819	59,902,768	62,978,528	63,748,730	72,810,031
Assigned	2,859,523	2,618,447	1,760,838	1,363,728	1,528,073	1,768,200	3,748,153	5,604,860	3,971,714	4,888,501
Unassigned	20,816,526	25,684,922	33,849,097	58,221,670	80,266,172	111,244,006	99,008,274	127,018,726	173,382,053	175,961,620
Total General Fund	$ 62,644,144	$ 68,993,365	$ 78,023,630	$ 112,867,121	$ 139,234,921	$ 170,168,746	$ 162,851,431	$ 195,807,323	$ 241,326,906	$ 253,872,277
All Other Governmental Funds										
Nonspendable	$ 67,986	$ 69,711	$ 78,068	$ 60,828	$ 69,986	$ 144,357	$ 379,976	$ 136,596	$ 4,551,542	$ 155,130
Restricted	150,498,066	137,842,918	115,222,701	143,532,067	108,519,124	107,990,268	304,865,760	169,504,680	165,767,951	238,914,759
Committed	10,885,668	11,315,062	10,663,895	2,838,609	2,429,777	2,424,547	63,770,700	2,082,021	2,313,146	2,538,209
Assigned	30,353,689	27,978,550	34,926,243	16,217,244	9,280,089	4,902,888	29,973,003	11,099,097	8,331,491	3,555,350
Unassigned	-	-	-	-	-	(7,969,083)	99,008,274	(808,741)	(2,160,384)	(2,725,003)
Total All Other Governmental Funds	$ 191,805,409	$ 177,206,241	$ 160,890,907	$ 162,648,748	$ 120,298,976	$ 107,492,977	$ 497,997,713	$ 182,013,653	$ 178,803,746	$ 242,438,445

Source: Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds
Balance Sheet - Governmental Funds
City financial records and reports

CITY OF PEORIA, ARIZONA **Table IV**

CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes	$ 104,369,837	$ 110,535,434	$ 118,352,843	$ 123,645,058	$ 131,784,413	$ 148,454,717	$ 162,396,713	$ 170,261,592	$ 175,373,761	$ 183,897,582
Intergovernmental	65,237,794	60,096,580	61,643,624	61,054,399	85,338,544	83,673,505	96,914,612	106,279,739	125,440,248	119,830,533
Charges for Services	21,812,733	24,367,635	26,637,159	28,089,117	27,299,388	26,414,975	28,254,679	29,001,041	41,178,672	37,061,933
Licenses and Permits	4,080,210	4,778,632	5,509,240	5,720,889	4,929,081	5,287,497	5,100,898	3,650,883	5,211,692	6,234,398
Fines and Forfeitures	1,747,528	1,571,788	1,815,644	2,390,644	1,382,853	1,535,140	1,731,336	1,779,161	1,965,548	2,113,692
Rents	915,846	908,678	1,002,948	980,732	721,181	843,911	1,080,477	1,052,182	1,408,884	1,786,701
Investment Earnings(Losses)	1,462,408	1,320,578	1,709,765	6,364,506	6,881,841	85,750	(6,532,719)	5,284,806	18,471,813	21,657,908
Special Assessments	381,950	2,171,319	-	-	-	-	-	-	-	-
Miscellaneous	3,278,730	4,411,440	5,307,423	3,049,527	1,258,583	3,537,355	3,732,659	3,822,969	7,882,011	9,474,364
Total Revenues	203,287,036	210,162,084	221,978,646	231,294,872	259,595,884	269,832,850	292,678,655	321,132,373	376,932,629	382,057,111
Expenditures										
General Government	19,424,865	18,216,483	17,493,779	18,381,872	19,129,269	22,437,588	26,640,810	31,837,659	35,263,997	38,002,860
Culture & Recreation	21,797,069	23,862,880	24,200,927	26,631,491	29,367,980	27,500,891	34,019,114	38,588,757	37,586,725	39,964,790
Public Safety [1]	68,151,428	73,087,082	79,514,160	84,514,269	90,140,255	94,011,139	135,035,214	114,823,555	124,831,993	135,020,458
Development Services	7,129,814	6,291,295	5,935,127	4,835,544	4,867,486	6,221,071	6,967,231	6,702,535	6,362,353	6,779,530
Highways & Streets	19,086,404	21,610,293	25,666,063	27,314,691	32,490,156	24,989,110	30,518,643	24,817,250	40,115,497	40,791,272
Public Works	5,325,264	6,384,151	5,415,791	5,535,727	6,927,246	6,731,414	7,234,142	8,008,222	7,619,576	7,587,437
Human Services	1,725,328	1,184,926	2,447,943	4,020,781	4,690,171	2,143,606	3,476,262	4,828,035	4,989,820	5,324,646
Capital Outlay	12,332,241	29,367,979	25,896,002	27,839,028	55,429,562	33,233,819	17,099,261	24,151,553	28,236,972	64,621,052
Debt Service										
Interest	10,606,558	11,336,938	9,705,255	8,776,334	8,623,160	8,170,203	7,635,199	8,494,309	8,471,799	8,993,232
Principal	18,010,000	19,867,000	19,483,000	22,022,461	22,726,060	21,569,912	24,368,166	25,957,889	26,245,247	26,464,160
Payment to bond escrow agent	6,707,216	-	13,604,681	-	-	-	-	-	-	-
Total Expenditures	190,296,187	211,209,027	229,362,728	229,872,198	274,391,345	247,008,753	292,994,042	288,209,764	319,723,979	373,549,437
Excess of Revenues over (under) Expenditures	12,990,849	(1,046,943)	(7,384,082)	1,422,674	(14,795,461)	22,824,097	(315,387)	32,922,609	57,208,650	8,507,674
Other Financing Sources (Uses)										
Refunding bonds issued	103,410,000	-	28,975,000	-	-	20,855,000	21,495,000	-	-	
Issuance of debt	30,325,000	3,000,000	5,199,304	30,420,000	2,590,000	1,870,000	55,880,000	31,708,075	8,469,593	95,323,789
Issuance of debt - from Subscriptions										832,595
Proceeds from Leases									6,673,370	
Proceeds from Subscriptions									942,367	
Premium on bonds issued	14,096,688	108,061	-	3,146,339	292,139	2,448,280	8,086,575	1,547,460	-	2,789,965
Payments to bond refunding escrow agent	(114,802,841)	-	(28,814,053)	-	-	(22,641,792)	(26,081,153)	-	-	
Transfers In	12,890,960	17,925,171	17,684,545	36,612,624	14,049,347	9,787,365	11,422,490	9,484,295	12,876,324	10,072,941
Transfers Out	(20,363,855)	(28,236,236)	(19,786,126)	(35,000,305)	(18,117,997)	(17,015,124)	(17,724,676)	(28,266,035)	(43,860,628)	(41,346,894)
Total Other Financing Sources (Uses)	25,555,952	(7,203,004)	3,258,670	35,178,658	(1,186,511)	(4,696,271)	53,078,236	14,473,795	(14,898,974)	67,672,396
Net Change in Fund Balance	$ 38,546,801	$ (8,249,947)	$ (4,125,412)	$ 36,601,332	$ (15,981,972)	$ 18,127,826	$ 52,762,849	$ 47,396,404	$ 42,309,676	$ 76,180,070
Debt Service as a percentage of noncapital expenditures	19.85%	17.16%	21.03%	15.24%	14.32%	13.91%	11.60%	13.05%	11.91%	11.48%

[1] Beginning in Fiscal Year 2015, Police and Fire expenditures were combined into the Public Safety category.

Source: Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds
City financial records and reports

CITY OF PEORIA, ARIZONA
CITY TRANSACTION PRIVILEGE TAXES BY CATEGORY
LAST TEN FISCAL YEARS

Table V

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Retail Sales	$ 41,216,781	$ 43,666,206	$ 45,112,750	$ 48,201,653	$ 52,794,953	$ 63,612,494	$ 69,900,613	$ 73,186,740	$ 72,723,943	$ 75,979,285
Contracting	7,394,036	8,587,978	10,219,772	9,108,314	11,472,743	10,673,164	11,285,579	10,035,444	9,816,663	15,074,606
Rentals	8,123,884	8,383,946	8,823,620	8,983,145	10,684,541	10,279,587	11,194,971	12,326,917	13,552,001	11,485,611
Utilities*	7,904,665	8,022,722	8,911,107	8,115,617	8,303,764	9,042,824	9,164,337			
Telecom/Cable TV	1,151,941	942,239	816,179	697,849	725,389	494,061	446,508	519,698	694,810	539,968
Restaurant/Bar	9,833,912	10,335,218	11,388,465	11,661,217	11,597,024	13,499,778	15,917,098	17,239,681	18,302,127	18,810,742
Amusement	1,034,959	1,021,968	979,386	1,246,039	971,024	1,004,435	1,689,514	1,846,366	1,947,781	2,517,756
Use	740,179	1,243,655	1,707,181	2,248,575	2,334,003	3,551,444	3,048,117	2,594,351	2,664,114	2,968,151
Other	2,010,007	2,032,838	1,822,787	2,920,401	864,471	1,694,768	2,875,195	13,280,920	14,377,028	12,573,194
Total	$ 79,410,364	$ 84,236,770	$ 89,781,247	$ 93,182,810	$ 99,747,912	$ 113,852,555	$ 125,521,932	$ 131,030,117	$ 134,078,467	$ 139,949,314
% Growth by Year										
Retail Sales	5.9%	5.9%	3.3%	6.8%	9.5%	20.5%	9.9%	4.7%	-0.6%	4.5%
Contracting	18.2%	16.1%	19.0%	-10.9%	26.0%	-7.0%	5.7%	-11.1%	-2.2%	53.6%
Rentals	8.0%	3.2%	5.2%	1.8%	18.9%	-3.8%	8.9%	10.1%	9.9%	-15.2%
Utilities	5.4%	1.5%	11.1%	-8.9%	2.3%	8.9%	1.3%			
Telecom/Cable TV	-5.4%	-18.2%	-13.4%	-14.5%	3.9%	-31.9%	-9.6%	16.4%	33.7%	-22.3%
Restaurant/Bar	5.9%	5.1%	10.2%	2.4%	-0.6%	16.4%	17.9%	8.3%	6.2%	2.8%
Amusement	-0.2%	-1.3%	-4.2%	27.2%	-22.1%	3.4%	68.2%	9.3%	5.5%	29.3%
Use	3.0%	68.0%	37.3%	31.7%	3.8%	52.2%	-14.2%	-14.9%	2.7%	11.4%
Other	-4.9%	1.1%	-10.3%	60.2%	-70.4%	96.0%	69.7%	361.9%	8.3%	-12.5%
Total	6.5%	6.1%	6.6%	3.79%	7.05%	14.14%	10.25%	4.39%	2.33%	4.38%

* For confidentiality reasons, Utilities sales tax cannot be reported separately in FY2023 and FY2024 and is included with Other

Note: Includes all governmental fund types

Source: City financial records and reports

CITY OF PEORIA, ARIZONA **Table VI**

DIRECT AND OVERLAPPING SALES TAX RATES

LAST TEN FISCAL YEARS

	Year Taxes Are Payable									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
City Direct Rates (1):										
Retail Sales (excluding groceries)	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
Groceries	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%	1.60%
Contracting	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
Rentals	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
Hotel/Transient Lodging	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%
Utilities	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%
Telecommunications	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
Restaurant/Bar	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%
Amusement	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%
All Others	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
County Rates:										
Retail Sales (excluding groceries)	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%
Groceries	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%
Hotel/Transient Lodging	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%
Mining - Nonmetal	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%	0.44%
All Others	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%
State Rates (2):										
Retail Sales (excluding groceries)	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%
Hotel/Transient Lodging	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Mining - Nonmetal	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%	3.13%
Mining - Severance	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
All Others	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%	5.60%

Notes:

(1) Pursuant to City Charter, increases in the City transaction privilege (sales) tax rates are subject to voter approval. Prior to January 2017, the City collected its own sales tax. In January 2017, the state began collecting and remitting the sales tax to the City. The City has earmarked 0.8% of its sales tax for payment of Excise Tax and State Shared Revenue Obligations.

(2) The State transaction privilege (sales) tax is levied against the same categories of business activity as the City's sale tax with the exception of groceries and prescription drugs, which the State exempts from tax. The State collects and distributes a portion of its sales tax revenues to all cities and towns based on the city or town's population relative to the aggregate population of all cities and towns as shown by the latest census.

Source: ADOR Transaction Privilege And Other Tax Rate Tables

CITY OF PEORIA, ARIZONA
SALES TAX PAYERS - BY CATEGORY
CURRENT YEAR AND NINE YEARS AGO

Table VII

	2025				2016			
Category	**# of Payers**	**Percentage of Total Payers**	**Sales Tax Paid**	**Percentage of Total City Sales Tax Revenue**	**# of Payers**	**Percentage of Total Payers**	**Sales Tax Paid**	**Percentage of Total City Sales Tax Revenue**
Retail Sales	15,513	60.8%	75,979,285	54.30%	3,360	21.30%	38,908,327	52.20%
Contracting	957	3.7%	15,074,606	10.80%	3,614	22.90%	6,257,112	8.40%
Restaurant/Bar	507	2.0%	18,810,742	13.40%	357	2.30%	9,284,232	12.50%
Rental	5,448	21.3%	11,485,611	8.20%	6,614	41.90%	7,522,177	10.10%
Utilities*					11	0.10%	7,498,115	10.00%
Telecom/Cable TV	238	0.9%	539,968	0.40%	182	1.10%	1,217,583	1.60%
Use	2,635	10.3%	2,968,151	2.10%	1,505	9.50%	718,931	1.00%
Amusement	96	0.4%	2,517,756	1.80%	60	0.40%	1,036,941	1.40%
Others	153	0.6%	12,573,194	9.00%	79	0.50%	2,112,606	2.80%
Total	25,547	100.00%	$ 139,949,314	100.00%	15,782	100.00%	$ 74,556,024	100.00%

* - For confidentiality reasons, utilities sales tax cannot be reported separately in FY2025 and is included with Others

Source: City Sales Tax system
City financial records

CITY OF PEORIA, ARIZONA
ASSESSED VALUES BY PROPERTY CLASSIFICATION
LAST TEN FISCAL YEARS

Table VIII

	Fiscal Year 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Residential (Owner occupied)	$ 626,696,840	$ 674,378,782	$ 740,037,974	$ 813,110,830	$ 875,459,952	$ 954,002,402	$ 1,034,473,284	$ 1,103,379,764	$ 1,169,092,905	$ 1,238,161,226
Residential (Renter occupied)	214,086,717	230,466,048	243,816,250	259,614,712	290,792,306	309,884,348	328,554,140	363,797,432	403,352,247	431,704,629
Commercial, Industrial, Mining & Utilities	291,761,032	297,883,403	310,764,850	328,762,027	352,052,608	356,175,720	379,013,645	385,810,266	400,209,657	430,182,099
Agriculture & Vacant	44,305,284	40,513,630	44,053,047	36,731,719	36,824,728	37,571,067	37,321,864	36,498,803	40,071,865	39,764,287
Railroad	1,137,482	1,040,707	1,065,441	1,015,986	1,040,771	1,002,644	1,061,989	1,276,282	1,518,083	1,694,390
Historic & Environmental	24,540	396,725	305,265	577,715	502,515	488,535	496,080	-	16,049	-
Public Property Improvements	5,100	-	25,390	-	48,122	50,528	53,055	55,707	4,217	64,238
Net Assessed Value	$ 1,178,016,995	$ 1,244,679,295	$ 1,340,068,217	$ 1,439,812,989	$ 1,556,721,002	$ 1,659,175,244	$ 1,780,974,057	$ 1,890,818,254	$ 2,014,265,023	$ 2,141,570,869
% Growth	1.9%	5.7%	7.7%	7.4%	8.1%	15.2%	7.3%	6.2%	6.5%	6.3%
Net Assessed Value Per Capita	$ 7,174	$ 7,400	$ 7,632	$ 8,008	$ 8,641	$ 8,687	$ 9,005	$ 9,514	$ 10,021	$ 10,321
Population	164,212	168,192	172,259	179,800	190,985	194,517	197,786	198,750	201,001	207,499
Total Direct Secondary Tax Rate	1.25	1.25	1.25	1.15	1.15	1.15	1.15	1.15	1.15	1.15
Full Cash Value	$ 13,968,351,523	$ 15,264,587,035	$ 16,607,545,225	$ 18,374,791,035	$ 20,055,499,784	$ 22,175,481,320	$ 24,444,971,352	$ 26,391,921,793	$ 33,696,719,077	$ 41,228,643,224
% Growth	25.1%	9.3%	8.8%	10.6%	9.1%	20.7%	10.2%	8.0%	27.7%	22.4%
Full Cash Value Per Capita	$ 85,063	$ 90,757	$ 96,410	$ 102,196	$ 111,320	$ 116,111	$ 123,593	$ 132,790	$ 167,645	$ 198,693
Net Assessed Value as a Percentage of Full Cash Value	8.4%	8.2%	8.1%	7.8%	7.8%	7.5%	7.3%	7.2%	6.0%	5.2%

Note: All property, both real and personal, is assigned a classification to determine its assessed valuation for tax purposes. Each classification is defined by property use and has an assessment ratio that is multiplied by the taxable value of the property to obtain the assessed valuation. The assessment ratios for the major classes of property are as follows:

Fiscal Year		
2015	16%	15%
2016	16%	16%
2017	16%	15%
2018	15%	14%
2019	15%	15%
2020	15%	14%
2021	15%	15%
2022	15%	15%
2023	15%	15%
2024	15%	15%

(a) Several additional classes of property exist, but seldom amount to a significant portion of an entity's total valuation.
(b) Prior to FY2015-16, Primary or Limited Property Values were used for primary ad valorem taxes which are levied for operations of the city and Secondary Assessed Values were used for secondary ad valorem taxes which are levied for debt service.
Beginning in FY2015-16, with a voter approved constitutional amendment, both primary and secondary ad valorem taxes are now levied on the Limited Property Values.
Because FY2015-16 is the first year for implementation of the constitutional amendment and use of Limited Property Values, there is no comparative data from prior years and accordingly the Net Assessed Values presented for years prior to FY2015-16 represent Secondary Assessed Values based on the then-applicable but now replaced valuation rules.

Source: Arizona Department of Revenue - Property Tax Division-Abstract of the Assessment Roll
City Financial Records

CITY OF PEORIA, ARIZONA
COMPARATIVE ASSESSED VALUES
LAST TEN FISCAL YEARS

Table IX

Fiscal Year

	2016 (a)	2017	2018	2019	2020	2021	2022	2023	2024	2025
City of Peoria	$ 1,178,016,995	$ 1,244,679,295	$ 1,340,068,217	$ 1,439,812,989	$ 1,556,721,002	$ 1,659,175,244	$ 1,780,974,057	$ 1,890,818,254	$ 2,014,265,023	$ 2,141,570,869
Peoria Unified School District No. 11	1,475,721,803	1,549,607,885	1,649,351,547	1,780,118,947	1,934,677,253	2,043,501,690	2,188,687,421	2,316,600,539	2,465,686,542	2,642,784,882
Maricopa County	34,623,670,323	36,135,494,474	38,251,891,249	40,423,232,421	43,194,326,395	45,704,969,813	48,724,126,672	51,575,018,189	54,722,326,231	58,328,686,360
State of Arizona	54,840,074,052	56,573,588,295	59,404,007,785	62,328,357,186	66,158,541,837	69,914,521,042	74,200,233,397	78,405,598,978	83,026,530,244	88,425,611,337

(a) Prior to FY2015-16, Primary or Limited Property Values were used for primary ad valorem taxes which are levied for operations of the city and Secondary Assessed Values were used for secondary ad valorem taxes which are levied for debt service.
Beginning in FY2015-16, with a voter approved constitutional amendment, both primary and secondary ad valorem taxes are now levied on the Limited Property Values.
Because FY2015-16 is the first year for implementation of the constitutional amendment and use of Limited Property Values, there is no comparative data from prior years and accordingly the Net Assessed Values presented for years prior to FY2015-16 represent Secondary Assessed Values based on the then-applicable but now replaced valuation rules.

Source: Arizona Department of Revenue - Property Tax Division Abstract of the Assessment Roll
City financial records

CITY OF PEORIA, ARIZONA **Table X**

DIRECT AND OVERLAPPING PROPERTY TAX RATES

LAST TEN FISCAL YEARS

(rate per $100 assessed value)

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Total Direct City										
Primary	$ 0.19	$ 0.19	$ 0.19	$ 0.29	$ 0.29	$ 0.29	$ 0.29	$ 0.29	$ 0.29	$ 0.29
Secondary	1.25	1.25	1.25	1.15	1.15	1.15	1.15	1.15	1.15	1.15
Total	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44	1.44
Peoria Unified School District No. 11 (1)										
Primary	4.93	4.78	4.51	4.00	3.86	3.75	3.72	3.54	3.40	3.24
Secondary	2.84	3.26	3.03	3.02	2.94	2.92	2.44	2.23	2.13	1.81
Total	7.77	8.04	7.54	7.02	6.80	6.67	6.16	5.77	5.53	5.05
Maricopa County (2)										
Primary	3.13	3.14	3.09	3.05	3.01	2.97	2.89	2.34	2.28	2.21
Secondary	0.97	1.01	1.07	1.03	1.05	1.02	0.96	0.86	0.86	0.85
Total	4.10	4.15	4.16	4.08	4.06	3.99	3.85	3.20	3.14	3.06
Total										
Primary	8.25	8.11	7.79	7.34	7.16	7.01	6.90	6.17	5.97	5.73
Secondary	5.06	5.52	5.35	5.20	5.15	5.08	4.55	4.24	4.14	3.81
Total	$ 13.31	$ 13.63	$ 13.14	$ 12.54	$ 12.31	$ 12.09	$ 11.45	$ 10.41	$ 10.11	$ 9.54

(1) Peoria Unified School District serves the majority of the City of Peoria. Other areas of the City are served by the Deer Valley Unified School District whose most recent rates are as follows:

	Primary	Secondary
Deer Valley Unified School District	$ 3.27	$ 2.23

(2) The Maricopa County rates includes the rates for the County, State Education Equalization Assistance and other county districts and special districts as follows:

	Primary	Secondary
Maricopa County	$ 1.16	$ -
Maricopa County Community College District	1.05	0.06
Maricopa County Flood Control District	-	0.15
Maricopa County Fire District Assistance	-	0.01
Maricopa County Library District	-	0.05
Maricopa County Special Health Care District	-	0.27
West Maricopa Education Center	-	0.18
Central Arizona Water Conservation District	-	0.14
Fiscal Year 2024 Tax Rate	$ 2.21	$ 0.85

Note: All rates rounded to two decimal places from the four shown by the County

Source: Maricopa County Assessor - Tax Rates Publication

CITY OF PEORIA, ARIZONA
DIRECT AND OVERLAPPING PROPERTY TAX LEVIES
LAST TEN FISCAL YEARS

Table XI

	Tax Levy Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Total Direct City										
Primary	$ 2,238,232	$ 2,364,891	$ 2,546,130	$ 4,175,458	$ 4,514,491	$ 4,811,608	$ 5,164,825	$ 5,483,373	$ 5,841,367	$ 6,210,556
Secondary	14,725,212	15,558,491	16,750,853	16,557,849	17,902,292	19,080,515	20,481,202	21,744,410	23,164,041	24,628,065
Total	16,963,444	17,923,382	19,296,983	20,733,307	22,416,783	23,892,123	25,646,027	27,227,783	29,005,408	30,838,621
Peoria Unified School District No. 11 (1)										
Primary	72,782,246	74,140,908	74,370,911	71,186,957	74,661,130	76,563,878	81,502,342	81,921,945	83,710,030	85,544,304
Secondary	41,966,017	50,494,525	50,046,959	53,764,234	56,922,243	59,604,705	53,396,580	51,687,487	52,442,776	47,854,445
Maricopa County (2)										
Primary	1,083,409,268	1,134,787,546	1,179,611,336	1,231,523,511	1,300,978,643	1,357,249,060	1,405,395,276	1,203,658,775	1,249,583,952	1,287,722,410
Secondary	234,978,404	337,146,316	356,706,002	373,658,155	402,738,173	411,099,616	409,383,469	390,658,525	405,133,711	419,069,733
Total										
Primary	1,158,429,746	1,211,293,345	1,256,528,377	1,306,885,926	1,380,154,264	1,438,624,546	1,492,062,443	1,291,064,093	1,339,135,349	1,379,477,270
Secondary	291,669,633	403,199,332	423,503,814	443,980,238	477,562,708	489,784,836	483,261,251	464,090,422	480,740,528	491,552,243
Total	$ 1,450,099,379	$ 1,614,492,677	$ 1,680,032,191	$ 1,750,866,164	$ 1,857,716,972	$ 1,928,409,382	$ 1,975,323,694	$ 1,755,154,515	$ 1,819,875,877	$1,871,029,513

(1) The Peoria Unified School District serves the majority of the City of Peoria. Other areas of the City are served by Deer Valley Unified School District, whose most recent tax levies are as follows:

	Primary	Secondary
Deer Valley Unified School District	$ 115,789,157	$ 79,363,077

(2) The tax levies for Maricopa County include those for the County, State Education Equalization, and other county and special districts whose most recent tax levies are as follows:

	Primary	Secondary
Maricopa County	$ 676,087,804	
State Education Equalization Assistance		
Maricopa County Community College District	611,634,606	32,734,732
Maricopa County Flood Control District		79,198,583
Maricopa County Fire District Assistance		4,654,662
Maricopa County Library District		27,414,483
Maricopa County Special Health Care District		153,380,069
West Maricopa Education Center		41,118,776
Central Arizona Water Conservation District		80,568,428
Fiscal Year 2024Tax Levy	$ 1,287,722,410	$ 419,069,733

Source: Maricopa County Assessor - Tax Rates and Levies publication

CITY OF PEORIA, ARIZONA **Table XII**
LIMITED PROPERTY VALUE TOP TEN TAX PAYERS
CURRENT YEAR AND NINE YEARS AGO

		2025(a)(b)			2016		
Taxpayer	**Type of Business**	**Limited Property Assessed Value**	**Rank**	**% of Limited Property Assessed Value**	**Taxable Secondary Assessed Value**	**Rank**	**% of Taxable Secondary Assessed Value**
Arizona Public Service	Gas & Electric Utility	$ 95,021,012	1	4.44%	$ 23,516,704	1	2.00%
Vestar LPTC LLC	Property Development	8,981,558	2	0.42%	$ 3,759,704	8	0.32%
Park West WFB LLC	Asset Management	7,158,191	3	0.33%			
Southwest Gas Corporation	Gas Utility	7,058,259	4	0.33%	$ 4,181,863	6	0.35%
DDRA Arrowhead Crossing LLC	Shopping Center	5,510,026	5	0.26%	$ 4,478,370	5	0.38%
The Village at Pioneer Park LLC	Multi-family Housing	5,391,327	6	0.25%			
N 75th AZ Partners LLC	Multi-family Housing	5,135,992	7	0.24%			
Freedom Plaza Limited Partnership Lease	Retirement Housing	4,912,038	8	0.23%			
Peoria Center Apartments South LLC	Multi-family Housing	4,693,758	9	0.22%			
BCC Development Inc.	Property Development	4,538,840	10	0.21%			
Park West Retail I LLC	Shopping Center				$ 5,248,347	2	0.45%
Sprint Nextel Wireless LP	Telecommunications				$ 5,182,165	3	0.44%
Vestar Arizona XLVIII LLC	Property Development				$ 4,968,647	4	0.42%
Miller Family Real Estate LLC	Shopping Center				$ 4,046,337	7	0.34%
Target Corporation	Shopping Center				$ 3,508,421	9	0.30%
BCC Development Inc.	Property Development				$ 3,497,734	10	0.30%
Total		$ 148,401,001		6.93%	$ 62,388,292		5.30%

(a) Prior to FY2015-16, Primary or Limited Property Values were used for primary ad valorem taxes which are levied for operations of the city and Secondary Assessed Values were used for secondary ad valorem taxes which are levied for debt service.
Beginning in FY2015-16, with a voter approved constitutional amendment, both primary and secondary ad valorem taxes are now levied on the Limited Property Values
Because FY2015-16 is the first year for implementation of the constitutional amendment and use of Limited Property Values, there is no comparative data from prior years and accordingly the Net Assessed Values presented for years prior to FY2015-16 represent Secondary Assessed Values based on the then-applicable but now replaced valuation rules.

(b) In 2023 Maricopa County changed their reporting software, so company consolidations may be different from prior years.

Note - As a quasi-governmental entity, Salt River Project pays in-Lieu taxes, rather than property taxes. For fiscal year 2025, the assessed value of Salt River Project property within the City of Peoria is $25,583,709

Source - Maricopa County Treasurer's or Assessor's Office

CITY OF PEORIA, ARIZONA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Table XIII

Fiscal Year Ended June 30,	Taxes Levied for the Fiscal Year [1]	Collected with the Fiscal Year of the Levy [2]		Collections in Subsequent Years [2]	Total Collections To Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2025	30,838,621	30,110,875	97.64%	-	30,110,875	97.64%
2024	29,005,408	28,595,241	98.59%	(19,062)	28,576,178	98.52%
2023	27,227,783	27,003,934	99.18%	(134,101)	26,869,833	98.69%
2022	25,646,027	25,375,055	98.94%	(60,554)	25,314,501	98.71%
2021	23,892,123	23,599,465	98.78%	(7,264)	23,592,201	98.74%
2020	22,416,783	21,914,662	97.76%	72,435	21,987,097	97.76%
2019	20,733,307	20,589,725	99.31%	(84,771)	20,504,954	98.90%
2018	19,296,983	18,955,264	98.23%	69,426	19,024,690	98.59%
2017	17,923,382	17,596,843	98.18%	124,953	17,721,796	98.88%
2016	16,963,444	16,695,651	98.42%	121,071	16,816,721	99.14%

Notes: [1] Levy figures obtained from Maricopa County Tax Levy Books-February Publication.
[2] Collection amount obtained from Maricopa County Treasurer's Secured Levy Report at 6/30/2025

Source: Maricopa County Treasurer's Office
Maricopa County Assessor's Office
City financial records and reports

CITY OF PEORIA, ARIZONA
UTILITY STATISTICAL DATA
LAST TEN FISCAL YEARS

Average Utility Bill Amounts
Last Ten Fiscal Years

	2016 (c)	2017	2018	2019	2020	2021	2022	2023	2024	2025
Water										
Average bill	$37.53	$39.13	$41.44	$42.15	$43.02	$43.87	$45.08	$46.35	$45.60	$48.02
% Increase	5.60%	4.26%	5.90%	1.71%	2.06%	1.98%	2.76%	2.82%	-1.61%	5.29%
Wastewater										
Average bill	$24.64	$25.22	$25.26	$26.60	$26.91	$27.29	$28.58	$29.05	$25.19	$34.22
% Increase	2.71%	2.35%	0.16%	5.30%	1.17%	1.41%	4.73%	1.64%	-13.29%	5.48%
Residential Solid Waste										
Average bill	$13.44	$13.39	$14.23	$14.42	$15.29	$16.21	$17.06	$17.96	$15.97	$26.33
% Increase	0.67%	-0.37%	6.27%	1.34%	6.03%	6.02%	5.24%	5.28%	-11.09%	64.89%

Utility Service Connections
Last Ten Fiscal Years

	2016 (c)	2017	2018	2019	2020	2021	2022	2023	2024	2025
Water										
# of Accounts	55,558	57,011	58,061	59,185	60,705	62,083	63,357	63,575	63,571	64,672
% Increase	8.08%	2.62%	1.84%	1.94%	2.57%	2.27%	2.05%	0.34%	-0.01%	1.73%
Wastewater										
# of Accounts	56,235	57,909	59,499	60,913	62,617	63,924	65,169	65,923	66,282	67,310
% Increase	3.00%	2.98%	2.75%	2.38%	2.80%	2.09%	1.95%	1.16%	0.54%	1.55%
Residential Solid Waste										
# of Accounts	54,262	55,828	57,452	58,816	60,123	61,332	62,575	63,323	63,692	65,184
% Increase	3.08%	2.89%	2.91%	2.37%	2.22%	2.01%	2.03%	1.20%	0.58%	2.34%

Charges for Water Services
Base Minimum Monthly Bill
As of June 30, 2025

Multi Family Customers	Resid., Commerc. & Landscape Customers Meter Size	Charge
	5/8"-3/4"	$ 21.24
Base Charge	1"	25.96
per Meter	1 1/2"	43.41
$11.06	2"	62.46
	3"	113.33
Charge per	4"	170.50
Dwelling Unit	6"	329.21
$6.10	8"	519.76

Charges for Wastewater Services
Base Minimum Monthly Bill
As of June 30, 2025

Multi Family Customers	Resid., Commerc. & Landscape Customers Meter Size	Charge
	5/8"-3/4"	$ 10.84
Base Charge	1"	10.84
per Meter	1 1/2"	25.95
$4.30	2"	38.95
	3"	73.68
Charge per	4"	112.68
Dwelling Unit	6"	221.01
$3.90	8"	351.05

(a) Base service charge is based on each bill rendered.
(b) For residential & multi-plex users, volume is measured as the rate per 1,000 gallons of a four-month winter average (December - March). For commercial customers, the volume charge is based on actual monthly usage.
(c) Water account total includes the acquisition of New River System. These accounts were excluded from the FY16 average water bill calculation, but included beginning in FY17.
Source: City customer se‹ City customer service and billing records

(continued)

CITY OF PEORIA, ARIZONA
UTILITY STATISTICAL DATA

Volume Charges for Water Services
Usage Per Month
As of June 30, 2025

Volume Consumption (gallons)	Residential (per 1,000 gallons)	Multiplex (per 1,000 gallons)	Commercial (per 1,000 gallons)
0 - 4,000	$ 1.53	$ -	$ -
4,001 - 10,000	4.08	-	-
10,001 - 20,000	5.80	-	-
20,000+	6.42	-	-
1,000+	-	4.08	-
0 - 10,000	-	-	1.53
10,001 - 50,000	-	-	4.08
50,000+	-	-	5.80

Charges for Residential Solid Waste
As of June 30, 2025

	Monthly fee
Single container & recycling	$ 23.55
Additional container	19.29

Water Meter Permit Charges
As of June 30, 2025

Meter Size	Charge
3/4"	$ 379
1"	$ 723 - 1,016
1 1/2"	$ 724 - 1,016
2"	$ 864 - 1,186
3"	$ 2,755 - 3,481
4"	$ 3,186 - 3,883
6"	$ 5,147 - 6,449
8"	$ 7,509 - 10,111
Hydrant meter	$ 2,832
Commercial accounts	$ By meter size

Charges for Storm Water
As of June 30, 2025

Monthly	All Customers
$ 1.50	X

(a) Base service charge is based on each bill rendered.
(b) For residential & multiplex users, volume is measured as the rate per 1,000 gallons of a three-month winter average (December - February). For commercial customers, the volume charge is based on actual monthly usage.

Source: City customer service and billing records

(continued)

CITY OF PEORIA, ARIZONA **Table XIV**

UTILITY STATISTICAL DATA

TEN LARGEST WATER USERS

CURRENT YEAR AND NINE YEARS AGO

		2025			2016		
Entity	**Type of User**	**Avg Monthly Water Usage**	**Rank**	**% Avg Monthly Water Usage**	**Avg Monthly Water Usage**	**Rank**	**% Avg Monthly Water Usage**
Trilogy At Vistancia HOA	Commercial Landscape	20,638	1	2.21%	2,549	4	0.35%
Infinity Capital Golf	Golf Course	17,151	2	1.84%			
TVAQ1 Community Assoc	Homeowner's Association	16,775	3	1.80%			
Blackstone Country Club	Golf Course	15,573	4	1.67%			
Sunrise Water Company	Water Company	12,710	5	1.36%			
Sun Harbor Community Assoc	Health Care Facility	10,026	6	1.07%			
Ventana Lakes N. of Beardsley Lake	Homeowner's Association	9,631	7	1.03%	3,702	3	0.51%
City of Peoria - Sports Complex	Sports Complex	8,876	8	0.95%			
City of Peoria - Right of Way	Right of Way Landscape	8,090	9	0.87%			
Saddleback Peoria Partners LLC	Residential Construction	7,403	10	0.79%			
Desert Harbor Lake	Homeowner's Association				7,103	1	0.99%
City of Peoria Padre's Pump Station	Sports Complex				6,604	2	0.92%
Liberty High School	Public School				2,316	5	0.32%
Westwing Mountain HOA	Homeowner's Association				1,949	6	0.27%
Sun Garden Park II HOA	Homeowner's Association				1,679	7	0.23%
Sun Garden Mobile Home Park	Homeowner's Association				1,576	8	0.22%
Centennial High School	Public School				1,411	9	0.20%
Polynesian Village	Homeowner's Association				1,252	10	0.17%

Water usage measured in thousands of gallons

Source: City customer service and billing records

(concluded)

CITY OF PEORIA, ARIZONA
OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Table XV

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Governmental Activities										
General Obligation Bonds	$ 170,995,550	$ 158,031,697	$ 135,863,947	$ 157,167,099	$ 142,247,708	$ 128,984,480	$ 174,891,326	$ 182,957,316	$ 167,948,306	$ 229,790,000
General Obligation WIFA Loans	-	-	-	-	3,000,000	3,954,426	3,724,398	7,063,285	14,582,003	15,072,930
Municipal Development Authority Debt Obligations	73,257,994	68,529,573	34,792,700	32,753,534	30,620,436	28,437,337	-	-	-	-
Excise Tax Revenue Obligations	-	-	-	-	-	-	24,222,767	23,469,990	21,147,213	16,810,000
Direct Purchase and Loan Obligations	-	-	36,514,304	30,761,347	27,130,287	23,415,375	19,621,324	15,747,839	11,799,618	7,771,351
Special Assessment Bonds	2,508,814	2,137,211	-	-	-	-	-	-	-	-
Community Facilities District Bonds	40,575,685	40,400,804	37,266,862	33,920,919	33,217,566	29,993,568	25,450,008	24,604,581	19,900,057	21,245,000
Leases	-	-	-	-	-	51,633	32,546	15,048	6,014,307	5,385,134
SBITA	-	-	-	-	-	-	2,927,106	1,915,184	4,003,815	12,625,135
Business-type Activities										
Water and Sewer Revenue Bonds	24,622,433	19,095,643	13,383,853	8,412,062	4,665,273	41,331,911	66,293,549	60,975,592	54,692,634	43,755,000
WIFA Loans	78,549,337	74,229,903	70,004,831	62,724,636	57,320,925	33,239,660	48,718,291	45,458,610	42,254,767	38,966,213
Leases	-	-	-	-	-	-	-	11,692	9,269	6,748
Total Primary Government	$ 390,509,813	$ 362,424,831	$ 327,826,497	$ 325,739,597	$ 298,202,195	$ 289,408,390	$ 365,881,315	$ 362,219,137	$ 342,351,989	$ 391,427,511
Total Debt Per Capita	$ 2,378.08	$ 2,154.83	$ 1,903.06	$ 1,851.20	$ 1,561.39	$ 1,515.08	$ 1,849.88	$ 1,822.49	$ 1,703.24	$ 1,886.41
Total Debt as a % of Personal Income	5.7%	5.1%	4.4%	4.1%	3.8%	3.7%	3.2%	2.9%	2.8%	2.8%

Source: City financial records. Debt schedule exhibits and Long-term liability activity footnote

CITY OF PEORIA, ARIZONA **Table XVI**

RATIO OF NET GENERAL BONDED DEBT
TO FULL CASH VALUE AND NET BONDED DEBT PER CAPITA
LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Bonded Debt (1)	$ 170,995,550	$ 158,031,697	$ 135,863,947	$ 157,167,099	$ 142,247,708	$ 128,984,480	$ 174,891,326	$ 182,957,316	$ 167,948,306	$ 229,790,000
Less:										
Debt Service Reserves (2)	26,583,502	25,529,967	15,887,194	17,095,199	16,376,110	18,277,685	19,673,341	19,066,405	20,828,250	25,927,883
Net Bonded Debt	$ 144,412,048	$ 132,501,730	$ 119,976,753	$ 140,071,900	$ 125,871,598	$ 110,706,795	$ 155,217,985	$ 163,890,911	$ 147,120,056	$ 203,862,117
Percentage of Net Bonded Debt to Full Cash Value	1.0%	0.9%	0.7%	0.8%	0.6%	0.5%	0.6%	0.6%	0.4%	0.5%
Percentage of Net Bonded Debt to Assessed Value (3)	12.3%	10.6%	9.0%	9.7%	8.1%	6.7%	8.7%	8.7%	7.3%	9.5%
Net Bonded Debt Per Capita	$879	$788	$696	$796	$659	$569	$785	$825	$732	$982
Net Bonded Debt as a % of Personal Income	2.12%	1.87%	1.62%	1.77%	1.51%	1.25%	1.35%	1.33%	1.18%	1.48%

(1) Represents face value of general obligation debt outstanding plus deferred bond premiums
(2) Fund balance of GO Bond Debt Service Fund per the fund financial statements
(3) Prior to FY2015-16, Primary or Limited Property Values were used for primary ad valorem taxes which are levied for operations of the city and Secondary Assessed Values were used for secondary ad valorem taxes which are levied for debt service.
Beginning in FY2015-16, with a voter approved constitutional amendment, both primary and secondary ad valorem taxes are now levied on the Limited Property Values.
Because FY2015-16 is the first year for implementation of the constitutional amendment and use of Limited Property Values, there is no comparative data from prior years and accordingly the Net Assessed Values presented for years prior to FY2015-16 represent Secondary Assessed Values based on the then-applicable but now replaced valuation rules.

Note: Personal income and population information may be found on Table XXV
Full cash value information may be found on Table VIII

Sources - City debt service schedules & Long-term liability footnote.

CITY OF PEORIA, ARIZONA **Table XVII**

DIRECT AND OVERLAPPING GENERAL OBLIGATION BONDED DEBT - CURRENT FISCAL YEAR

AS OF JUNE 30, 2025

Governmental Unit	Limited Assessed Valuation	General Obligation Bonds Outstanding (2)		Percentage Applicable to City of Peoria (1)	Amount Applicable to City of Peoria	Secondary Tax Rate per $100 Assessed
Overlapping:						
State of Arizona	$ 88,425,611,337	$ -		2.42%	$ -	$ -
Maricopa County	58,328,686,360	-		3.67%	-	-
Maricopa County Community College District	58,328,686,360	57,615,000		3.67%	2,115,367	0.06
Maricopa County Flood Control District	53,876,587,196	-		3.97%	-	0.15
Maricopa County Library District	58,328,686,360	-		3.67%	-	0.05
Maricopa County Fire District Assistance	58,328,686,360	-		3.67%	-	0.01
Maricopa County Special Health Care District	57,548,876,687	599,589,505		3.72%	22,312,571	0.27
Central AZ Water Conservation	57,548,876,687	-		3.72%	-	0.14
West MEC Vocational District	22,530,836,261	98,510,000		9.51%	9,363,441	0.18
Sub-total - City-wide overlapping					33,791,379	
Total City-wide debt levies (3)					278,654,309	
Unified School Districts:						
Peoria No. 11	1,820,745,054	124,430,000		69.63%	86,640,609	1.81
Deer Valley No. 97	294,671,269	138,035,000		8.29%	11,443,102	2.23
Nadaburg No. 81	1,834,529	1,964,000		1.35%	26,514	0.13
Sub-total - Unified school district overlapping					98,110,225	
Total overlapping					131,901,604	
Direct:						
City of Peoria	$2,141,570,869	$244,862,930	(4)	100.00%	244,862,930	$ 1.15
Total direct and overlapping debt					$ 376,764,534	

Notes: Overlapping governments are those that coincide, at least in part, with the geographical boundaries of the city. This table estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses in the city. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government. Does not include debt amount of Community Facilities Districts Bonds ($19,900,057)

(1) Percentage applicable to the City is computed on the ratio of secondary assessed valuation.

(2) Includes total stated principal amount of general obligation bonds outstanding. Does not include certificates of participation, revenue obligations or loan obligations outstanding for the jurisdictions listed.

(3) Total City-wide debt levies are County debt plus City debt.

(4) Includes the GO WIFA loans as these are general obilgation debt and restricted by the same constraints as general obligation bonds.

Sources:
- City of Peoria financial records
- Maricopa County Treasurer
- Individual jurisdictions' ACFRs and official statements
- Maricopa County Assessor
- State of Arizona, Department of Revenue, Abstract of the Assessment Roll

CITY OF PEORIA, ARIZONA **Table XVIII**

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT - CURRENT FISCAL YEAR

AS OF JUNE 30, 2025

Governmental Unit	Limited Assessed Valuation	Debt Outstanding (2)		Percentage Applicable to City of Peoria (1)	Amount Applicable to City of Peoria	Secondary Tax Rate per $100 Assessed
Overlapping:						
State of Arizona	$ 88,425,611,337	$ -		2.42%	$ -	$ -
Maricopa County	58,328,686,360	-		3.67%	-	-
Maricopa County Community College District (3)	58,328,686,360	57,615,000		3.67%	2,115,367	0.06
Maricopa County Flood Control District	53,876,587,196	-		3.97%	-	0.15
Maricopa County Library District	58,328,686,360	-		3.67%	-	0.05
Maricopa County Fire District Assistance	58,328,686,360	-		3.67%	-	0.01
Maricopa County Special Health Care District	57,548,876,687	-		3.72%	-	0.27
Central AZ Water Conservation	57,548,876,687	-		3.72%	-	0.14
West MEC Vocational District	22,530,836,261	98,510,000		9.51%	9,363,441	0.18
Sub-total - City-wide overlapping					11,478,808	
Total City-wide debt levies (4)					320,178,358	
Unified School Districts:						
Peoria No. 11	1,820,745,054	124,430,000		69.63%	86,640,609	2.13
Deer Valley No. 97	294,671,269	138,035,000		8.29%	11,443,102	2.23
Nadaburg No. 81	1,834,529	1,964,000		1.35%	26,514	0.13
Sub-total - Unified school district overlapping					98,110,225	
Total overlapping					109,589,033	
Direct:						
City of Peoria	$ 2,141,570,869	$ 308,699,550	(5)	100.00%	308,699,550	$ 1.15
Total direct and overlapping debt					$ 418,288,583	

Notes: Overlapping governments are those that coincide, at least in part, with the geographical boundaries of the city. This table estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses in the city. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) Percentage applicable to the City is computed on the ratio of secondary assessed valuation.

(2) Includes total stated principal amount of general obligation bonds outstanding. Does not include certificates of participation, revenue obligations or loan obligations outstanding for the jurisdictions listed.

(3) Although Maricopa County Community Colleges reports all activity as Business-Type, since the general obligation bonds are repaid solely from tax collections, they will be included with governmental activities.

(4) Total City-wide debt levies are County debt plus City debt.

(5) GO WIFA Loan is included in the total debt because it was paid for through secondary property taxes. Although the project falls uner the Storm Drain Utility, the City is utilizing secondary property taxes to pay the debt and the debt is secured by the full faith and credit of the City.

Sources:
- City of Peoria financial records
- Maricopa County Treasurer
- Individual jurisdictions' ACFRs and official statements
- Maricopa County Assessor
- State of Arizona, Department of Revenue, Abstract of the Assessment Roll

CITY OF PEORIA, ARIZONA **Table XIX**

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

LAST TEN FISCAL YEARS

Governmental Unit	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Overlapping:										
Community College District	20,203,810	17,547,206	15,609,534	13,561,370	11,260,680	9,077,824	6,751,740	4,970,751	3,214,147	2,115,367
West MEC Vocational District	6,722,916	13,247,434	13,266,411	12,333,671	11,410,853	10,721,153	14,233,479	12,754,861	11,150,402	9,363,441
Sub-total - City-wide overlapping	26,926,726	30,794,640	28,875,945	25,895,041	22,671,533	19,798,977	20,985,219	17,725,612	14,364,549	11,478,808
Total City-wide levies (1)	314,264,769	188,826,337	236,046,896	280,497,941	258,887,529	234,584,163	274,828,230	271,568,623	259,759,868	320,178,358
Unified School Districts:										
Peoria No. 11	219,811,259	186,654,480	160,934,200	161,744,660	135,901,818	120,868,113	116,652,993	107,099,581	97,565,796	86,640,609
Deer Valley No. 97	26,927,344	30,347,141	16,287,234	14,099,937	15,421,516	15,477,532	13,338,388	10,557,000	11,566,689	11,443,102
Nadaburg No. 81	789	579	12,519	8,541	6,105	72,893	41,694	36,873	29,986	26,514
Sub-total - Unified school district overlapping	246,739,392	217,002,200	177,233,953	175,853,138	151,329,439	136,418,538	130,033,075	117,693,454	109,162,471	98,110,225
Total overlapping	273,666,118	247,796,840	206,109,898	201,748,179	174,000,972	156,217,515	151,018,294	135,419,066	123,527,020	109,589,033
Direct (2):										
City of Peoria	287,338,043	158,031,697	207,170,951	254,602,900	236,215,996	214,785,186	253,843,011	253,843,011	245,395,319	308,699,550
Total direct and overlapping debt	$ 561,004,161	$ 405,828,537	$ 413,280,849	$ 456,351,079	$ 410,216,968	$ 371,002,701	$404,861,305	$389,262,077	$368,922,339	$418,288,583

(1) - Total City-wide debt levies are County debt plus City debt.

(2) - Due to a recommended change in accounting principle, the contracts payable category is no longer being used to calculate direct governmental activities debt.

Sources: City Financial Records
Individual jurisdictions' ACFRs and official statements for debt of other entities

CITY OF PEORIA, ARIZONA
LEGAL DEBT MARGIN
LAST TEN FISCAL YEARS

Table XX

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Property Assessed Value (1)	$ 1,178,016,995	$ 1,244,679,295	$ 1,340,068,217	$ 1,439,812,989	$ 1,556,721,002	$ 1,659,175,244	$ 1,780,974,057	$ 1,890,818,254	$ 2,014,265,023	$ 2,141,570,869
6% Limitation										
Debt limit	$ 70,681,020	$ 74,680,758	$ 80,404,093	$ 86,388,779	$ 93,403,260	$ 99,550,515	$ 106,858,443	$ 113,449,095	$ 120,855,901	$ 128,494,252
Total net debt applicable to limit	4,814,727	4,149,727	2,999,727	4,526,273	941,273	-	6,398,560	6,483,342	2,819,658	3,089,281
Legal 6% Debt Margin	$ 65,866,293	$ 70,531,031	$ 77,404,366	$ 81,862,506	$ 92,461,987	$ 99,550,515	$ 100,459,883	$ 106,965,753	$ 118,036,243	$ 125,404,971
Total net debt applicable to the limit as a percentage of debt limit	6.8%	5.6%	3.7%	5.2%	1.0%	0.0%	6.0%	5.7%	2.3%	2.4%
20% Limitation										
Debt limit	$ 235,603,399	$ 248,935,859	$ 268,013,643	$ 287,962,598	$ 311,344,200	$ 331,835,049	$ 356,194,811	$ 378,163,651	$ 402,853,005	$ 428,314,174
Total net debt applicable to limit	155,345,273	144,090,273	124,055,273	141,653,727	136,711,857	125,246,729	190,765,335	193,774,041	182,861,849	258,224,143
Legal 20% Debt Margin	$ 80,258,126	$ 104,845,586	$ 143,958,370	$ 146,308,871	$ 174,632,343	$ 206,588,320	$ 165,429,476	$ 184,389,610	$ 219,991,156	$ 170,090,031
Total net debt applicable to the limit as a percentage of debt limit	65.9%	57.9%	46.3%	49.2%	43.9%	37.7%	53.6%	51.2%	45.4%	60.3%

(1) Prior to FY2015-16, Primary or Limited Property Values were used for primary ad valorem taxes which are levied for operations of the city and Secondary Assessed Values were used for secondary ad valorem taxes which are levied for debt service.
Beginning in FY2015-16, with a voter approved constitutional amendment, both primary and secondary ad valorem taxes are now levied on the Limited Property Values.
Because FY2015-16 is the first year for implementation of the constitutional amendment and use of Limited Property Values, there is no comparative data from prior years and accordingly the Net Assessed Values presented for years prior to FY2015-16 represent Secondary Assessed Values based on the then-applicable but now replaced valuation rules.

Source: Maricopa County Assessor and City records

CITY OF PEORIA, ARIZONA **Table XXI**

PLEDGED REVENUE COVERAGE - EXCISE TAX AND STATE SHARED REVENUE DEBT OBLIGATIONS

GOVERNMENTAL PORTION

LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	2017	2018 (6)	2019	2020	2021	2022	2023	2024	2025
Senior Lien Excise Tax and State Shared Revenue Debt Obligations										
Pledged Revenues										
Sales and use taxes (1)	$ 67,425,794	$ 71,476,726	$ 76,168,326	$ 79,020,319	$ 84,429,889	$ 96,328,365	$ 106,277,624	$ 111,004,429	$ 113,682,082	$ 119,351,110
State-shared sales tax	14,760,029	15,631,512	15,894,140	17,018,021	17,079,368	20,186,716	28,070,949	28,812,810	29,902,735	30,500,400
Urban revenue sharing	18,549,406	20,949,613	20,334,388	20,366,698	22,275,583	25,147,285	24,816,247	36,976,059	52,432,815	42,279,677
Franchise taxes	4,461,864	4,501,681	5,035,331	4,925,609	4,776,257	4,965,951	4,961,622	5,240,846	5,506,906	5,620,100
License and permits	4,080,210	4,778,632	5,509,240	5,720,889	4,929,081	5,287,497	5,100,898	3,650,883	5,211,692	6,234,398
Fines and forfeitures	1,601,014	1,433,868	1,728,303	2,241,580	1,249,763	1,436,969	1,619,089	1,643,286	1,804,263	1,937,207
User fees and charges	11,998,841	14,376,186	16,758,517	16,881,528	15,897,926	14,599,930	18,305,648	22,070,286	25,237,591	24,881,081
Miscellaneous	2,341,988	2,980,499	4,696,224	5,452,362	4,547,082	2,400,673	2,257,340	5,054,250	16,892,307	18,119,291
Total Pledged Revenues	125,219,146	136,128,717	146,124,469	151,627,006	155,184,949	170,353,386	191,409,417	214,452,849	250,670,391	248,923,264
Senior Lien Debt Service Requirements										
Principal (2)	2,085,000	2,165,000	2,361,806	2,265,000	2,475,000	2,535,000	2,610,000	900,000	2,480,000	2,595,000
Interest (2)	1,567,808	1,483,533	1,385,086	1,232,635	1,157,476	1,091,061	1,004,220	788,890	1,021,610	907,742
Total Senior Lien Debt Service Requirements	$ 3,652,808	$ 3,648,533	$ 3,746,892	$ 3,497,635	$ 3,632,476	$ 3,626,061	$ 3,614,220	$ 1,688,890	$ 3,501,610	$ 3,502,742
Estimated Coverage	34.28	37.31	39.00	43.35	42.72	46.98	52.96	126.98	71.59	71.07
Other Excise Tax and State Shared Revenue Debt Obligations (3)										
Net Pledged Revenues from above (4)	$ 121,566,339	$ 132,480,184	$ 142,377,577	$ 148,129,371	$ 151,552,473	$ 166,727,325	$ 187,795,197	$ 212,763,959	$ 247,168,781	$ 245,420,522
Additional Pledged Revenues (5)	12,231,059	12,939,338	13,977,877	15,203,014	16,080,887	17,469,832	19,363,508	20,975,746	21,831,212	23,084,046
Total	133,797,398	145,419,522	156,355,454	163,332,385	167,633,360	184,197,157	207,158,705	233,739,705	268,999,993	268,504,568
Debt Service Requirements										
Principal	2,385,000	2,490,000	2,665,000	3,015,000	3,065,000	3,130,000	3,195,000	3,255,000	3,310,000	3,370,000
Interest	1,545,500	1,438,175	1,114,408	507,374	447,978	387,598	325,937	262,995	198,872	133,665
Total Annual Requirements	$ 3,930,500	$ 3,928,175	$ 3,779,408	$ 3,522,374	$ 3,512,978	$ 3,517,598	$ 3,520,937	$ 3,517,995	$ 3,508,872	$ 3,503,665
Estimated Coverage	34.04	37.02	41.37	46.37	47.72	52.36	58.84	66.44	76.66	76.64

Note: (1) Excludes the 0.3% Transportation Sales Tax approved by voters in September 2005.

(2) Although the pledged revenues for all Senior Lien Debt Obligations are excise taxes and state shared revenues (excluding the 0.3% Transportation Sales Tax), some debt service payments, including the 2011 MDA Debt Obligation, are funded by Enterprise Funds.

(3) Other Excise Tax and State Shared Revenue Debt Obligations are backed by a senior lien on the .03% transaction privilege tax approved by voters in 2005 and a subordinated lien on the Excise Taxes and State Shared revenues listed above.

(4) Pledged revenues on the Senior Lien Debt Obligations, less the debt requirements for the Senior Lien Debt Obligations

(5) Revenues of the Transportation Sales Tax Fund, primarily consisting of the 0.3% transaction privilege tax in Note (1).

(6) During FY2018, the 2006 and 2008 MDA debt obligations were refunded using direct purchase obligations. As part of the refunding the City deposited $3,128,884, which was available for upcoming debt service payments for the debt being refunded, with the bond escrow agent. This amount is included in debt principal and interest listed above.

Source: Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
Debt service schedules, City financial records

CITY OF PEORIA, ARIZONA **Table XXII**

PLEDGED REVENUE COVERAGE - WATER AND WASTEWATER REVENUE BONDS

LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Gross Revenue (1)	$ 60,010,324	$ 64,032,933	$ 69,512,706	$ 69,682,089	$ 72,892,452	$ 78,379,187	$ 75,671,386	$ 83,416,136	$ 101,684,311	$ 109,478,211
Operating and Maintenance Expenses (2)	33,060,448	35,787,927	38,664,295	39,616,866	47,802,256	49,575,457	61,522,222	62,430,763	64,198,439	77,333,472
Net Revenue Available for Debt Service	26,949,876	28,245,006	30,848,411	30,065,223	25,090,196	28,803,730	14,149,164	20,985,373	37,485,872	32,144,739
Development Fee Revenue	5,116,972	6,268,689	6,034,425	6,529,816	6,911,813	9,163,448	6,932,135	2,541,541	8,298,875	7,694,384
Total Net Revenue	32,066,848	34,513,695	36,882,836	36,595,039	32,002,009	37,967,178	21,081,299	23,526,914	45,784,747	39,839,123
Debt Service Requirements										
Principal (3)	9,456,159	10,635,513	10,983,985	12,431,144	11,433,344	52,166,353	8,304,058	7,819,681	8,728,843	10,488,101
Interest (4)	3,026,940	2,621,761	2,567,632	2,001,074	1,683,084	1,597,208	1,862,828	2,955,952	2,606,130	2,221,435
Total Debt Service Requirements	$ 12,483,099	$ 13,257,274	$ 13,551,617	$ 14,432,218	$ 13,116,428	$ 53,763,561	$ 10,166,886	$ 10,775,633	$ 11,334,973	$ 12,709,536
Ratio of Total Net Revenue/ Total Bond Expense	2.57	2.60	2.72	2.54	2.44	0.71	2.07	2.18	4.04	3.13
Ratio of Net Available/ Total Bond Expense (5)	2.16	2.13	2.28	2.08	1.91	0.54	1.39	1.95	3.31	2.53

(1) Includes total operating revenues and investment income of the Water Utility and Wastewater Utility Enterprise Funds.

(2) Includes total operating expenses of the Water Utility and Wastewater Utility Enterprise Funds, less depreciation and amortization.

(3) Includes principal for Water and Sewer Revenue bonds and Water Infrastructure Finance Authority loans. Although some MDA bonds are financed by the Utility Funds, the pledged revenue is excise tax therefore the debt is included in the MDA Bond debt coverage calculations on Table XXI.

(4) Bond interest payments only. Does not include amortization of loss on refunding, capitalized interest, agent fees or amortization of bond issuance costs that are included in interest expense on the statement of revenues, expenses, and changes in net position.

(5) Excludes Development Fee Revenue.

(6) In FY2012 $24,810,509 in principal and $405,829 in interest were defeased. These additional debt payments have been removed from the FY12 debt service requirements so as not to distort the ratios.

Source: Statement of Revenues, Expenses, and Changes in Fund Net Position
Repayment schedules for debt serviced by Water and Wastewater Utility Enterprise funds
Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Funds
Repayment schedules for debt serviced by the Water and Sewer Utility Enterprise Funds

CITY OF PEORIA, ARIZONA **Table XXIII**

PLEDGED REVENUE COVERAGE - SPECIAL ASSESSMENT BONDS

LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Pledged Revenues (1)	$ 1,078,196	$ 2,787,558	$ 2,130,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service Requirements										
Principal	355,000	370,000	2,130,000	-	-	-	-	-	-	-
Interest (2)	121,338	106,250	90,825	-	-	-	-	-	-	-
Total Annual Requirements	$ 476,338	$ 476,250	$ 2,220,825	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated Coverage	2.26	5.85	0.96	-	-	-	-	-	-	-

(1) - Pledged revenues equals Special Assessment Debt Service Fund current year fund balance plus current year principal & interest payments.

(2) - Bond interest payments only. Does not include agent fees included in interest expense on the Statement of Revenues, Expenditures and Changes in Fund Balance.

Source: City financial records
Governmental Fund Financial Statements

CITY OF PEORIA, ARIZONA
SPECIAL ASSESSMENT COLLECTIONS
LAST TEN FISCAL YEARS

Table XXIV

	Fiscal Year									
	2016 (3)	**2017 (4)**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Current Assessments Due	$ 381,950	$344,741	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments Collected	381,950	344,741	-	-	-	-	-	-	-	-
Prepaid Assessments Collected	-	1,809,173	-	-	-	-	-	-	-	-
Total Assessments Collected (1)	$ 381,950	$2,153,914	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ratio of Current Collections to Amount Due	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Outstanding Assessment Principal (2)	$ 2,036,876	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

(1) Does not include penalties or administrative fees which are included in special assessment revenues on the Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds.

(2) Principal only. Assessments Receivable on Balance Sheet-Governmental Funds may include delinquent administrative charges, interest and penalties.

(3) These Special Assessments relate to Improvement District 0601 which includes three lots. The tax rolls of Maricopa County Assessor's Office indicate that the current full cash value of the Assessed Property is approximately $30,000,000 for Lot No. 1, $21,066,600 for Lot No. 2 and $770,300 for Lot No. 3. There are no overlapping Assessment Districts and all lots are current in their assessment payments.

(4) These Special Assessments relate to Improvement District 0601 which includes three lots. The tax rolls of Maricopa County Assessor's Office indicate that the current full cash value of the Assessed Property is approximately $30,000,000 for Lot No. 1, $25,285,800 for Lot No. 2 and $733,200 for Lot No. 3. There are no overlapping Assessment Districts and all lots are current in their assessment payments.

Source: City financial records and reports

CITY OF PEORIA, ARIZONA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Table XXV

Fiscal Year	Population (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (3)	Median Age (4)	Public School Enrollment (5)	Unemployment Rate (6)
2016	164,212	6,701,656	40,811	36.9	34,966	4.9%
2017	168,192	7,100,730	42,218	41.6	34,912	4.2%
2018	172,263	7,596,109	44,096	41.0	35,388	4.0%
2019	175,961	8,116,201	46,125	39.5	35,490	4.3%
2020	190,985	9,179,694	48,065	38.2	35,784	9.3%
2021	194,517	10,085,901	51,851	38.5	34,030	6.6%
2022	197,786	11,532,506	58,308	42.7	34,495	3.4%
2023	198,750	12,290,700	61,840	41.0	34,557	3.9%
2024	201,001	12,429,701	61,839	41.0	34,443	3.5%
2025	207,499	13,770,671	66,365	42.1	34,373	4.0%

(1) City population for the most current year based on World Population Review estimates and prior year data is from the U.S. Census Bureau.
(2) Peoria personal income calculated by multiplying Phoenix Metropolitan Statistical Area (MSA) per capita income times Peoria population divided by 1,000.
(3) Bureau of Economic Analysis - Phoenix Metropolitan Statista Area (MSA)
(4) US Census Bureau - American Community Surveys
(5) Arizona Department of Education
(6) US Bureau of Labor Statistics

CITY OF PEORIA, ARIZONA
MAJOR EMPLOYERS WITHIN THE CITY
CURRENT YEAR AND NINE YEARS AGO

Table XXVI

	2025			2016		
Employer	**# of Employees**	**Rank**	**Percentage of Total City Employment**	**# of Employees**	**Rank**	**Percentage of Total City Employment**
Peoria Unified School District	3,950	1	3.9%	3,818	1	4.6%
City of Peoria	1,431	2	1.4%	1,143	2	1.4%
Fry's Food Stores (Multiple Locations)	952	3	0.9%	523	5	0.6%
Walmart (Multiple Locations)	812	4	0.8%	621	4	0.8%
Target Stores Inc (Multiple Locations)	638	5	0.6%	383	6	0.5%
Plaza Del Rio Campus/Freedom Plaza & Care Center	531	6	0.5%			
Safeway (Multiple Locations)	521	7	0.5%			
Banner Health	363	8	0.4%			
Immanuel Campus of Care	354	9	0.3%			
Home Depot (Multiple Locations)	334	10	0.3%			
McDonalds (Multiple Locations)			0.0%	345	7	0.4%
Brookdale Senior Living				778	3	0.9%
The Antigua Group Inc				313	9	0.4%
Oak Craft Inc				325	8	0.4%
Arizona Medical Clinic				300	10	0.4%
Total	9,886		9.7%	8,549		10.4%
Total City Employment	101,548			82,395		

Sources: City of Peoria Economic Development Department, Maricopa Association of Governments Employer Database, and the U.S. Bureau of Labor Statistics.

CITY OF PEORIA, ARIZONA **Table XXVII**

AUTHORIZED FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION

LAST TEN FISCAL YEARS

Full-time Equivalent Employees as of June 30, 2022

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
City Manager	16.00	18.00	18.00	18.00	19.00	19.00	19.00	19.00	19.00	17.00
Office of Communications	9.00	9.00	9.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00
Human Resources	19.00	19.00	20.00	20.50	21.50	21.50	21.50	21.50	22.50	24.00
Attorney	26.00	26.00	26.00	26.00	26.00	26.00	27.00	29.00	29.00	28.00
City Clerk	7.00	7.00	7.00	7.00	7.00	6.00	6.00	6.50	6.50	8.00
Court	20.90	20.90	20.90	20.90	20.90	20.90	21.45	23.45	22.00	22.00
Economic Development***	31.50	8.00	8.00	7.00	7.00	7.00	7.00	7.00	8.00	7.00
Finance & Budget	79.00	79.00	80.00	79.00	78.00	78.00	79.00	79.00	78.00	79.00
Arts, Culture & Recreation	119.22	121.47	121.20	145.78	155.80	155.80	188.10	161.85	164.15	181.90
Police	295.00	299.00	306.00	303.00	304.00	305.00	308.00	323.00	349.00	363.00
Fire	175.50	194.50	194.50	212.00	220.00	220.00	236.00	241.00	244.00	261.00
Community Development	15.00	16.00	16.00	12.92	13.00	13.00	13.00	14.00	14.00	15.00
Development and Engineering**	33.25	65.00	65.00	67.25	67.00	67.00	70.00	72.00	70.00	70.00
Highways & Streets	38.80	38.80	38.80	38.80	39.80	39.80	40.8	42.8	43.8	45.8
Public Works	57.95	57.95	57.95	58.95	58.95	58.95	57.95	59.95	61.95	60.2
Human Services	7.50	7.50	7.50	9.50	9.50	9.50	10.50	11.00	11.50	11.50
Water Utility	55.50	58.50	58.50	61.50	63.50	69.50	72.50	67.50	68.50	69.50
Wastewater Utility	31.50	32.50	32.50	33.50	34.50	35.50	35.50	37.50	41.50	43.50
Solid Waste Utility	49.50	53.25	56.25	58.25	61.00	61.00	62.00	64.00	64.00	65.00
Information Technology	41.00	42.00	42.00	42.00	43.00	45.00	45.00	47.00	46.00	46.00
Stadium	17.50	18.50	18.50	18.50	18.50	18.50	17.96	17.90	16.10	15.10
Total FTE*	1,145.62	1,191.87	1,203.60	1,249.35	1,277.95	1,286.95	1,348.26	1,354.95	1,389.50	1,442.50

Note: Counts do include part-time non-seasonal benefitted employees.

*The Total FTE presentation for years 2008-2013 was updated to reflect a calculation correction.

**The presentation was updated in fiscal year 2017 to reflect the renaming of departments.

Source: City budget office

CITY OF PEORIA, ARIZONA **Table XXVIII**

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

	Fiscal Year									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Governmental Activities:										
General Government										
Registered Voters in City	93,916	101,881	102,460	109,073	113,282	124,458	118,397	119,718	118,031	132,855
Voter Participation (last election)	N/A	76.7%	N/A	36.48%	41.33%	83.87%	N/A	67.66%	42.41%	83.25%
Culture & Recreation										
Recreation Participants	104,544	109,220	112,802	116,696	64,170	11,976	18,672	18,108	24,612	26,703
New Recreation Accounts	5,166	5,396	5,029	4,344	2,255	4,325	6,610	7,128	5,856	5,902
Special Event Participants	71,300	102,938	95,822	88,348	107,120	5,706	102,775	110,750	104,270	89,214
Police										
Calls for Service	53,256	55,136	53,574	51,127	51,081	51,162	55,197	54,497	54,656	54,325
Avg Response Time (minutes)	5.13 [C]	5.40 [C]	5.33 [C]	5.28	5.23	5.36	5.47	5.25	5.12	4.56
Fire										
Number of Incidents	23,824	23,726	24,932	23,752	25,066	25,559	24,859	28,509	28,505	27,961
Avg Response Time (minutes)	5.38	5:16[A]	5:24[A]	5:25[A]	5:47[A]	5:51[A]	5:36[A]	6:22[A]	5:55[A]	6:12[A]
Development Services										
Building Permits Issued	5,818[D]	6,336[D]	6,231[D]	5,701 [D]	5,795 [D]	6,764 [D]	6,151	4,369	4,571	4,098
Value of Building Permits (millions $)	$311.9	$393.3	$355.0	$382.1	$307.7	$298.3	$313.0	$164.3	$355.0	$289.0
Highways & Streets										
Asphalt Used (in tons)	1,289	1,930	1,566	1,394	2,189	2,496	1,174	1,185	1,688	2,058
Centerline Miles Swept	4,118	6,199	5,052	6,405	7,205	8,555	8363	8,719	8,415	10,126
Miles Inspected	296	1,551[G]	0[G]	0[G]	867[G]	0[G]	0[G]	0[G]	0[G]	0[G]
Public Works										
Number of Vehicle Work Orders	5,558	5,732	5,416	5,592	5,385	4957	4821	4857	4783	4878
Human Services										
Number of Dial-a-Ride users	749	585	599	599	387	399	425	402	401	444
Number of Annual Trips	30,756	27,241	28,033	22,954	22,257	15,987	21,878	22,656	19,699	19,561
Business-type Activities										
Water Utility [E]										
Annual Consumption (000's gal)	8,650,664	9,488,059	9,950,302	9,630,290	9,660,709	10,661,260	10,197,595	9,640,256	10,228,494	10,651,972
Wastewater Utility										
Wastewater Treated (billion gal)	3.78	3.87	3.98	4.13	4.21	4.29	4.36	4.41	4.41	4.46
Solid Waste Utility										
Residential Tonnage Processed	52,593	54,967	55,757	59,819	64,283	67,087	68,856	66,290	65,850	64,345
Commercial Tonnage Processed	23,309	20,895	20,974	16,748	19,165	18,066	17,691	19,001	18,313	17,263
Recycle Tonnage Processed	16,447	16,698	17,109	16,859	16,047	17,729	17,417	17,070	16,950	16,754
Stadium										
Spring Training Attendance	240,111	227,646	201,272	180,190	93,932	51,067	78,928	217,530	170,853	212,514
Sporting Rentals Days	339	333	335	340	245	255	207	291	295	305
Non-Sporting Rentals Days	204	210	196	182	133	105	112	135	155	185

Notes: * Information is not available for these fiscal years.

[A] Decrease in Fire Average Response time reflects change in calculation. Beginning in FY17, average response time is calculated 1st unit on scene and only includes code 3 (emergency calls).

[B] Changed from lane miles to center line miles in FY11 to be consistent with other highway measurements.

[C] Decrease in Police Average Response time reflects calculation change. New Calculation=Dispatch to

[D] Beginning FY13, this number includes all permits issued including tenant improvements, C of O permits, and spec suite permits.

[E] Beginning in FY15, Average Gallons/Household/Year is no longer being presented.

[F] Percentage reflects voter participation in March 2015 Special General Election for Mesquite District Council. Eligible registered voters = 16,582.

[G] Starting In FY17 an electronic survey of every road is completed every third year.

[H] FY2020 number of participants are considerably lower than prior fiscal years because COVID-19 caused programmatic changes and event cancellations.

Source: Various City Departments

CITY OF PEORIA, ARIZONA **Table XXIX**

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

	Fiscal Year									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental Activities:										
General Government										
Annexed Area (square miles)	179.1	179.1	179.1	179.1	179.1	179.1	179.1	179.1	179.1	179.1
Culture & Recreation										
# of Neighborhood Parks	34	34	34	34	34	35	36	36	37	37
Total Neighborhood Park Acreage	301	301	301	301	301	311	314	314	314	314
# of Community Parks	2	2	2	2	2	3	3	3	3	3
Total Community Park Acreage	139	139	139	139	139	225	225	225	225	225
Public Safety										
Police										
Stations	2	2	2	2	2	2	2	2	2	2
Marked Patrol Vehicles (units)	90	91	92	98	105	106	108	111	115	124
Fire										
Stations (full-time / part-time)	8/0	8/0	8/0	8/0	8/0	8/0	8/0	8/0	8/0	8/0
Number of Fire Engines [(B)]	7	7	7	7	7	7	8	8	8	8
Number of Ladder Trucks	2	2	2	2	2	2	2	2	2	2
Highways & Streets										
Streets (miles maintained)	1,534	1,551	1,559	1,579	1,596	1,604	1,635	1,668	1,693	1,679
Crack Seal Application (linear feet)	2,144,476	2,007,173	3,381,554	2,447,248	3,670,620	3,434,915	3,587,669	2,549,676	3,246,695	4,441,438
Surface Treatments (lane miles)	60	99	153	136[(D)]	119	120	145	99	157	167
Public Works										
Street Lights	15,565	15,722	15,973	16,152	16,493	16,896	17,235	17,251	14,434	17,432
Vehicles in Fleet	778	795	840	842	878	953	969	971	1019	1037
Water Services										
Number of Pump Stations	30	30	30	27	30	27	27	27	27	27
Number of Lift Stations	13	13	13	11	13	14	14	15	18	18
Number of Wells	46	47	47	24	47	47	47	47	47	48
Number of Reservoirs	33	33	33	22	33	34	34	34	34	34
Human Services										
Dial-a-Ride Buses	5	5	5	6	4	6	6	6	6	6
Business-type Activities										
Water Utility										
Number of Water Accounts	55,558	57,011	58,061	59,185	60,705	62,083	63,357	63,575	63,571	64,672
Storage Capacity (million gal)	42.0	42.0	42.0	42.0	42.0	42.0	42.0	43.0	43.0	43.0
Wastewater Utility										
Number of Wastewater Accounts	56,235	57,909	59,499	60,913	62,617	63,924	65,169	65,923	66,282	67,310
Treatment Capacity million gallon per day (MGD)	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25	16.25
Solid Waste Utility										
Number of Solid Waste Accounts	54,262	55,828	57,452	58,816	60,123	61,332	62,575	63,323	63,692	65,184
Stadium										
Number of Practice Fields	13	13	13	13	13	13	13	13	13	13
Number of Clubhouses	3	3	3	3	3	3	3	3	3	3
Total Complex Acreage [(C)]	125	125	125	125	125	125	125	125	125	125

Notes: * Information not tracked during this fiscal year.

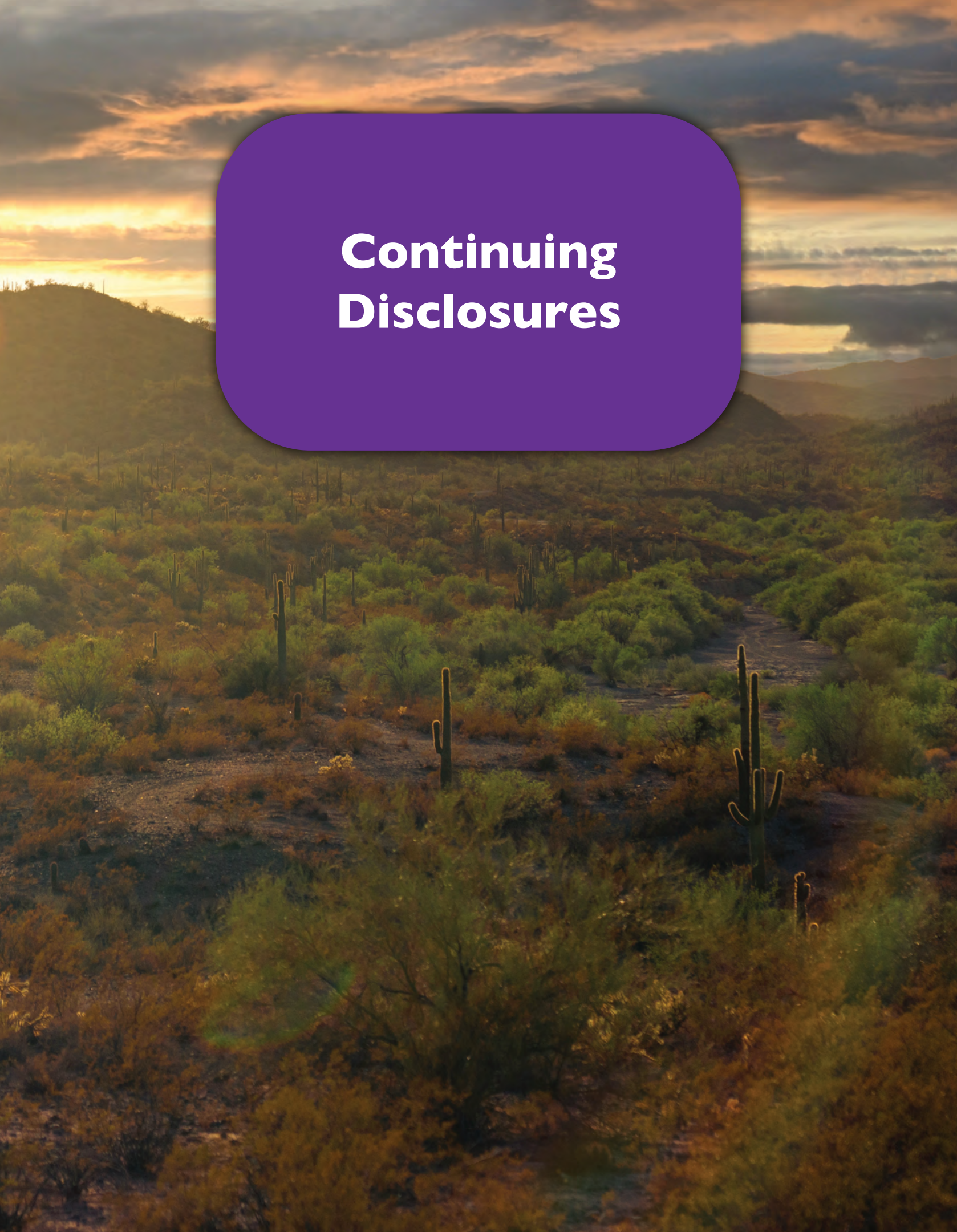
[(A)] Measurement changed from center-lane miles to lane miles in FY14.

[(B)] Number of fire engines reported in FY13, FY14, FY15 and FY16 was restated to exclude a bush truck previously reported as a fire engine.

[(C)] Number updated in FY17 for all years presented to reflect land owned by the City which was used to construct office space, and thus not part of Stadium complex acreage.

[(D)] Number of Surface treatments for FY19 was restated due to query error in FY19 that was corrected in FY20.

Source: Various City Departments



Continuing Disclosures

Continuing Disclosure Section

SEC Rule 15c2-12, as amended, requires the City to provide Continuing Disclosure Annual Reports that include audited financial statements and other financial information for the benefit of owners and holders of bond obligations issued by the City. The Continuing Disclosure Annual Report shall contain or incorporate by reference certain information as set forth in the Continuing Disclosure Agreements and Undertakings executed by the City with the issuance of its municipal bond obligations.

Information in this section is provided solely pursuant to the requirements of SEC Rule 15c2-12 and Continuing Disclosure Agreements and Undertakings and include financial information that is not required for fair presentation in conformity with accounting principles generally accepted in the United States of America and is therefore unaudited and not covered by the auditor's opinion.

Annual continuing disclosure information is filed with the Municipal Securities Rulemaking Board (MSRB) for public access via their Electronic Municipal Market Access (EMMA) system at www.emma.msrb.org.

Continuing Disclosures Annual Report

For the Year Ended June 30, 2025

Audited Financial Statements

The City's Annual Comprehensive Financial Report for fiscal year ended June 30, 2025, is included as part of this submittal.

Other Financial Information

Information concerning the outstanding debt by type of bond can be found in the Notes to the Financial Statements, Note 7 Long Term Debt.

Other financial information required per the City's Continuing Disclosure Agreements and Undertakings for each type of bond obligation is incorporated by reference as follows:

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City of Peoria

FINANCE AND BUDGET DEPARTMENT
8401 West Monroe Street
Peoria, Arizona 85345

www.peoriaaz.gov

City of Peoria, Arizona
Single Audit Report
Year Ended June 30, 2025

City of Peoria, Arizona
Single Audit Report
For the Year Ended June 30, 2025

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Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Honorable Mayor and Members of the City Council
City of Peoria, Arizona

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Peoria, Arizona, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise City of Peoria, Arizona's basic financial statements, and have issued our report thereon dated December 22, 2025. Our report included an emphasis of matter paragraph as to comparability because of the implementation of Governmental Accounting Standards Board Statement No. 101, *Compensated Absences.*

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Peoria, Arizona's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Peoria, Arizona's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Peoria, Arizona's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Peoria, Arizona's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona
December 22, 2025

**Independent Auditor's Report on Compliance for Each Major Federal Program;
Report on Internal Control Over Compliance; and
Report on the Schedule of Expenditures of Federal Awards
Required by the Uniform Guidance**

Honorable Mayor and Members of the City Council
City of Peoria, Arizona

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Peoria, Arizona's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of City of Peoria, Arizona's major federal programs for the year ended June 30, 2025. City of Peoria, Arizona's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Peoria, Arizona complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Peoria, Arizona and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Peoria, Arizona's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of Peoria, Arizona's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Peoria, Arizona's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Peoria, Arizona's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Peoria, Arizona's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Peoria, Arizona's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Peoria, Arizona's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Peoria, Arizona as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise City of Peoria, Arizona's basic financial statements. We issued our report thereon dated December 22, 2025, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona
December 22, 2025

City of Peoria, Arizona
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2025

Federal/Pass-Through/Agency	AL Number	Federal Award Number	Expenditures and Transfers	Total Expenditures and Transfers	Total Amount Provided to Sub-Recipients
U.S. Department of Agriculture					
Passed through Hispanic Access Foundation:					
Inflation Reduction Act Urban & Community Forestry Program	10.727	FR-0028208_PeoriaAZ	$	$ 62,100	$
U.S. Department of Housing and Urban Development					
Direct Programs:					
Community Development Block Grants Cluster Entitlements/Special Purposes:					
Community Development Block Grants/Entitlement Grants	14.218	N/A		800,876	800,876
Total Community Development Block Grants Cluster Entitlements/Special Purposes				800,876	800,876
Passed through Maricopa County:					
Home Invesment Partnership Program	14.239	C-22-22-051-X-02		205,491	205,491
Total U.S. Department of Housing and Urban Development				1,006,367	1,006,367
U.S. Department of Justice					
Passed through Arizona Criminal Justice Commission:					
National Criminal History Improvement Program	16.554	NCHIP-24-26-008		23,970	
Passed through Arizona Department of Public Safety:					
Crime Victim Assistance	16.575	2024-139		127,523	
Direct Program:					
Edward Byrne Memorial Justice Assistance Grant Program	16.738	N/A		619	
Passed through City of Phoenix:					
Edward Byrne Memorial Justice Assistance Grant Program	16.738	15PBJA-22-GG-02105-JAGX		13,873	
Direct Program:					
Congressionally Recommended Awards	16.753	15PBJA-24-GG-00440-BRND		53,624	
Total U.S. Department of Justice				219,609	
U.S. Department of Transportation					
Passed through City of Phoenix:					
Federal Transit Cluster					
Buses and Bus Facilities Formula, Competitive, and Low or No Emissions	20.526	AZ-2020-051	77,821		
Buses and Bus Facilities Formula, Competitive, and Low or No Emissions	20.526	AZ-2021-052	51,528		
Buses and Bus Facilities Formula, Competitive, and Low or No Emissions	20.526	AZ-2024-028	44,288		
Total Federal Transit Cluster				173,637	
Passed through Arizona Governor's Office of Highway and Safety:					
Highway Safety Cluster					
State and Community Highway Safety	20.600	2024-MC-002	1,272		
State and Community Highway Safety	20.600	2024-PS-005	13,773		
State and Community Highway Safety	20.600	2024-PTS-043	5,060		
State and Community Highway Safety	20.600	2024-AI-014	1,000		
State and Community Highway Safety	20.600	2025-PS-006	30,149		
State and Community Highway Safety	20.600	2025-PTS-043	45,526		
National Priority Safety Programs	20.616	2024-405d-028	21,955		
National Priority Safety Programs	20.616	2025-405d-028	45,423		
National Priority Safety Programs	20.616	2025-405b-502	5,000		
Total Highway Safety Cluster				169,158	
Total U.S. Department of Transportation				342,795	
U.S. Department of Treasury					
Direct Program:					
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A		2,295,085	556,538
Passed through Maricopa County:					
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	C-22-23-080-X-00		322,404	240,639
Passed through Arizona Department of Public Safety:					
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	2023-309		31,252	
Passed through Water Infrastructure Authority of Arizona:					
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	WC1-029-2023		1,337,266	
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	WC1-031-2023		1,327,759	
Total U.S. Department of Treasury				5,313,766	797,177

National Endowment for the Arts				
Passed through Creative West:				
Promotion of the Arts Partnership Agreements	45.025	TW20240295	2,500	
U.S. Institute of Museum and Library Services				
Passed through Arizona State Library:				
Grants to States	45.310	2024-0260.11	15,000	
Grants to States	45.310	2024-0260-XR-05	4,000	
Grants to States	45.310	2024-0340-WiFi-10	4,000	
Grants to States	45.310	2024-0010-CAP-07	4,000	
Grants to States	45.310	2024-0010-CAP-08	4,000	
Grants to States	45.310	2024-0100-CAP-11	4,000	
Total U.S. Institute of Museum and Library Services			35,000	
U.S. Environmental Protection Agency				
Passed through Water Infrastructure Authority of Arizona:				
Clean Water State Revolving Fund Cluster:				
Clean Water State Revolving Funds	66.458	910195-22	841,170	
Total Clean Water State Revolving Fund Cluster			841,170	
U.S.Department of Energy				
Direct Program:				
Energy Efficiency and Conservation Block Grant Program	81.128	N/A	209,248	
U.S. Department of Homeland Security				
Passed through Arizona Department of Homeland Security:				
Homeland Security Grant Program	97.067	230816-02	8,880	
Homeland Security Grant Program	97.067	240815-01	5,780	
Homeland Security Grant Program	97.067	240815-02	23,044	
Homeland Security Grant Program	97.067	230817-01	7,658	
Homeland Security Grant Program	97.067	230817-02	5,175	
Homeland Security Grant Program	97.067	240816-01	23,270	
Homeland Security Grant Program	97.067	240816-02	12,626	
Total U.S. Department of Homeland Security			86,433	
Total Expenditures of Federal Awards			$ 8,118,988	$ 1,803,544

See accompanying notes to schedule.

City of Peoria, Arizona
Notes to the Schedule of Expenditures of Federal Awards
Year Ended June 30, 2025

Significant Accounting Policies Used in Preparing the SEFA

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal grant activity of City of Peoria, Arizona under programs of the federal government for the year ended June 30, 2025. The information in the Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City. Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Any negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. Pass-through entity identifying numbers are presented where available.

De Minimis Indirect Cost Rate

The auditee did not use the de minimis indirect cost rate.

Assistance Listing Numbers

The program titles and Assistance Listing numbers were obtained from the federal or pass-through grantor or through sam.gov. If the three-digit Assistance Listing extension is unknown, there is a U followed by a two-digit number in the Assistance Listing extension to identify one or more Federal award lines from that program. The first Federal program with an unknown three-digit extension is indicated with U01 for all award lines associated with that program, the second is U02, etc.

City of Peoria, Arizona
Schedule of Findings and Questioned Costs
Year Ended June 30, 2025

Summary of Auditor's Results:

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- Significant deficiency(ies) identified: No
- Material weakness(es) identified: No

Noncompliance material to financial statements noted: No

Federal Awards

Internal control over major programs:

- Significant deficiency(ies) identified: No
- Material weakness(es) identified: No

Type of auditor's report issued on compliance for major programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with §200.516 of Uniform Guidance: No

Identification of major programs:

Assistance Listing Number	Name of Federal Program or Cluster
21.027	Coronavirus State and Local Fiscal Recovery Funds

Dollar threshold used to distinguish between Type A and Type B programs: $750,000

Auditee qualified as low-risk auditee: Yes

Findings Related to Financial Statements Reported in Accordance with *Government Auditing Standards*: No

Findings and Questioned Costs Related to Federal Awards: No

Summary Schedule of Prior Audit Findings required to be reported: No

December 22, 2025

To the City Council
City of Peoria, Arizona

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Peoria, Arizona (City) for the year ended June 30, 2025. In addition, we have audited the financial statements of the Vistancia Community Facilities District, Vistancia West Community Facilities District, Vistancia North Community Facilities District, Mystic Lake at Pleasant Heights Community Facilities District, City of Peoria Employee Benefit Trust and City of Peoria Workers' Compensation Trust as of June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, Government Auditing Standards, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter provided to you during the planning phase of the audit. Professional standards also require that we communicate to you the following matters related to our audit.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Peoria, Arizona are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

As described in Note 1 of the financial statements, the City implemented the provisions of the Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences,* for the year ended June 30, 2025. GASB Statement No. 101 updates the recognition and measurement guidance for compensated absences. The City's analysis of compensated absences in effect at the beginning of the year resulted in no changes to beginning balances reported in the financial statements due to the implementation of this standard.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements were:

- Management's estimate of the useful lives of depreciable capital assets is based on the length of time management estimates those assets will provide some economic benefit in the future.
- Management's estimate of the more likely than not portion of the compensated absences balance is based on past experience and future expectations for the use or payment of leave.
- Management's estimate of the allowance for uncollectible receivable balances is based on past experience and future expectation for collection of various account balances.
- Management's estimate of the insurance claims incurred but not reported is based on information provided by the entity's third-party administrators and subsequent claims activity.
- The assumptions used in the actuarial valuations of the pension and other postemployment benefits plans are based on historical trends and industry standards.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. A misstatement is defined as a difference between the reported amount, classification, presentation, or disclosure of a financial statement item and the amount, classification, presentation, or disclosure that is required for the item to be presented fairly in accordance with the applicable financial reporting framework. During the course of the audit we did not identify any uncorrected misstatements which require communication.

In addition, as part of the professional services we provided to the City, we assisted with the preparation of the SEFA and related notes as well as the Data Collection Form submission to the Federal Audit Clearinghouse.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain written representations from management, which are included in the management representation letter provided to us at the conclusion of the audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants regarding auditing and accounting matters.

Discussions with Management

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management throughout the course of the year. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention as the City's auditors.

Compliance with Ethics Requirements Regarding Independence

The engagement team, others in our firm, and as appropriate, our firm, have complied with all relevant ethical requirements regarding independence. Heinfeld, Meech & Co., P.C. continually assesses client relationships to comply with relevant ethical requirements, including independence, integrity, and objectivity, and policies and procedures related to the acceptance and continuance of client relationships and specific engagements. Our firm follows the "Independence Rule" of the AICPA Code of Professional Conduct and the rules of state boards of accountancy and applicable regulatory agencies. It is the policy of the firm that all employees be familiar with and adhere to the independence, integrity, and objectivity rules, regulations, interpretations, and rulings of the AICPA, U.S. Government Accountability Office (GAO), and applicable state boards of accountancy.

Responsibility for Fraud

It is important for both management and the members of the governing body to recognize their role in preventing, deterring, and detecting fraud. One common misconception is that the auditors are responsible for detecting fraud. Auditors are required to plan and perform an audit to obtain reasonable assurance that the financial statements do not include material misstatements caused by fraud. Unfortunately most frauds which occur in an organization do not meet this threshold.

The attached document prepared by the Association of Certified Fraud Examiners (ACFE) is provided as a courtesy to test the effectiveness of the fraud prevention measures of your organization. Some of these steps may already be in place, others may not. Not even the most well-designed internal controls or procedures can prevent and detect all forms of fraud. However, an awareness of fraud related factors, as well as the active involvement by management and the members of the governing body in setting the proper "tone at the top", increases the likelihood that fraud will be prevented, deterred and detected.

Additional Reports Issued

In addition to the auditor's report on the financial statements we will also issue the following documents related to this audit. These reports are typically issued within 60 days of the date of this letter.

- Single Audit Report
- Examination report on the Annual Expenditure Limitation Report
- Report on compliance for the Highway User Revenue Fund
- Individual Communities Facilities District Reports
- Employee Benefit Trust Report
- Workers' Compensation Trust Report

Other Important Communications Related to the Audit

Attached to this letter are a copy of the signed engagement letter provided to us at the initiation of the audit, and a copy of the management representation letter provided to us at the conclusion of the audit. If there are any questions on the purpose or content of these letters please contact the engagement partner identified in the attached engagement letter.

Restriction on Use

This information is intended solely for the use of the members of the City Council and management of City of Peoria, Arizona and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona

Fraud Prevention Checklist

The most cost-effective way to limit fraud losses is to prevent fraud from occurring. This checklist is designed to help organizations test the effectiveness of their fraud prevention measures.

1. **Is ongoing anti-fraud training provided to all employees of the organization?**
    - Do employees understand what constitutes fraud?
    - Have the costs of fraud to the company and everyone in it — including lost profits, adverse publicity, job loss and decreased morale and productivity — been made clear to employees?
    - Do employees know where to seek advice when faced with uncertain ethical decisions, and do they believe that they can speak freely?
    - Has a policy of zero-tolerance for fraud been communicated to employees through words and actions?

2. **Is an effective fraud reporting mechanism in place?**
    - Have employees been taught how to communicate concerns about known or potential wrongdoing?
    - Is there an anonymous reporting channel available to employees, such as a third-party hotline?
    - Do employees trust that they can report suspicious activity anonymously and/or confidentially and without fear of reprisal?
    - Has it been made clear to employees that reports of suspicious activity will be promptly and thoroughly evaluated?
    - Do reporting policies and mechanisms extend to vendors, customers and other outside parties?

3. **To increase employees' perception of detection, are the following proactive measures taken and publicized to employees?**
    - Is possible fraudulent conduct aggressively sought out, rather than dealt with passively?
    - Does the organization send the message that it actively seeks out fraudulent conduct through fraud assessment questioning by auditors?
    - Are surprise fraud audits performed in addition to regularly scheduled audits?
    - Is continuous auditing software used to detect fraud and, if so, has the use of such software been made known throughout the organization?

4. **Is the management climate/tone at the top one of honesty and integrity?**
    - Are employees surveyed to determine the extent to which they believe management acts with honesty and integrity?
    - Are performance goals realistic?
    - Have fraud prevention goals been incorporated into the performance measures against which managers are evaluated and which are used to determine performance-related compensation?
    - Has the organization established, implemented and tested a process for oversight of fraud risks by the board of directors or others charged with governance (e.g., the audit committee)?

5. **Are fraud risk assessments performed to proactively identify and mitigate the company's vulnerabilities to internal and external fraud?**

6. **Are strong anti-fraud controls in place and operating effectively, including the following?**
    - Proper separation of duties
    - Use of authorizations
    - Physical safeguards
    - Job rotations
    - Mandatory vacations

7. **Does the internal audit department, if one exists, have adequate resources and authority to operate effectively and without undue influence from senior management?**

8. **Does the hiring policy include the following (where permitted by law)?**
    - Past employment verification
    - Criminal and civil background checks
    - Credit checks
    - Drug screening
    - Education verification
    - References check

9. **Are employee support programs in place to assist employees struggling with addictions, mental/ emotional health, family or financial problems?**

10. **Is an open-door policy in place that allows employees to speak freely about pressures, providing management the opportunity to alleviate such pressures before they become acute?**

11. **Are anonymous surveys conducted to assess employee morale?**

May 7, 2025

Honorable Mayor, Members of the City Council, and Management
City of Peoria
8401 West Monroe Street, 2nd Floor
Peoria, AZ 85345

We are pleased to confirm our understanding of the services we are to provide for City of Peoria, Arizona (City) for the year ended June 30, 2025. We encourage you to read this letter carefully as it includes important information regarding the services we will be providing to the City. If there are any questions on the content of the letter, or the services we will be providing, we would welcome the opportunity to meet with you to discuss this information further.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, business-type activities, each major fund, the aggregate remaining fund information, the respective changes in financial position and where applicable, cash flows thereof, and the respective budgetary comparison statements for the general fund, half-cent sales tax special revenue fund, highway user revenues special revenue fund, transportation sales tax special revenue fund, and other grants special revenue fund, including the disclosures, which collectively comprise the basic financial statements of City of Peoria, Arizona as of and for the year ended June 30, 2025.

Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), and GASB-required supplementary pension and other post-employment benefit information to supplement the City's basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedules
3. GASB-required pension and other post-employment benefits schedule.

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole.

1. Schedule of expenditures of federal awards
2. Combining and individual fund financial statements and schedules

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

1. Other information included with the audited financial statements such as the transmittal letter and statistical data

In addition, we will perform the necessary procedures to issue the applicable report for the following.

1. Examination report on the Annual Expenditure Limitation Report
2. Examination report on compliance for highway user revenue fund monies in accordance with ARS §9-481(B)(2)
3. Audit report for each of the following Community Facilities Districts (CFDs):
   Vistancia
   Vistancia West
   Vistancia North
   Mystic Lake at Pleasant Heights
4. Employee Health Insurance Trust
5. Workers' Compensation Insurance Trust

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)*.*

An important aspect to our expression of opinions on the financial statements is understanding the concept of materiality. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial information needs of users of the financial statements. For purposes of determining materiality we may assume that reasonable users –

1. have a reasonable knowledge of business and economic activities and accounting and a willingness to study the information in the financial statements with reasonable diligence;
2. understand that financial statements are prepared, presented, and audited to levels of materiality;
3. recognize the uncertainties inherent in the measurement of amounts based on the use of estimates, judgment, and the consideration of future events; and
4. make reasonable judgements based on the information in the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records for the City, a determination of major programs in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the City or to acts by management or employees acting on behalf of the City. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in the financial statements nor do they expect auditors to provide reasonable assurance of detecting waste or abuse. However, auditors may consider whether and how to communicate such matters if they become aware of them. Auditors may discover that waste or abuse are indicative of fraud or noncompliance with provisions of laws, regulations, contract and grant agreements.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loos or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts. Our procedures will also include, as deemed necessary, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request, if deemed necessary, written representations from the City's attorneys as part of the engagement, and they may bill you for responding to this inquiry.

We have identified the following significant risks of material misstatement as part of our audit planning:

1. Management override of controls
2. Improper revenue recognition

Audit Procedures – Internal Control

We will obtain an understanding of the City and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control.

Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards.*

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the City has complied with federal statutes, regulations and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. For federal programs that are included in the *OMB Compliance Supplement*, our compliance and internal control procedures will relate to the compliance requirements that the *OMB Compliance Supplement* identifies being subject to audit. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management is reliable and financial information is reliable and properly reported.

Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under Uniform Guidance; (3) additional information we may request for the purpose of the audit; and (4) and unrestricted access to persons within the City from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; the schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Management's responsibilities also include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

Management is responsible for the design and implementation of programs to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the City involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the City received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the City complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review prior to issuance of our reports.

Management is responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

Management is responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in a written representation letter that (1) you are responsible for presentation of supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, management understands that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Planned Scope of the Audit

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. Our tests will not include a detailed check of all transactions for the period.

Our audit will include obtaining an understanding of the City and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the City or to acts by management or employees acting on behalf of the City. We will generally communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

Our audit of the financial statements does not relieve you of your responsibilities outlined in the Responsibilities of Management of the Financial Statements section of this letter.

Timeliness of Financial Reporting and the Audit

One basic characteristic of financial reporting is timeliness, which indicates that if financial statements are to be useful, they must be issued soon enough after the reported events to affect decisions. Timeliness alone does not make information useful, but the passage of time usually diminishes the usefulness that the information otherwise would have had.

To maintain a timely approach, we expect to begin our audit in May 2025 and conclude audit procedures and date our report in December 2025. In order to meet this expected timeline, we require that all requests for the following significant audit areas be provided by November 14, 2025. If these requests are not provided by the date indicated, it will result in delayed report issuance.

Significant audit areas include:

- Compensated absence schedules (that adhere to GASB 101)

Our audit of the financial statements does not relieve you of your responsibilities outlined in the *Responsibilities of Management for the Financial Statements* section of this letter.

Engagement Administration, Fees, and Other

Joshua Jumper is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are made available for public inspection.

We understand that your employees will prepare all cash, accounts receivable or other confirmations we request and will locate any documents selected by us for testing.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication form us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we ware unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We maintain internal policies, procedures, and safeguards to protect the confidentiality of your information. We may, depending on the circumstances, use third-party service providers in providing our professional services. The following service providers may be utilized in the completion of our engagement:

- Capital Confirmation, Inc. – electronic bank and account balance confirmation service
- Citrix ShareFile – web-based application service to transfer files
- Harvest Investments, Ltd. – investment portfolio valuation service

You hereby consent and authorize us to use the above service providers, if deemed necessary, to complete the professional services outlined in this letter.

Heinfeld, Meech & Co., P.C. does not host any of the City's information. Sharefile is used solely to transmit data and is not intended to store the City's information. The City is solely responsible for downloading any deliverables and other records form Sharefile that the City wishes to retain for its own records at the completion of the engagement. If the engagement occurs over multiple years, the City should download such information at least annually. The data and deliverable and other records will either be removed from Sharefile or otherwise become unavailable to the City after the completion of the audit. If the engagement is multi-year, the completion of the engagement occurs each year when the deliverables for that year are delivered to the City.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the Federal Audit Clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Heinfeld, Meech & Co., P.C., and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, the U.S. Government Accountability Office, or other authorized governmental agency for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Heinfeld, Meech & Co., P.C., personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven (7) years after the report release date, or for any additional period requested by a regulator, cognizant agency, oversight agency for audit, or pass-through entity. Upon expiration of the seven year period, or any additional period, we will commence the process of destroying the contents of our engagement files. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

In the event we are required to respond to a subpoena, court order or other legal process for the production of documents and/or testimony relative to information we obtained and/or prepared during the course of this engagement, you agree to compensate us at our hourly rates, for the time we expend in connection with such response, and to reimburse us for all of our out-of-pocket costs incurred in that regard.

Any disagreement, controversy, or claim ("dispute") that may arise from any aspect of our services, including this engagement or any prior engagement, will be submitted to mediation. The parties will engage in the mediation process in good faith once a written request to mediate has been given by any party. Any mediation initiated as a result of this engagement shall be administered by The American Arbitration Association, according to its mediation rules before resorting to litigation. The results of any such mediation shall be binding only upon agreement of each party to be bound. Each party will bear its own costs in the mediation. The fees and expenses of the mediator will be shared equally.

The nature of our services makes it difficult, with the passage of time, to gather and present evidence that fully and fairly establishes the facts underlying any dispute that may arise between us. The parties agree that, notwithstanding any statute or law of limitations that might otherwise apply to a dispute, including one arising out of this agreement or the services performed under this agreement, for breach of contract or fiduciary duty, tort, fraud, misrepresentation or any other cause of action or remedy, any action or legal proceeding by you against us must be commenced within twenty-four (24) months ("limitation period") after the date when we deliver our final audit report under this agreement to you, regardless of whether we do other services for you relating to the audit report, or you shall be forever barred from commencing a lawsuit or obtaining any legal or equitable relief or recovery. The limitation period applies and begins to run even if you have not suffered any damage or loss, or have not become aware of the existence or possible existence of a dispute.

Professional standards prohibit auditors from agreeing to indemnify attest clients for damages, losses or costs arising from lawsuits, claims or settlements that relate, directly or indirectly, to the client's acts. As such, professional standards will prevail for indemnification clauses included in audit contracts. In addition, we are unable to obtain waivers on our professional liability insurance policy for certain provisions, including indemnification provisions, provisions requiring the firm to name the City as additional insured party, and a waiver of subrogation rights.

Professional standards require us to be independent with respect to you in the performance of these services. Any discussion that you have with our personnel regarding potential employment with you could impair our independence with respect to this engagement. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence and objectivity. Further, any employment offers to any staff members working on this engagement without our prior knowledge may require substantial additional procedures to ensure our independence. You will be responsible for any additional costs incurred to perform these procedures.

Our fee for these services will be at the amount outlined in our proposal. We exercised care in estimating the fee and believe it accurately indicates the scope of the work. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation.

Our fees are based on anticipated cooperation from your personnel, timely receipt of information, and the assumption that unexpected circumstances will not be encountered during the audit, including factors beyond our control, such as new accounting pronouncements or legal requirements, additional advisory services, and assistance in correcting errors in your financial records. We will plan the engagement based on the assumption that your personnel will prepare and provide us with the items listed in our request for audit information, including preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement resulting in additional costs for the additional services provided. If additional time is necessary, we will discuss it with before we invoice the additional costs. Additional fees incurred will be billed at the following hourly rates: Partner - $288; Manager - $236; Senior - $185; Staff - $123.

If any term or provision of this agreement is determined to be invalid or unenforceable, such term or provision will be deemed stricken, and all other terms and provisions will remain in full force and effect.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Honorable Mayor and Members of the City Council. Circumstances may arise in which our reports may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2024 peer review report accompanies this letter.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. Please feel free to contact us at any time if you have any questions or concerns. If you have any questions regarding this letter, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Heinfeld Meech & Co. PC

Heinfeld, Meech & Co., P.C.
Scottsdale, Arizona

cc: Sean Kindell, Chief Financial Officer
Pamela Brogie, Accounting Supervisor
Peter Christensen, Deputy Finance Director

RESPONSE

This letter correctly sets forth the understanding of City of Peoria, Arizona, including our agreement to the audit documentation deadline established in the '*Timeliness of Financial Reporting and the Audit*' section above, and the potential for delayed issuance of the audit report.

Printed Name: Sean Kindell

Title: Chief Financial Officer

Signature: Sean Kindell

Date: 05/07/2025

Grant Bennett Associates
A PROFESSIONAL CORPORATION

Proud Member of AlliottGlobalAlliance™

Report on the Firm's System of Quality Control

October 4, 2024

To Heinfeld, Meech & Co., P.C. and the Peer Review Committee of the California Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Heinfeld, Meech & Co., P.C. (the firm) in effect for the year ended May 31, 2024. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility
The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility
Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations
Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act and an audit of an employee benefit plan.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion
In our opinion, the system of quality control for the accounting and auditing practice of Heinfeld, Meech & Co., P.C. in effect for the year ended May 31, 2024, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Heinfeld, Meech & Co., P.C. has received a peer review rating of *pass*.

Grant Bennett Associates

GRANT BENNETT ASSOCIATES
A PROFESSIONAL CORPORATION
Certified Public Accountants

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www.gbacpa.com

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888/763-7323

Together as One. Grant Bennett Associates is a Member of the Alliott Global Alliance of independent professional firms.

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SIGNATURE CERTIFICATE

REFERENCE NUMBER
83EF5E54-FA59-43B2-90E0-B1549B917573

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 83EF5E54-FA59-43B2-90E0-B1549B917573	**Document Name** Engagement Ltr FY25 Peoria City
Transaction Type Signature Request	**Filename** Engagement_Ltr_FY25_Peoria_City.pdf
Sent At 05/07/2025 13:59 MST	**Pages** 14 pages
Executed At 05/07/2025 15:56 MST	**Content Type** application/pdf
Identity Method email	**File Size** 435 KB
Distribution Method email	**Original Checksum** 82b0e03671ca71029fac53e419e52ef2c462c4d37528984f3873ca9a9d0a80cf
Signed Checksum ce73934ea4d87d8f483090629012ef793e694ab6ab969577e67cd56118fc45ee	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Sean Kindell	**Status** signed	**Viewed At** 05/07/2025 15:18 MST
Email sean.kindell@peoriaaz.gov	**Multi-factor Digital Fingerprint Checksum** dcf2298e4ea3d52975c2a67b43a2d064d61d81f1afb50aa651e3d3acc412ea0a	**Identity Authenticated At** 05/07/2025 15:56 MST
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	Device Microsoft Edge via Windows	
	Typed Signature Sean Kindell	
	Signature Reference ID A61E95BA	

AUDITS

TIMESTAMP	AUDIT
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05/07/2025 13:59 MST	Sean Kindell (sean.kindell@peoriaaz.gov) was emailed a link to sign.
05/07/2025 15:18 MST	Sean Kindell (sean.kindell@peoriaaz.gov) viewed the document on Microsoft Edge via Windows from 207.108.129.27.
05/07/2025 15:56 MST	Sean Kindell (sean.kindell@peoriaaz.gov) authenticated via email on Microsoft Edge via Windows from 207.108.129.27.
05/07/2025 15:56 MST	Sean Kindell (sean.kindell@peoriaaz.gov) signed the document on Microsoft Edge via Windows from 207.108.129.27.

City of Peoria

FINANCE AND BUDGET DEPARTMENT

8401 West Monroe Street
Peoria, Arizona 85345
T 623.773.7160
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Heinfeld, Meech & Co., P.C.
1365 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85257

This representation letter is provided in connection with your audit of the financial statements of City of Peoria, Arizona, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons for the general fund, highway user revenues special revenue fund, transportation sales tax special revenue fund, and other grants special revenue fund for the period then ended, and the disclosures (collectively the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

In addition, we provide this letter in connection with your audits of the financial statements of the Vistancia Community Facilities District, Vistancia West Community Facilities District, Vistancia North Community Facilities District, Mystic Lake at Pleasant Heights Community Facilities District, City of Peoria Employee Benefit Trust and City of Peoria Workers' Compensation Trust as of June 30, 2025 and the respective changes in financial position and, where applicable, cash flows for the period then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of the date of our signature, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.

2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.

3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5. The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP. In addition, we believe:

    - The significant judgments made in making accounting estimates have considered all relevant information of which management is aware
    - The appropriateness and consistency of the measurement processes used by management in determining accounting estimates
    - That the assumptions appropriately reflect management's intent and ability to carry out specific courses of action
    - That the disclosures related to accounting estimates, including those describing estimation uncertainty are complete and appropriate under GAAP
    - That, when necessary, appropriate specialized skills or expertise have been applied
    - That no subsequent event requires adjustment to the accounting estimates and related disclosures included in the financial statements
    - That for any accounting estimates not recognized or disclosed in the financial statements, management has decided to exclude them after considering the appropriate recognition and disclosure criteria in GAAP.

6. There are no known related-party relationships or transactions that need to be accounted for or disclosed in accordance with U.S. GAAP.

7. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements or in the schedule of findings and questioned costs.

8. You have proposed adjusting journal entries that have been posted to the entity's accounts. We are in agreement with those adjustments.

9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.

10. Guarantees, whether written or oral, under which the City is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11. We have provided you with:

    a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters and all audit or relevant monitoring reports, if any, received from funding sources.

    b. Additional information that you have requested from us for the purpose of the audit.

    c. Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.

    d. Minutes of the meetings of the City Council or summaries of actions of recent meetings for which minutes have not yet been prepared.

12. All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards (SEFA).

13. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

14. We have no knowledge of any fraud or suspected fraud that affects the City and involves:
    - Management,
    - Employees who have significant roles in internal control, or
    - Others where the fraud could have a material effect on the financial statements.

15. We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements communicated by employees, former employees, grantors, regulators, or others.

16. We have no knowledge of any instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.

17. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

18. We have disclosed to you the identity of the City's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

19. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

20. If applicable, we have taken timely and appropriate steps to remedy identified and suspected fraud, or noncompliance with provisions of laws, regulations, contracts, and grant agreements that you have reported to us.

21. If applicable, we have a process to track the status of audit findings and recommendations.

22. We have identified and communicated to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.

23. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

24. If applicable, we have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.

25. The City has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, deferred outflows/inflows of resources, and fund balance or net position.

26. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.

27. We have appropriately identified, recorded, and disclosed all leases in accordance with GASB Statement (GASBS) No. 87.

28. We have appropriately identified, recorded and disclosed subscription-based information technology arrangements in accordance with GASBS No. 96.

29. We have appropriately measured, recorded, and disclosed compensated absences and other salary-related payments in accordance with GASBS No. 101.

30. With respect to your compliance examination of highway user revenue fund monies and other dedicated state transportation revenues, we represent the following:
    - we are responsible for compliance with A.R.S. Title 28, Chapter 18, Article 2; and for establishing and maintaining effective internal controls to ensure compliance.
    - we have disclosed to you all known noncompliance with the aforementioned statutes and related requirements.
    - we have disclosed to you all communications from regulatory agencies, internal auditors, other independent accountants or consultants, and others regarding possible noncompliance with the aforementioned statutes and related requirements.

31. We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements

32. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.

33. The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

34. The City has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

35. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

36. If applicable, the financial statements include all component units, appropriately present majority equity interest in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.

37. The financial statements include all fiduciary activities required by GASBS No. 84, as amended.

38. The financial statements properly classify all funds and activities in accordance with GASBS No. 34, as amended.

39. All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as a major fund are identified and presented as such and all other funds that are presented as a major fund are particularly important to financial statement users.

40. Components of net position (net investment in capital assets; restricted; and unrestricted) and classification of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.

41. Investments are properly valued.

42. With regard to investments and other instruments reported at fair value:
    - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
    - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
    - The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
    - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.

43. If applicable, provisions for uncollectible receivables have been properly identified and recorded.

44. Direct borrowings and direct placements of debt have been properly separated from other debt; and unused lines of credit, collateral pledged to secure debt, terms in debt agreements related to significant default or termination events with finance-related consequences, and significant subjective acceleration clauses have been properly disclosed.

45. All payroll information and the individual employment data have been properly submitted to the state retirement systems, and the employer contributions have been properly submitted to the retirement systems.

46. We believe that the actuarial assumptions and methods used to measure pension and OPEB liabilities and costs for financial accounting purposes are appropriate in the circumstances.

47. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

48. Revenues are appropriately classified in the statement of activities within program revenues, and general revenues.

49. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

50. If applicable, special and extraordinary items (unusual items or infrequent items after implementing GASBS No. 103), are appropriately classified and reported.

51. Deposits and investment securities are properly classified as to risk and are properly disclosed.

52. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.

53. If applicable, the government meets the GASB-established requirements for accounting for eligible infrastructure assets using the modified approach.

54. Asset retirement obligations associated with tangible capital assets have been properly recognized in accordance with GASBS No. 83.

55. Tax abatement agreements have been properly disclosed in the notes to the financial statements, including the names of all governments involved, the gross amount and specific taxes abated, and additional commitments.

56. We have appropriately disclosed the City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.

57. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.

58. We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.

59. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

60. With respect to the supplementary information on which in-relation-to opinions are issued, presented, such as the combining and individual fund financial statements and schedules, and the SEFA.

    a. We acknowledge our responsibility for presenting the supplementary information in accordance with accounting principles generally accepted in the United States of America, and we believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

    b. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

61. We acknowledge our responsibility for the other information included in the financial statements, such as the transmittal letter, statistical data, and continuing disclosures.

    a. We acknowledge that we have informed you of all documents that may comprise other information we expect to issue. The financial statements and other information you obtained prior to the auditor's report date are consistent with one another, and the other information does not contain any material misstatements.

    b. If applicable, with regard to the other information that will be included in the annual report that has not been obtained by you prior to the auditor's report date, we intend to prepare and issue the other information, as well as communicate the expected timing of issuance, and provide you with the final version of the document(s) when available and prior to the issuance of the annual report.

62. With respect to federal award programs:

a. We are responsible for understanding and complying with and have complied with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), including requirements relating to preparation of the schedule of expenditures of federal awards (SEFA).

b. We acknowledge our responsibility for preparing and presenting the SEFA and related disclosures in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.

c. If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issue the SEFA and the auditor's report thereon.

d. We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.

e. We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.

f. We are responsible for establishing, designing, implementing, and maintaining, and have established, designed, implemented, and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.

g. We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.

h. We have received no requests from a federal agency to audit one or more specific programs as a major program.

i. We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement,* relating to federal awards and have identified and disclosed to you all amounts questioned and all known noncompliance with the direct and material compliance requirements of federal awards, or confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards.

j. We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.

k. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.

l. Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR Part 200, Subpart E).

m. We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.

n. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.

o. We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.

p. There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor's report.

q. No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditor's report.

r. Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.

s. The copies of federal program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.

t. If applicable, we have monitored subrecipients to determine that they have expended subawards in compliance with federal statutes, regulations, and the terms and conditions of the subaward and have met the other pass-through entity requirements of the Uniform Guidance.

u. If applicable, we have issued management decisions for audit findings that relate to federal awards made to subrecipients and such management decisions have been issued within six months of acceptance of the audit report by the Federal Audit Clearinghouse. Additionally, we have followed-up ensuring that the subrecipient has taken timely and appropriate action on all deficiencies detected through audits, on-site reviews, and other means that pertain to the federal award provided to the subrecipient.

v. If applicable, we have considered the results of subrecipient audits and have made any necessary adjustments to our books and records.

w. We have charged costs to federal awards in accordance with applicable cost principles.

x. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.

y. We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.

z. We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

aa. We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.

bb. If applicable, we have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.

We understand that at the conclusion of the audit Heinfeld, Meech & Co, P.C. will submit to the City Council a communication to those charged with governance that will include a copy of this representation letter and a copy of the engagement letter.

Sean Kindell

_____ 12/18/2025

Sean Kindell, Chief Financial Officer
City of Peoria, Arizona

Date

Karen Erwin-Mikulski

_____ 12/22/2025

Karen Erwin-Mikulski, Accounting Manager
City of Peoria, Arizona

Date

Progress | RightSignature

SIGNATURE CERTIFICATE

REFERENCE NUMBER
E8841077-198E-4A3D-8F4F-8B9DD61DAB16

TRANSACTION DETAILS	DOCUMENT DETAILS
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Transaction Type Signature Request	**Filename** General_Rep_Single_Audit_25_Peoria_City.pdf
Sent At 12/18/2025 10:49:50 AM EST	**Pages** 10 pages
Executed At 12/22/2025 09:47:12 AM EST	**Content Type** application/pdf
Identity Method email	**File Size** 247 KB
Distribution Method email	**Original Checksum** bec7d20ce3739d5b0e8f152074b25b713bb45d4f25712846d473310c7080da2c
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Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
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Name Sean Kindell	**Status** signed	**Viewed At** 12/18/2025 01:59:06 PM EST
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AUDITS

TIMESTAMP	AUDIT
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12/18/2025 10:49:51 AM EST	Sean Kindell (sean.kindell@peoriaaz.gov) was emailed a link to sign.
12/18/2025 10:49:51 AM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) was emailed a link to sign.
12/18/2025 01:59:06 PM EST	Sean Kindell (sean.kindell@peoriaaz.gov) viewed the document on Microsoft Edge via Windows from 207.108.129.27.
12/18/2025 02:10:13 PM EST	Sean Kindell (sean.kindell@peoriaaz.gov) authenticated via email on Microsoft Edge via Windows from 207.108.129.27.

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12/18/2025 05:00:41 PM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) was emailed a reminder.
12/19/2025 04:58:48 PM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) was emailed a reminder.
12/22/2025 09:43:16 AM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) was emailed a reminder.
12/22/2025 09:46:14 AM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) viewed the document on Chrome via Windows from 98.185.71.231.
12/22/2025 09:47:12 AM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) authenticated via email on Chrome via Windows from 98.185.71.231.
12/22/2025 09:47:13 AM EST	Karen Erwin-Mikulski (karen.erwinmikulski@peoriaaz.gov) signed the document on Chrome via Windows from 98.185.71.231.

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 16R.

Date Prepared: 12/23/2025 Council Meeting Date: 1/27/2026

PRESENTER: Chris M. Jacques, AICP, Planning Director

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Chris M. Jacques, AICP, Planning Director

SUBJECT: Rezone, Valeo, Lone Mountain and 135th Avenue (Z25-04)

Purpose:

Discussion and possible action 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.

Summary:

Tiffany & Bosco P.A. on behalf of Shea Homes, who is working in partnership with homebuilders Lennar and Toll Brothers, is requesting approval of a *Rezoning* to establish a new Planned Area Development (PAD). The PAD will facilitate the development of up to 655 single-family residential lots on a 280-acre site, generally located south of Lone Mountain Road and the 135th Avenue alignment near Vistancia.

Site Location and Area Context:
The subject site consists of a pocket of undeveloped land near Vistancia that was recently auctioned off by the Arizona State Land Department (ASLD). From a regional perspective, the site is bounded by Lone Mountain Road to the north, a designated arterial. Along the southern boundary of the site is the Dixileta Drive alignment, also a designated arterial roadway. Both roadways will eventually provide connectivity to State Trust Land to the west and the City of Surprise. Through the center of the site is the 135th Avenue alignment, a designated arterial roadway. This segment will provide access between Lone Mountain Road and Ridgeline Road.

The proposed development abuts both vacant land as well as existing single-family residential communities. The Vistancia master planned community borders the subject development along the north and eastern edges. Trilogy West, Haciendas at White Peak, Haciendas 5, and the Cowley entitlements are located south and east of the subject site. Further to the west is a vast area of undeveloped State Trust land. The site is an irregularly shaped parcel that contains an isolated hillside area at the northeastern end of the site, and wash corridors that traverse the property from northwest to southeast.

Entitlement History:
The subject site was annexed into the city in 1994 and assigned Suburban Ranch (SR-43) zoning pursuant to State Statute. The General Plan Land Use designation on the site has maintained a residential disposition since its incorporation into the City's Planning Area, and currently contains designations of Traditional Residential (2-5 du/ac) and Estate Density Residential (0-2 du/ac) along with Park/Open Space which cover the washes that traverse the property.

State Land Background:
The Arizona State Land Department (ASLD) manages approximately 9.2 million acres of State Trust Land (or "State Land") statewide. Trust land is not "public land", yet it is often erroneously associated with public lands reserved for recreation and open space, such as national parks or forests. Trust lands are managed and eventually leased or sold to generate revenue for its 13 beneficiaries, with Arizona's K-12 schools ("common schools") as the largest beneficiary.

Valeo Development Proposal:
The applicant is seeking a rezoning to facilitate a single-family residential community. More specifically, the requested action would rezone the 280-acre site from Suburban Ranch SR-43 (SR-43) to a Planned Area Development (PAD). The PAD is a type of zoning district that allows for tailored development standards to better respond to natural features and local contextual conditions.
The proposal would facilitate the development of a traditional single-family residential community with up to 655 lots. The maximum unit count yields a gross density of 2.3 units per acre. The overall development would be divided into seven (7) parcels which would allow multiple homebuilders to develop the overall property in phases. Those parcels would be regulated by one of the three (3) sub-zoning districts proposed within the PAD that have a minimum lot size of 5,000 square feet, 6,000 square feet, or 9,000 square feet, respectively.
The conceptual layout identifies over 90 acres or roughly 1/3 of the site as open space. The proposed open space areas include natural features such as two (2) washes that traverse the property, a 6.5-acre hillside area at the north end of the site, and three (3) pocket parks. The predominant wash will provide for an undisturbed corridor that will facilitate wildlife movement and community connectivity with trails on both sides. The smaller low flow wash runs along the future 135th Avenue alignment and is proposed to contain a soft surface trail along the edge of the west side of the wash.
The resulting PAD standards call for a minimum of 35% of the project area to be open space composed of natural open space, activated open space, on-site landscaping, retention, landscape buffers and other undeveloped landscape areas. The current Suburban Ranch 43 (SR-43) Zoning District, in comparison, requires a minimum of 10% of active open space, which is significantly less than the minimum proposed within the PAD. Further, when custom homes are constructed within the SR-43 Zoning District, no open space area or cohesive amenity plan is required.

Summary of Rezone Analysis:

When evaluating a *Rezone*, the city assesses the appropriateness of the request in conformance with the General Plan and the underlying land use designations. Moreover, staff also reviews a multitude of elements such as the physical features of the site, availability of infrastructure, the housing needs of the city, and the character of the area. These measures are evaluated for conformance with the goals and policies within the General Plan, and City Council priorities which function as a proxy for the will of the citizens.

The southernmost wash is a physical feature present on the site that serves as a natural divide. Areas located to the north and east of the wash are designated as *Traditional Residential* (2-5 du/ac) on the General Plan, whereas areas below this wash (Parcels 6B/7) are designated as *Estate Residential* (0-2 du/ac). Accordingly, Parcels 6B/7 within the *Estate Residential* area (0-2 du/ac) would generate a gross density of 1.71 du/ac, whereas parcels within the *Traditional Residential* area (2-5 du/ac) would generate a gross density of 2.58 du/ac. Overall, the proposed development would yield a gross density of 2.34 units per acre. Therefore, the proposed rezone conforms with the underlying General Plan land use designations.

The proposed PAD provides for a range of lot sizes and housing types. Existing developments abutting the subject site are built with a gross density ranging between 1.6 to 4.3 dwelling units per acre (du/ac). The proposed gross density of the subject site is approximately 2.34 du/ac with most portions of the site identifying a *density that is lower* than the abutting residential subdivisions.

Existing developments in the area established a character and development pattern similar to what is proposed in the PAD. Within the city of Peoria, the typical maximum height allowance for a single-family dwelling is thirty (30) feet or 2-stories. All of the adjacent developments surrounding the property are subject to the same building height allowance of thirty (30) feet.

In staff's analysis of the PAD development standard and the appropriateness for the area, staff compared the proposed Valeo development standards with the development standards of the existing developments. The proposed PAD development standards provide for a maximum building height, lot coverage, lot width, and setback requirements that are similar to adjacent developments. In fact, with the height restrictions and buffer conditions, this PAD includes restrictions that existing communities in the area do not have.

Infrastructure:

The subject site has street frontage along Lone Mountain Road, 135th Avenue, and Dixileta Drive. Right-of-way improvements will be required to improve the conditions of these roadways in association with the proposed development. Those improvements will include the requisite half street improvements for Lone Mountain and Dixileta, as well as the connection of 135th from Lone Mountain to Dixileta through the development.

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the proposed development.

Peoria Unified School District:

This site is located within the Peoria Unified School District (PUSD). Students generated by this development would attend Lake Pleasant Elementary School and Liberty High School, respectively. PUSD has been provided with information regarding this proposal and an opportunity to comment on the case. The developer has provided written correspondence from PUSD demonstrating that they are working towards a Developer Assistance Agreement to support anticipated growth in the school district (Exhibit 3).

Neighborhood Meeting(s):

The City Code requires the applicant to hold at least one (1) neighborhood meeting for the Rezone. Accordingly, the applicant notified all property owners within a 1,320-foot radius of the site and registered HOAs within 1-mile. The neighborhood meeting was held on June 4, 2025, at Vistancia Elementary School. The open house meeting attracted 93 attendees. At the meeting, the applicant provided comment cards solicitating public comment for their engagement team to address. As a result, the applicant team received 37 comment cards and 5 emails related to their neighborhood meeting. The applicant team also conducted smaller meetings with interested neighbors and residential groups.

Comments received by the public were reviewed and addressed where possible within the PAD standards, design plans, or proposed conditions of approval. Specific comments addressed prior to the Planning and Zoning Commission public hearing included a required landscape buffer and 1-story (25-foot) building height restriction adjacent to Vistancia Parcel G-1 and Trilogy West Parcel C48.

Subsequent to the Planning and Zoning Commission Public Hearing, the Mesquite Councilperson and adjacent Trilogy West neighbors worked with the developer to increase the area within the Lone Mountain PAD subject to the 1-story height (25-foot) building restriction. As a result of additional concessions made, *Exhibit 4* identifies amended development standards for the Lone Mountain PAD including a height restriction not only on the previously agreed upon Parcel 2 and 3, but also Parcel 1, when a residential lot backs up to residential lots within Vistancia Parcel G-1 and Trilogy West Parcel C48.

OVERALL DESIGN ELEMENTS

To optimize compatibility and address concerns voiced from area residents, the applicant worked with the city and the Mesquite District Council Office on various layout and design solutions.

- Edge condition abutting Trilogy West C48:
    - All lots located within 100 feet of existing lots along the southern boundary of Parcels 1 and 2 were limited to 1-story, not to exceed 25 feet.
    - Minimum 40-foot landscape buffer on southern edge of Parcels 1 and 2. In total, this results in a minimum buffer of 75-feet between existing lots in Trilogy West and proposed lots within Parcels 1 and 2.
- Edge condition abutting Vistancia G-1:
    - All lots located within 100 feet of existing lots along the western boundary of Parcel 3 were limited to 1-story, not to exceed 25 feet.
    - Minimum 30-foot landscape buffer on western edge of Parcel 3. In total, this results in a minimum buffer of 55 feet between existing Vistancia lots and proposed lots within Parcel 3.
- Open Space:
    - The PAD provides a minimum of 35% of the net site to be open space. This computes out to approximately 90 acres, which includes natural washes, hillside landform, and active and passive recreation areas.
    - Natural washes and upland areas support wildlife movement and connectivity within the community.
    - Site will feature a minimum of three (3) pocket parks, with a minimum size of 1-acre distributed throughout the community.

- Conformance with the General Plan:
    - Parcels located south of the wash (6B/7) conform to the *Estate Residential* (0-2 du/ac) land use designation with a gross density of 1.71 du/ac. Parcels north of the wash conform to the *Traditional Residential* designation (2-5 du/ac) with a gross density of 2.58 du/ac.
    - PAD parcels on outlying areas have lower densities than the respective adjacent developed or planned subdivisions.
- Overall, the project provides for a gross density of 2.34 du/ac which is line with the area. The prospect of three (3) homebuilders will provide for lot and product diversity within the community.

SUPPORT and OPPOSITION

At the time of publication, the city has received **thirty-two (32) letters in opposition** and **thirteen (13) letters of inquiry**.

Subsequent to the Planning and Zoning Commission hearing, the city has received a petition signed by one hundred and thirteen (113) Trilogy West residents seeking further modifications to the PAD development standards (Exhibit 3).

The petition included a request for an even wider landscape buffer between residential lots on Parcel 1 and 2 adjacent to Trilogy West Parcel C48, a maximum height of 1-story (25 feet) across the entire development, wider lot widths and a wildlife corridor between Parcel 1 and 2 adjacent to Trilogy West Parcel C48. As previously identified, the applicant originally instituted development standards that mirrored the surrounding entitlements and neighborhood context. Through public outreach the developer made several concessions in collaboration with the Mesquite District Council Office and neighboring property owners to provide a reasonable landscape buffer and 1-story height restriction adjacent to concerned neighbors. After Planning and Zoning Commission recommended approval on the case, the applicant continued to work with residents and the council office to expand the 1-story height restriction in strategic areas across Parcels 1, 2, and 3 as reflected in Exhibit 4.

Other requests identified in the petition or new letters of opposition received after Planning and Zoning Commission largely pertained to specific construction details that will be reviewed through the subsequent administrative subdivision and civil Improvement plan processes.

The first request seeking Shea Homes to install an off-site gate along the Trilogy West border does not pertain to the subject development and should be handled through that development's management company. Additional items identified pertain to details that are evaluated later in the development process and/or are dictated by existing codes and engineering standards/practices. Requested items include a desire for a privacy view fence adjacent to the Trilogy West tennis courts, confirmation on specific locations of trees and bushes, location of drainage pipes and basins, increased right-of-way widths, reduced speed limits, and building elevations.

Previous Actions/Background:

- On December 11, 2025, the Planning and Zoning Commission held a public hearing regarding this case.
- Three (3) people spoke in opposition to this case.

- The Commission voted 4-0 to recommend approval of this case.

Options:

A: Approve as recommended by the Planning and Zoning Commission; or
B: Approve with modifications; or
C: Deny; or
D: Continue action to a date certain or indefinitely; or
E: Remand to the Planning & Zoning Commission for further consideration.

Staff Recommendation:

APPROVE Case Z25-04 as recommended by the Planning and Zoning Commission.

Fiscal Analysis:

This request is not expected to generate inordinate budgetary impacts to the City.

ATTACHMENTS:

Exhibit 1 - Draft Ordinance
Exhibt 2- Planning and Zoning Commission Report - Part 1
Exhibt 2- Planning and Zoning Commission Report - Part 2
Exhibit 3 - Public Comment Received after P&Z packet
Exhibit 4 - Amended PAD Standards and Guidelines Report

Contact Name and Number:
Chris M. Jacques, AICP, Planning Director (623) 773-7609
Sarah Dircks, AICP, Senior Planner (623) 773-7514

Exhibit 1
DRAFT ORDINANCE

ORDINANCE NO 2026-02

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, REZONING SPECIFIED PROPERTY FROM SUBURBAN RANCH 43 (SR-43) TO PLANNED AREA DEVELOPMENT (PAD); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on December 11, 2025 on zoning case Z25-04 in the manner prescribed by law for the purpose of considering an amendment to the zoning district of a property within the City of Peoria, Arizona, to provide for rezoning of a parcel of land as described below, from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD), as provided in Section 21-153 of Chapter 21 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on November 20, 2025; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.E, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria.

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Parcels of land in Peoria, Maricopa County, Arizona, which are more accurately described in Exhibits A and B, to this Ordinance are hereby rezoned from Suburban Ranch 43 (SR-43) to Lone Mountain and 135th Avenue Planned Area Development (PAD).

SECTION 2. The amendment to the zoning herein provided is conditioned and subject to the following stipulations:

1. Development and use of the site shall substantially conform to the Lone Mountain and 135th Ave PAD Development Standards and Guidelines Report (Exhibit 9) as contained in the staff report to the Planning and Zoning Commission dated December 11, 2025, except as modified below:
   a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of City Council approval of the subject rezoning in alignment with the following requirements:

i. The developer shall provide a minimum landscape buffer as follows:

1. Forty (40) feet as measured from the southern property line of Parcel 1 and 2 as identified in Exhibit 3: Landscape Buffer and Single-Story Restriction.

2. Thirty (30) feet as measured from the western property line of Parcel 3 as identified in Exhibit 3: Landscape Buffer and Single-Story Restriction.

ii. The building height shall be limited in accordance with the Development Standards Table identified within this PAD except as modified below:

1. Lots located within 100 feet from the southern boundary of Parcel 1 and 2 as identified on Exhibit 3 of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.

2. Lots located within 100 feet from the western boundary of Parcel 3 as identified on Exhibit 3 of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.

2. The Developer shall provide a revised Traffic Impact Analysis (TIA) reflecting the ultimate condition of the development that has been reviewed and accepted by the City Traffic Engineer as a part of the civil plan submittal.

3. The development shall provide traffic control in conformance with the most current approved version of the TIA, unless otherwise approved by the City Engineer.

4. The developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.

5. The developer shall provide the minimum right-of-way (ROW) and public utility easement (PUE) dedications for the following roadway(s) for the entirety of the subject property frontage:

a) 65-foot ROW and 8-foot PUE for the southern half-street of Lone Mountain Road. The ROW dedication shall increase to seventy-five (75) feet within 500 feet of the centerline of the intersection with 135th Avenue.

b) 55-foot ROW and 8-foot PUE for each half-street of 135th Avenue

c) 55-foot ROW and PUE on north half-street of Dixileta Drive

6. The developer shall submit a CLOMR and subsequent LOMR to the City of Peoria and FEMA for review and approval for any impacts to existing Special Flood Hazard Area floodplains.

7. The developer shall provide a public sewer stub and dedicate a twenty (20) foot public sewer easement to the property boundary that is shared with Vistancia Village A Parcel G1 at the 137th Avenue alignment to allow for future connections from the adjacent development.

8. Dixileta Road shall be designed and constructed in accordance with the City of Peoria adopted General Plan Circulation Plan and applicable requirements unless otherwise approved by the City of Peoria City Engineer.

   If the alignment deviates from the City's adopted Circulation Plan, the Developer shall be responsible for providing engineering design plans and a sealed engineer's opinion of probable costs for the full right-of-way modified portions of Dixileta Road including any associated improvements and facilities across the frontage of the subject property to the convergence point with the adopted Dixileta Road alignment, unless otherwise approved by the City Engineer.

9. The developer shall design, dedicate and construct the following path/trail connections:

   a. Provide a 12-foot-wide concrete Multi-Use Path, with an adjacent 4-foot-wide soft shoulder along one side and an adjacent 2-foot-wide soft shoulder along the other side, all within a 25-foot-wide corridor (easement) and to be located along the west/south side of the wash corridor in the southwest corner of the Property.

      This Multi-Use Path is to extend northwesterly from Dixileta Road to the Litchfield Road alignment. This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

   b. Provide a minimum 10-foot-wide soft-surfaced (unpaved) Primary Multi-Use Trail, consisting of adjacent 2-foot-wide soft shoulders along both sides of the Trail (rather than a single 4-foot-wide soft shoulder on one side of the Trail), all within a 25-foot-wide corridor (easement). This Primary Multi-Use Trail is to be located along the east/north side of the same wash corridor identified above and is to extend northwesterly from Dixileta Road to the Litchfield Road alignment.

      This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

10. At the time of Preliminary Plat, the developer shall provide multi-point internal connectivity to the Multi-Use Path and Primary Multi-Use Trail network noted above, including connectivity to proposed private internal trails, perimeter sidewalks, open space, parks and other amenities. At a minimum, at least two (2) connections shall be provided to each path and trail within the project.

SECTION 3: The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and as defined by the Legal Descriptions as represented in Exhibit A, and the corresponding parcel map as shown as Exhibit B.

SECTION 4: If any section, subsection, sentence, clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this January 27, 2026.

_____
Jason Beck, Mayor

_____
Date signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Published in: Peoria Times
Publication Date:
Effective Date: _____

Exhibit A

LEGAL DESCRIPTION

Portions of Section 22, Township 5 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 2 inch aluminum cap acted as the Northeast corner of said Section 22 from which a found PK nail w/ tag accepted as the North Quarter corner thereof bears North 89°55'57" West, 2638.36 feet;

Thence South 00°03'20" East, 1379.97 feet along the east line of the Northeast Quarter of said Section 22 to the **POINT OF BEGINNING;**

Thence continuing along said east line, South 00°03'20" East, 1241.81 feet to the East Qarter corner of said Section 22;

Thence North 89°59'22" West, 2636.11 feet along the east-west mid-section line to the Center of Section 22;

Thence South 00°06'15" East, 2641.48 feet along the north-south mid-section line of said Section 22 to the South Quarter corner thereof;

Thence North 89°57'31" West, 2639.52 feet along the south line of the Southwest Quarter of said Section 22 to the Southwest corner of said Section 22;

Thence North 00°00'14" East, 2640.05 feet along the west line of the Southwest Quarter of said Section 22 to the West Quarter corner of said Section 22;

Thence South 89°59'22" East, 1317.27 feet along aforesaid east-west mid-section line;

Thence North 00°07'21" West, 1193.91 feet along the west line of the Southeast Quarter of the Northwest Quarter of said Section 22;

Thence leaving said west line, North 71°17'39" East, 54.09 feet;

Thence North 70°39'40" East, 95.76 feet;

Thence South 88°46'29" East, 211.95 feet;

Thence South 85°32'09" East, 94.87 feet;

Thence South 72°36'19" East, 99.74 feet;

Thence North 80°33'59" East, 75.99 feet;

Thence North 83°30'42" East, 135.46 feet;

Thence South 00°01'58" West, 45.29 feet;

Thence South 89°58'03" East, 105.00 feet;

Thence South 77°29'20" East, 23.12 feet;

Thence South 89°58'03" East, 160.00 feet;

Thence North 00°01'57" East, 50.00 feet;

Thence South 89°58'03" East, 129.46 feet;

Thence South 89°12'47" East, 157.69 feet;

Thence South 87°56'46" East, 384.86 feet;

Thence North 86°02'02" East, 166.81 feet;

Thence North 87°25'21" East, 388.97 feet;

Thence South 39°49'56" East, 58.39 feet;

Thence North 77°37'24" East, 40.76 feet;

Thence South 18°28'26" East, 74.89 feet;

Thence South 89°57'40" East, 42.13 feet;

Thence North 24°10'27" East, 103.98 feet;

Thence North 77°37'24" East, 22.97 feet;

Thence North 88°18'29" East, 269.49 feet;

Thence South 22°45'03" East, 59.33 feet;

Thence South 89°57'40" East, 36.65 feet;

Thence South 22°45'03" East, 70.50 feet;

Thence South 89°57'40" East, 165.16 feet;

Thence North 00°02'20" East, 103.97 feet;

Thence South 85°27'05" East, 163.48 feet;

Thence North 89°12'27" East, 172.98 feet;

Thence North 83°35'22" East, 257.20 feet;

Thence South 85°56'25" East, 57.74 feet;

Thence North 88°11'14" East, 122.23 feet;

Thence South 87°50'11" East, 164.66 feet;

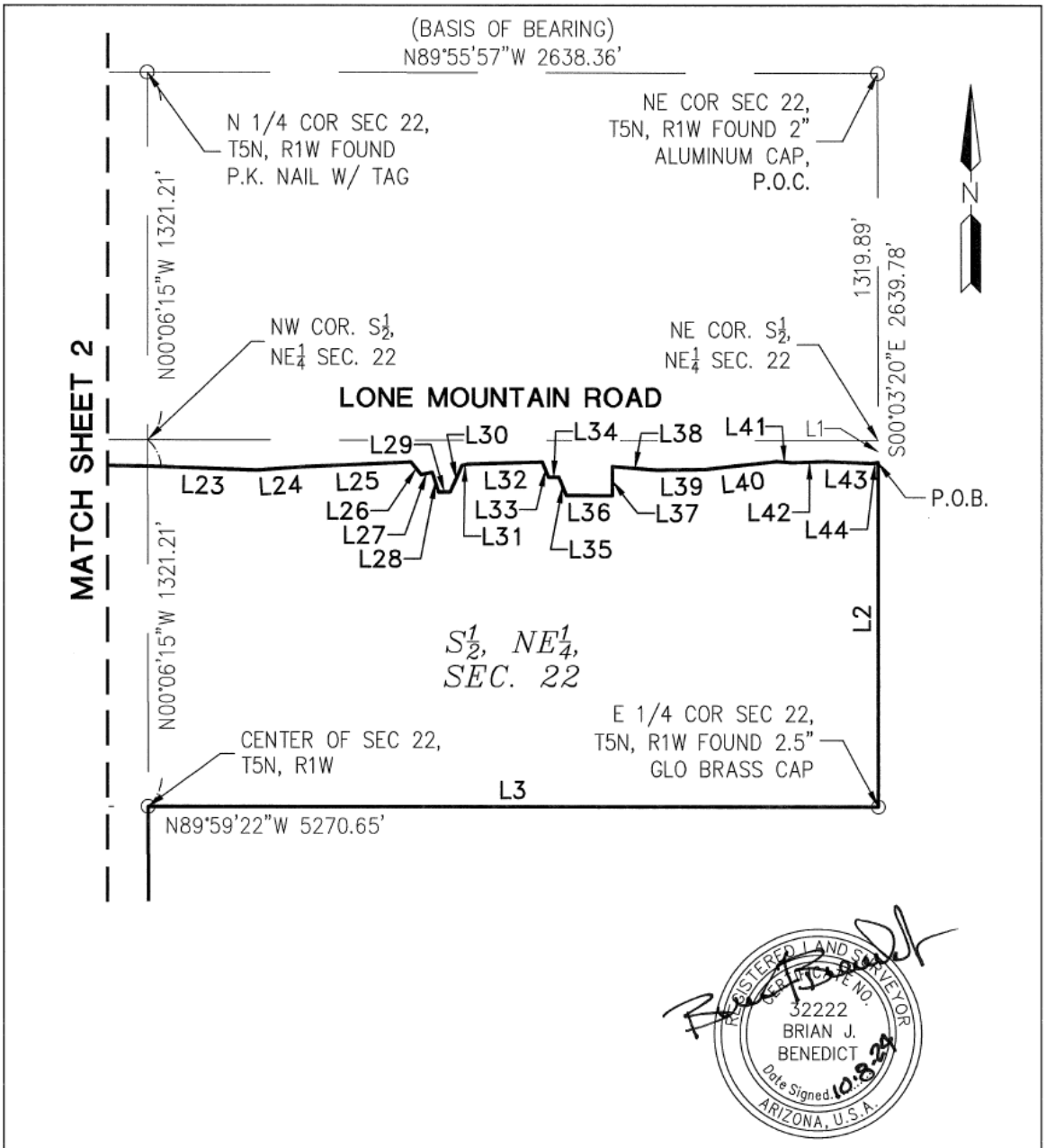
Thence North 81°53'55" East, 22.44 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 11,777,012 sq. ft. (270.363 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2478
Date: October 2024

Exhibit B
Parcel Map



P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PAGE 1 OF 3

PROJ.NO.:	2478	VISTANCIA ASLD REMAINDER PARCEL PEORIA, ARIZONA	HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE:	OCT 2024		
SCALE:	N.T.S.		
DRAWN BY:	GS	EXHIBIT	
CHECKED BY:	BJB		

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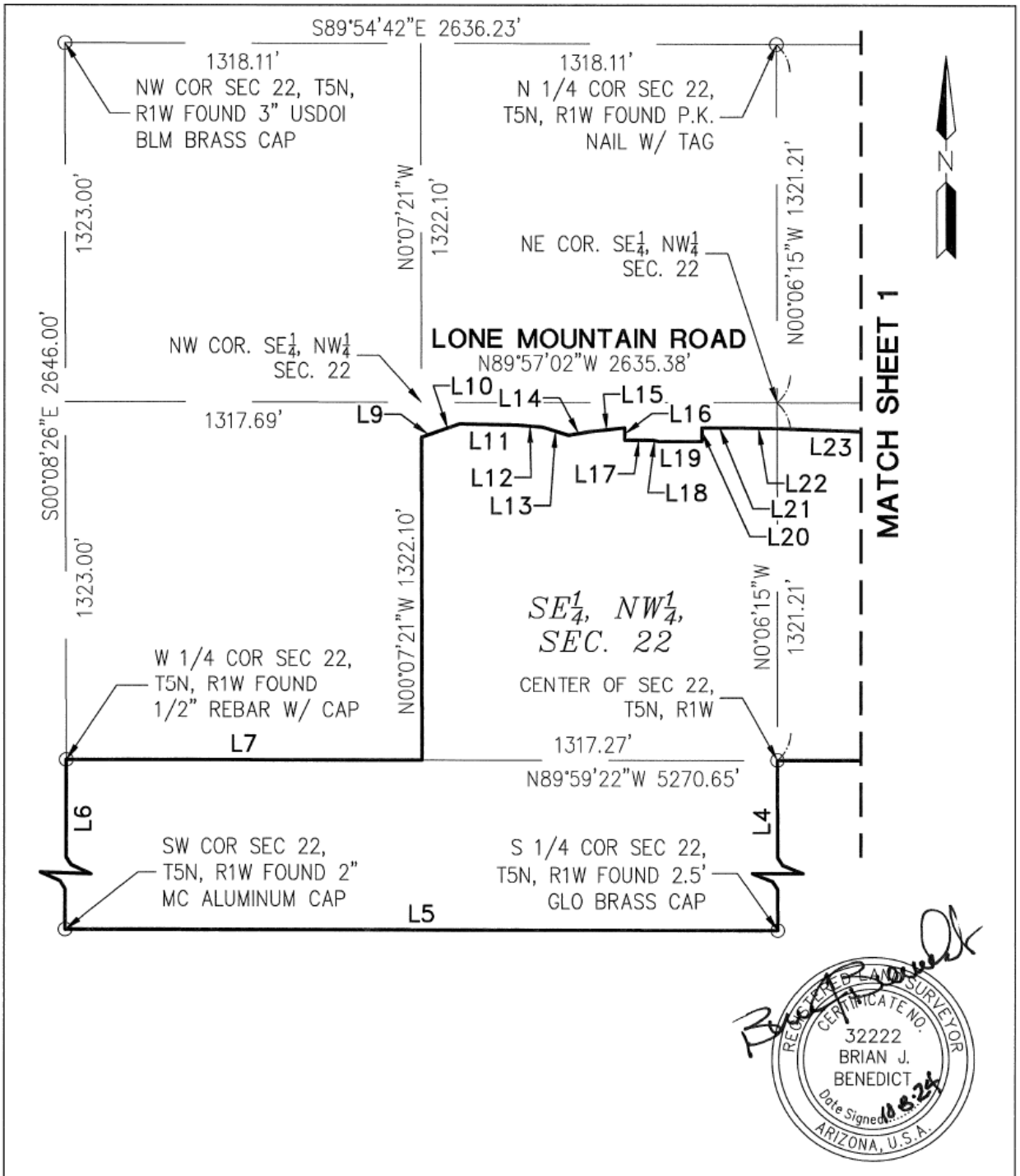

PAGE 2 OF 3

PROJ.NO.:	2478
DATE:	OCT 2024
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

VISTANCIA ASLD
REMAINDER PARCEL
PEORIA, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°03'20"E	78.08'
L2	S00°03'20"E	1241.81'
L3	N89°59'22"W	2636.11'
L4	S00°06'15"E	2641.48'
L5	N89°57'31"W	2639.52'
L6	N00°00'14"E	2640.05'
L7	S89°59'22"E	1317.27'
L8	N00°07'21"W	1193.91'
L9	N71°17'39"E	54.09'
L10	N70°39'40"E	95.76'
L11	S88°46'29"E	211.95'
L12	S85°32'09"E	94.87'
L13	S72°36'19"E	99.74'
L14	N80°33'59"E	75.99'
L15	N83°30'42"E	135.46'
L16	S00°01'58"W	45.29'
L17	S89°58'03"E	105.00'
L18	S77°29'20"E	23.12'
L19	S89°58'03"E	160.00'
L20	N00°01'57"E	50.00'
L21	S89°58'03"E	129.46'
L22	S89°12'47"E	157.69'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L23	S87°56'46"E	384.86'
L24	N86°02'02"E	166.81'
L25	N87°25'21"E	388.97'
L26	S39°49'56"E	58.39'
L27	N77°37'24"E	40.76'
L28	S18°28'26"E	74.89'
L29	S89°57'40"E	42.13'
L30	N24°10'27"E	103.98'
L31	N77°37'24"E	22.97'
L32	N88°18'29"E	269.49'
L33	S22°45'03"E	59.33'
L34	S89°57'40"E	36.65'
L35	S22°45'03"E	70.50'
L36	S89°57'40"E	165.16'
L37	N00°02'20"E	103.97'
L38	S85°27'05"E	163.48'
L39	N89°12'27"E	172.98'
L40	N83°35'22"E	257.20'
L41	S85°56'25"E	57.74'
L42	N88°11'14"E	122.23'
L43	S87°50'11"E	164.66'
L44	N81°53'55"E	22.44'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 10-8-24
ARIZONA, U.S.A.

PAGE 3 OF 3

PROJ.NO.:	2478
DATE:	OCT 2024
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

VISTANCIA ASLD
REMAINDER PARCEL
PEORIA, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
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PLANNING AND ZONING COMMISSION REPORT

Meeting Date: December 11, 2025

Agenda Item: 3R

Case Name: Lone Mountain & 135th Avenue: Rezone (Z25-04)

General Application Information

Proposal:
Request 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.

Location:
South Lone Mountain Parkway and the 135th Avenue alignment

Project Acreage:
Approximately 280-acres

Applicant:
Kurt Jones of Tiffany & Bosco P.A. on behalf of Shea Homes

ATTACHMENTS:

Description
Staff Report
Exhibit 1 - Conditions of Approval
Exhibit 2 - Vicinity Map
Exhibit 3 - Context Map
Exhibit 4 - General Plan Land Use
Exhibit 5 - Zoning Map
Exhibit 6 - Narrative
Exhibit 7 - PAD Standards and Guidelines Report
Exhibit 8 - Conceptual Master Plan
Exhibit 9 - Citizen Participation Plan
Exhibit 10 - Public Correspondence
Exhibit 11 - Area Density Map

PLANNING & ZONING COMMISSION
STAFF REPORT

Meeting Date: 12/11/2025
Agenda Item(s): 3R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Sarah Dircks, AICP, Senior Planner

SUBJECT: Lone Mountain & 135th Avenue: Rezoning (Z25-04)
s/o Lone Mountain Road and 135th Avenue

PROPOSAL

The applicant is requesting a Rezone to facilitate the development of a 655 single-family residential development.

APPLICATION INFORMATION

Case Numbers	Z25-04
Applicant	Tiffany & Bosco P.A. on behalf of Shea Homes
Request	**Rezoning (Case Z25-04):** Request to rezone approximately 280-acres from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

BACKGROUND AND CONTEXT

SUBJECT SITE:

The subject site is approximately 280 acres of undeveloped land that was recently auctioned off by the Arizona State Land Department (ASLD). The site is an irregularly shaped parcel that contains an isolated hillside area at the northeastern end of the site, and wash corridors that traverse the property from northwest to southeast. The site is located south of Lone Mountain Road and the 135th Avenue alignment, as depicted in **Exhibit 2 Vicinity Map.**

CONTEXT:

The subject site abuts both vacant land as well as existing single-family residential communities. The Vistancia master planned community borders the subject development along the north and eastern edges. Trilogy West, Haciendas at White Peak, Haciendas 5, and the Cowley subdivisions are located south and east of the subject site. Further to the west is a vast area of undeveloped State Trust land (**Exhibit 2 Vicinity Map**). From a regional perspective, the site is bounded by Lone Mountain Road to the north, a designated arterial. Along the southern boundary of the site is the Dixileta Drive alignment, also a designated arterial roadway. Both roadways will eventually provide connectivity to State Trust Land to the west and the City of Surprise. Through the center of the site is the 135th Avenue alignment, a designated arterial roadway. This segment will provide access between Lone Mountain Road and Ridgeline Road.

Existing developments abutting the subject site are built with a gross density ranging between 1.6 to 4.3 dwelling units per acre (du/ac). The proposed gross density of the subject site is approximately 2.3 du/ac with most portions of the site identifying a density that is lower than the abutting residential subdivisions (**Exhibit 11**). Compatibility with the existing adjacent developments is discussed in further detail within the analysis section of this report.

STATE LAND BACKGROUND:

The Arizona State Land Department (ASLD) manages approximately 9.2 million acres of State Trust Land (or "State Land") statewide. Since statehood, its mission has been to manage the assets of a multi-generational perpetual trust in alignment with the interests of the underlying thirteen (13) public beneficiaries. Trust land is not "public land", yet it is often erroneously associated with public lands reserved for recreation and open space, such as national parks or forests.

The Arizona State Land Department (ASLD) was established to manage the Arizona State Trust lands granted to Arizona by the Federal government at the time of statehood. As such, ASLD manages the land and resources on approximately 9.2 million acres across the state, of which approximately 55 square miles of land is within Peoria's municipal planning area. Trust lands must be managed to generate revenue for its 13 beneficiaries, with Arizona's K-12 schools ("common schools") as the largest beneficiary. ASLD serves as the fiduciary for the Trust and is required under the Arizona Constitution to receive maximum value for the sale or lease of Trust lands for the benefit of the Trust. With the constitutional mandate in mind, ASLD seeks to auction sites when they believe the land has reached its maximum value.

APPLICANT'S PROPOSAL

The applicant seeks to develop up to 655 single-family residential lots on an approximately 280-acre property by rezoning the property from the existing Suburban Ranch 43 (SR-43) zoning district to a Planned Area Development. The proposed development contemplates a mix of lot sizes that allows for variation throughout the development. More specifically, lot sizes have been designed to increase as they approach the southwest corner of the site, adjacent to the Haciendas at White Peak community. Additionally, the proposed development seeks to preserve sensitive natural features on the site, such as hillsides and washes, enhance pedestrian connectivity within and around the surrounding area, all while providing context sensitive transitions to adjacent existing development.

STAFF ANALYSIS

As with any request to amend the entitlement for a property, the city evaluates the appropriateness of the request by evaluating a multitude of elements such as the physical features of the site, availability of infrastructure, the housing needs of the city, and the character of the area. These measures are evaluated for conformance with the goals and policies within the General Plan, and City Council priorities which function as a proxy for the will of the citizens. As a starting position, the city reviews the entitlement history for the site. The following salient findings are noted below.

ENTITLEMENT HISTORY:

- On January 25, 1994, a larger area encompassing the site was annexed into the City of Peoria through Ordinance No. 94-03. Upon annexation, initial zoning of Suburban Ranch (SR-43) was applied to the site pursuant to State Statute. The site has remained undeveloped since annexation.
- The General Plan Land Use designation on the site has maintained a residential disposition since its incorporation into the City's Planning Area and currently contains designations of Traditional Residential (2-5 du/ac) and Estate Density Residential (0-2 du/ac) along with Park Open Space

which covers the washes that traverse the property.

- On November 25, 2024, the Arizona State Land Department held a public auction for the site. The Shea Homes Limited Partnership (applicant) was the successful bidder.

GENERAL PLAN BACKGROUND:

The Peoria General Plan is a long-range document that provides a vision and policies for the growth and development of the city. The land use designation of the site was previously designated primarily *Estate Residential* (0-2 du/ac), with a small area of the site located south of Lount Mountain Road and south of the Vistancia G-1 Parcel *with a Low Density Residential* (2-5 du/ac) land use designation. As part of the 2019 comprehensive update to the General Plan the area was designated as Traditional Residential (2-5 du/ac) on the majority of the site. The balance of the site in the southwest corner, across the wash, contains a designation of Estate Residential (0-2 du/ac) as identified in **Exhibit 4 – General Plan Land Use Map**. The latter classifications remained in place with the November 2020 voter ratification of the General Plan.

The southernmost of the two washes serves as a natural divide, and as such a practical delineation for the lower density land use designation of Estate Residential. The proposed PAD provides for a range of lot sizes and seeks to provide densities and housing types that align with the existing General Plan Land Use Map as well as the adjacent existing developments. **(Exhibit 11 - Dwelling Unit Per Acre Map)**

PLANNED AREA DEVELOPMENT (PAD):

Given the existing terrain of the site, a conventional zoning district would limit design options on the site. Instead, the Planned Area Development (PAD) zoning district allows development to customize development standards to better react to natural features such as hillside areas and wash conditions, thus providing more meaningful open space areas for residents, while allowing lot sizes to mirror the surrounding neighborhood character. The ultimate layout of the site is subject to further review and refinement through a separate administrative Preliminary Plat (Case P25-09) which is currently under review by the city and dependent upon the outcome of this case.

CONCEPTUAL LAYOUT:

The conceptual layout identifies primary and secondary vehicular access into the subject site from Lone Mountain Road, 135th Avenue and Dixileta Drive **(Exhibit 8 – Conceptual Master Plan)**. The easternmost vehicular connection to Lone Mountain is approximately midway between the 135th Avenue alignment and Vistancia Boulevard. The western access from the site on to Lone Mountain Road is the 135th Avenue alignment. The primary entry into the development is proposed from 135th Avenue off of Lone Mountain. This entryway is located along a natural wash feature and provides access to the entire subdivision.

SUB-ZONES AND DEVELOPMENT STANDARDS

Context is a central theme throughout the PAD. Key provisions identify protections for existing hillside and wash conditions that are present on the property. Additionally, the standards within the PAD require a range of lot sizes across the development that align with the land use designations present on the site,

as well as the adjacent existing development lot sizes and densities. More specifically, the PAD calls for 3 sub-zones that would designate a range of lot size minimums ranging from 5,000 to 9,000 square feet. In several instances these sub-zones require lot size minimums and lot widths that are greater than the adjacent existing developments:

Lone Mountain and 135th Avenue PAD Development Standards			
Development Standard	**Sub-Zoning District**		
	LM-1	**LM-2**	**LM-3**
Minimum Lot Size (Square Feet)	5,000	6,000	9,000
Minimum Lot Width (Feet)	45	45	50
Maximum Building Height (Feet)	30*	30	30*
Rear Setback (Feet)	15	15	15

***** 1-story and 25 height restriction on lots abutting Vistancia Parcel G-1 and Trilogy West Parcel C48

To provide context on how these proposed development standards relate to the surrounding residential communities, the table below provides applicable standards, such as lot dimensions and building height for the immediate adjacent parcels. More specifically, the minimum lot widths and lot area contemplated for the subject site are in alignment within the adjacent portions of Vistancia and Trilogy West as indicated below:

Community Comparison					
		Min. Lot Size (Square Feet)	**Min. Lot Width (Feet)**	**Max Height (Feet)**	**Year Established**
Vistancia	**VRD-4** (Parcel G-3)	3,400	40	30 / 2 Stories	2001
	VRD-5 (Parcel A-1)	5,000	40		
	VRD-6 (Parcel G-2, G-4, G-10)	6,000	45		
	VRD-10 (Parcel G-1)	10,000	60		
Trilogy West		5,000	40	30 / 2 stories	2013
Haciendas at White Peak		6,000 8,000	53 65	30	2017

As shown above, the PAD entitlements in the surrounding area and the proposed development standards are aligned in order to provide a continuation of the established character for the area.

OPEN SPACE & AMENITIES

The proposed development standards require additional open space than what would traditionally be required in a Suburban Ranch 43 (SR-43) subdivision. This additional open space is as in response to several natural features on site that are intended to be preserved as a part of the development plan. These

features include two (2) washes that cross the site from northwest to southeast, as well as a hillside area at the north end of the site that is intended to remain in place. The smaller low flow wash runs along the future 135th Avenue alignment and is proposed to contain a soft surface trail along the edge of the west side of the wash as depicted within the Open Space and Parks Master Plan within the PAD (**Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). These wash corridors and hillside areas will maintain significant open space areas and function as wildlife corridors through the development. The was corridors will also serve as pedestrian pathways and connections throughout the development due to the required trails identified within the PAD.

The PAD calls for a minimum of 35% of the site to be open space, whereas city regulations require 15%. This results in over 90 acres of the site to be maintained as open space, with approximately 6.5 acres maintained as undisturbed hillside area. All open space areas will be maintained by the HOA but will remain publicly accessible. Within the open space areas, there is a requirement for three (3) private pocket parks.

PERIMETER RELATED CONSIDERATIONS

Within a single-family residential context, a landscape buffer would not be required between residential lots. In effort to address public comments from neighboring residents the PAD identifies a minimum landscape tract between existing residential developments and the proposed lots to provide for a context sensitive transition for those adjacent existing residents (**Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B**). The PAD anticipates a 25-foot landscape area on the eastern property line of the subject site adjacent to Vistancia Parcel A-1 (**Exhibit 3 - Context Map)**. The PAD also contemplates a 41-foot-wide landscape area between the subject site and the southern property line abutting Trilogy West. Trilogy West currently has an existing 24-foot-wide landscape tract on the Trilogy West subdivision. The combined resulting landscape area between lots would be approximately 65 feet. To the west, the PAD contemplates a 30-foot-wide landscape area adjacent to the existing 20-foot-wide landscape tract within Vistancia Parcel G-1 subdivision (**Exhibit 3 - Context Map** and **Exhibit 7 – PAD Standards and Guidelines Report: Exhibit 4.1B)**. The combined resulting landscape area between the lots would be approximately 50 feet.

Based on on-going dialog with surrounding property owners, the developer has identified that provisions within the PAD that will limit lots adjacent to existing single family subdivisions in key areas to 25 feet and 1 story (**Exhibit 7 – PAD Standards and Guidelines Report: Table 3**). The provisions for these limitations will be limited to those areas immediately abutting Trilogy West Parcel C48, and Vistancia Parcel G1 (**Exhibit 3 - Context Map)**.

INFRASTRUCTURE

Traffic:

The subject site has street frontage along Lone Mountain Road, 135th Avenue, and Dixileta Drive. Right-of-way improvements will be required to improve the conditions of these roadways in association with

the proposed development. Those improvements will include the requisite half street improvements for Lone Mountain and Dixileta, as well as the connection of 135th from Lone Mountain to Dixileta through the development. As proposed, the associated site improvements would meet the City of Peoria Traffic Impact Analysis (TIA) and Access Management Guidelines. City Traffic Division staff has reviewed the preliminary TIA report and accepted the findings identified. The proposal contemplates traffic signals at both Lone Mountain at Westland Road and Dixileta Road and 135th Avenue. As development plans progress revisions may be required to the TIA through the review of the Preliminary Plat application, with the ultimate approval of the TIA subject to final approval with the Civil Improvement Plans.

Water/Sewer:

Water and sewer facilities exist adjacent to the site and are sized appropriately with available capacity to serve the property as a single-family residential development.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD was provided with the opportunity to participate in the review of this case. No comments have been received to date. The subject site is within the current boundaries for Lake Pleasant Elementary School and Liberty High School.

COMMUNITY INVOLVEMENT

Public Noticing:

The application was properly noticed pursuant to Section 21-146 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet (1/4 mile) of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times prior to the Public Hearing.

Neighborhood Meeting:

A minimum of one (1) applicant hosted neighborhood meeting is required in accordance with Zoning Ordinance requirements. The applicant hosted the official neighborhood meeting on June 4, 2025, at Vistancia Elementary School. The meeting was an open house format and enabled residents to view large print outs of the proposed development and speak directly with various team members.

The open house meeting attracted 93 attendees. During the meeting the applicant provided comment cards solicitating public comment for their engagement team to respond to. As a result, the applicant team received 37 comment cards and 5 emails related to their neighborhood meeting.

As discussed more in depth within **Exhibit 9 – Citizen Participation Report** of this staff report, comments received by the public were reviewed and addressed where possible within the PAD standards, design plans, or proposed conditions of approval. In addition to hosting the required neighborhood meeting, the applicant team also conducted smaller meetings with interested neighbors and residential groups. Opposition to the loss of natural open space visible from existing residential lots was frequently identified. To aid in addressing this the development is providing over 90 acres of open space on site through a

combination of natural open space and activated open space within the subdivisions. Another request included reducing building height to 1-story, and to maintain separation between lots and existing homes. The developer has agreed to work with residents to limit some homes along the perimeter of the development to 1-story as detailed Table 3 of the proposed PAD Standards and Guidelines Report (**Exhibit 7**)

Support / Opposition:
At the time of this writing, twenty (20) members of the public reached out to City Staff with letters of written opposition, and nine (9) reached out with a letter of inquiry as shown in **Exhibit 10 – Public Correspondence**. The most frequent comment stemmed from existing residents losing their current view or access to the existing undisturbed land. To clarify misconceptions, background information has been provided to those inquiries regarding the Trust Land and ASLD's mission. In those instances, staff identified the mandate of the State Land Department is to eventually sell or lease State Trust Land for future development, and that the land has never been intended to remain as natural open space areas. Additional inquiries received centered on providing contextual information regarding the existing surrounding development patterns and explanation on how the proposal aligns with that pattern.

KEY FINDINGS

1. The proposed densities and development patterns align with the intent of the respective land use categories that are present on the site (Traditional Residential 2-5 du/ac, and Estate Residential 0-2 du/ac);
2. The open space provisions and preservation areas within the PAD provide for native area preservation in alignment with the City of Peoria General Plan Goals and Policies;
3. The PAD development standards executed in concert with the *Conditions of Approval* provide for a context-sensitive design solution mirroring adjacent entitlement; and
4. The applicant has furnished a signed and notarized Proposition 207 waiver.

RECOMMENDATION

Staff recommend that the Planning and Zoning Commission take the following action:

- Recommend **APPROVAL** of Zoning Case **Z25-04** to the City Council, subject to attached **Exhibit 1** Conditions of Approval.

STAFF CONTACT

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Senior Planner
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Conditions of Approval|Exhibit 1

LONE MOUNTAIN & 135TH AVENUE PAD (Z25-04)

The rezoning of the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, and welfare, of the City of Peoria:

1. Development and use of the subject site shall substantially conform to the Lone Mountain and 135th Ave PAD Development Standards and Guidelines Report (Exhibit 9) as contained in the staff report to the Planning and Zoning Commission dated December 11, 2025, except as modified below:
    a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of City Council approval of the subject rezoning in alignment with the following requirements:
        i. The developer shall provide a minimum landscape buffer as follows:
            1. Forty (40) feet as measured from the southern property line of Parcel 1 and 2 as identified in **Exhibit 3: Landscape Buffer and Single-Story Restriction**.
            2. Thirty (30) feet as measured from the western property line of Parcel 3 as identified in **Exhibit 3: Landscape Buffer and Single-Story Restriction**.
        ii. Building height shall be limited in accordance with the Development Standards Table identified within this PAD except as modified below:
            1. Lots located within 100 feet from the southern boundary of Parcel 2 as identified on Exhibit 3 of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
            2. Lots located within 100 feet from the western boundary of Parcel 3 as identified on Exhibit 3 of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
2. The Developer shall provide a revised Traffic Impact Analysis (TIA) reflecting the ultimate condition of the development that has been reviewed and accepted by the City Engineering as a part of the civil plan submittal.
3. The development shall provide traffic control in conformance with the most current approved version of the TIA, unless otherwise approved by the City Engineer.
4. The developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.
5. The developer shall provide the minimum right-of-way (ROW) and public utility easement (PUE) dedications for the following roadway(s) for the entirety of the subject properties frontage:
    a) 65-foot ROW and 8-foot PUE for the southern half-street of Lone Mountain Road. The ROW dedication shall increase to seventy-five (75) feet within 500 feet of the centerline of the intersection with 135th Avenue.
    b) 55-foot ROW and 8-foot PUE for each half-street of 135th Avenue
    c) 55-foot ROW and PUE on north half-street of Dixileta Drive
6. The developer shall submit a CLOMR and subsequent LOMR to City of Peoria and FEMA for review and approval for any impacts to existing Special Flood Hazard Area floodplains.

7. The developer shall provide a public sewer stub and dedicate a twenty (20) foot public sewer easement to the property boundary that is shared with Vistancia Village A Parcel G1 at the 137th Avenue alignment to allow for future connections from the adjacent development.

8. Dixileta Road shall be designed and constructed in accordance with the City of Peoria adopted Circulation Plan and applicable requirements unless otherwise approved by the City of Peoria City Engineer.

   If the alignment deviates from the City's adopted Circulation Plan, the Developer shall be responsible for providing engineering design plans and a sealed engineer's opinion of probable costs for the full right-of-way modified portions of Dixileta Road including any associated improvements and facilities across the frontage of the subject property to the convergence point with the adopted Dixileta Road alignment, unless otherwise approved by the City Engineer.

9. The developer shall design, dedicate and construct the following path/trail connections:

   a. Provide a 12-foot-wide concrete Multi-Use Path, with an adjacent 4-foot-wide soft shoulder along one side and an adjacent 2-foot-wide soft shoulder along the other side, all within a 25-foot-wide corridor (easement) and to be located along the west/south side of the wash corridor in the southwest corner of the Property.

      This Multi-Use Path is to extend northwesterly from Dixileta Road to the Litchfield Road alignment. This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

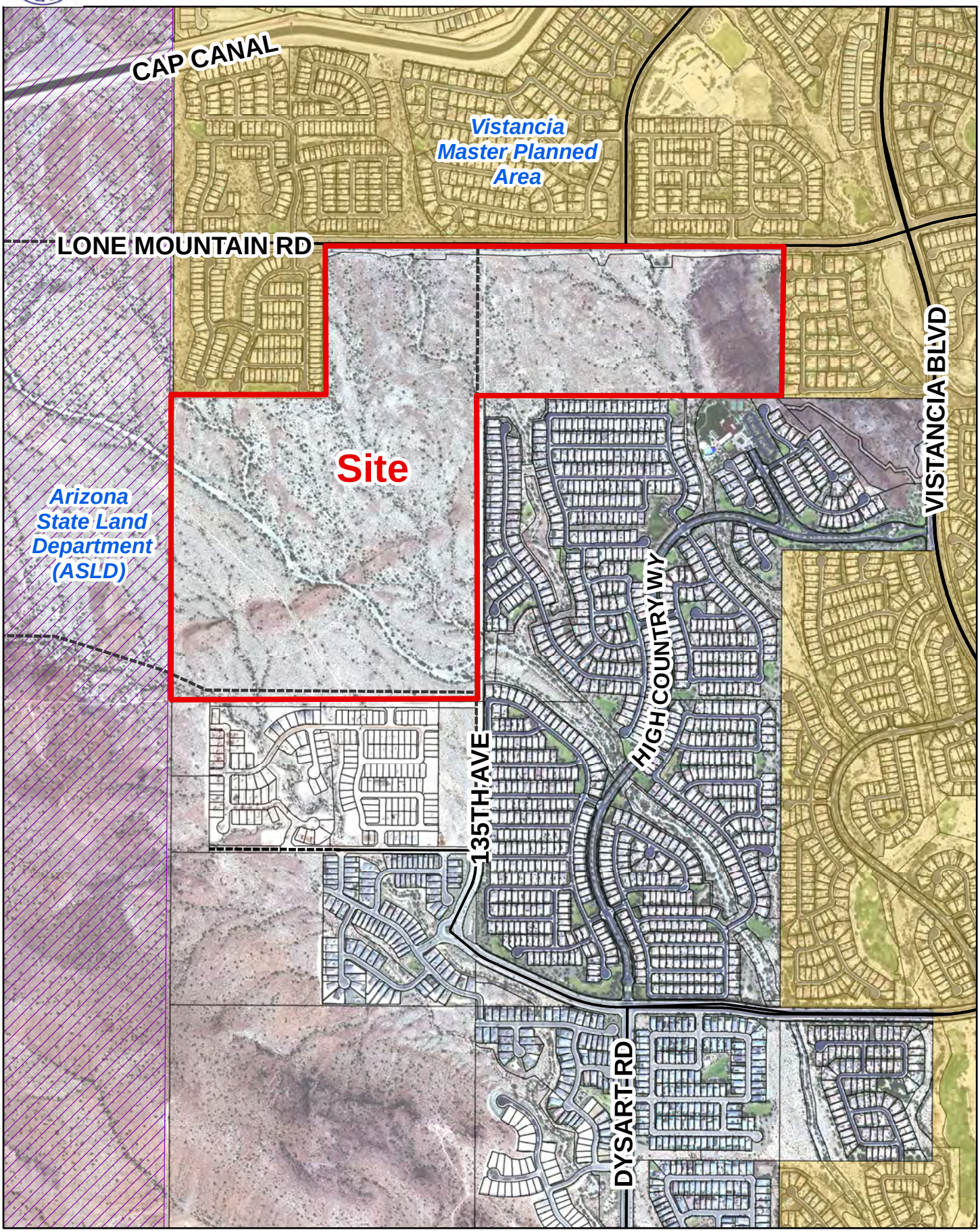
   b. Provide a minimum 10-foot-wide soft-surfaced (unpaved) Primary Multi-Use Trail, consisting of adjacent 2-foot-wide soft shoulders along both sides of the Trail (rather than a single 4-foot-wide soft shoulder on one side of the Trail), all within a 25-foot-wide corridor (easement). This Primary Multi-Use Trail is to be located along the east/north side of the same wash corridor identified above and is to extend northwesterly from Dixileta Road to the Litchfield Road alignment.

      This Primary Multi-Use Trail is to be privately maintained but publicly accessible.

10. At the time of preliminary plat, the developer shall provide multi-point internal connectivity to the Multi-Use Path and Primary Multi-Use Trail noted above, including connectivity to proposed private internal trails, perimeter sidewalks, open space, parks and other amenities. At a minimum, at least two (2) connections shall be provided to each path and trail shall be made from within the project.

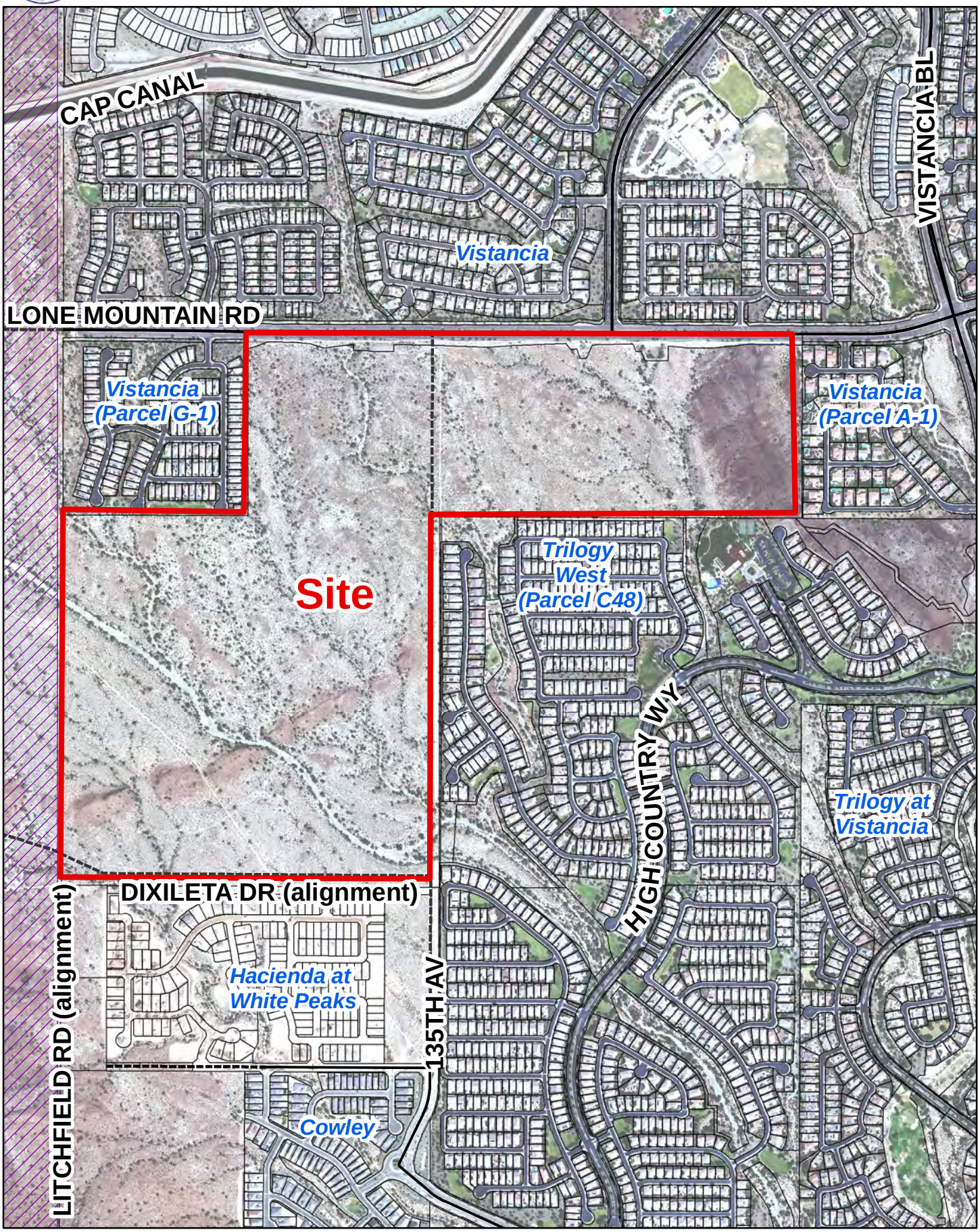
Vicinity Map | Exhibit 2

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



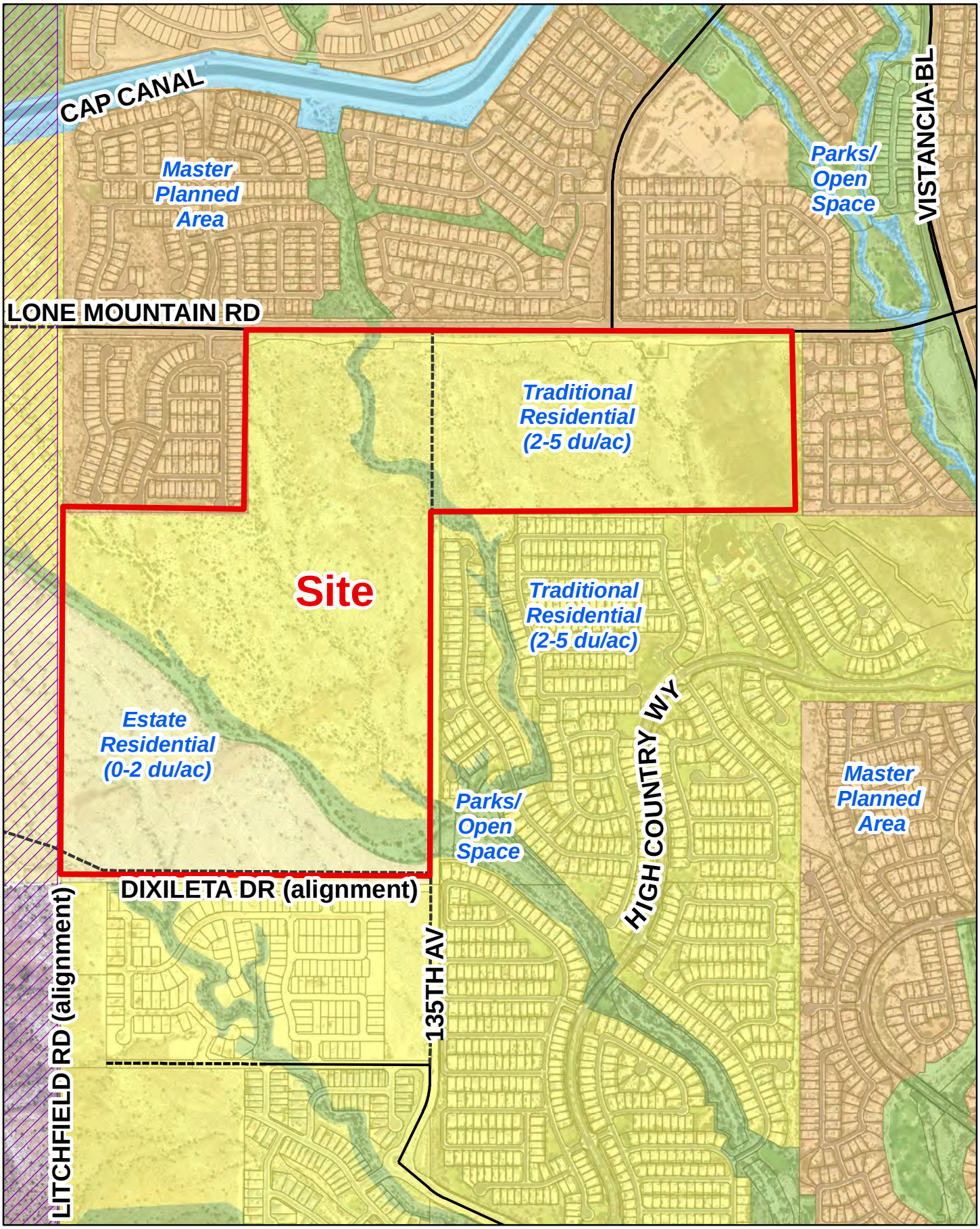
Context Map | Exhibit 3

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



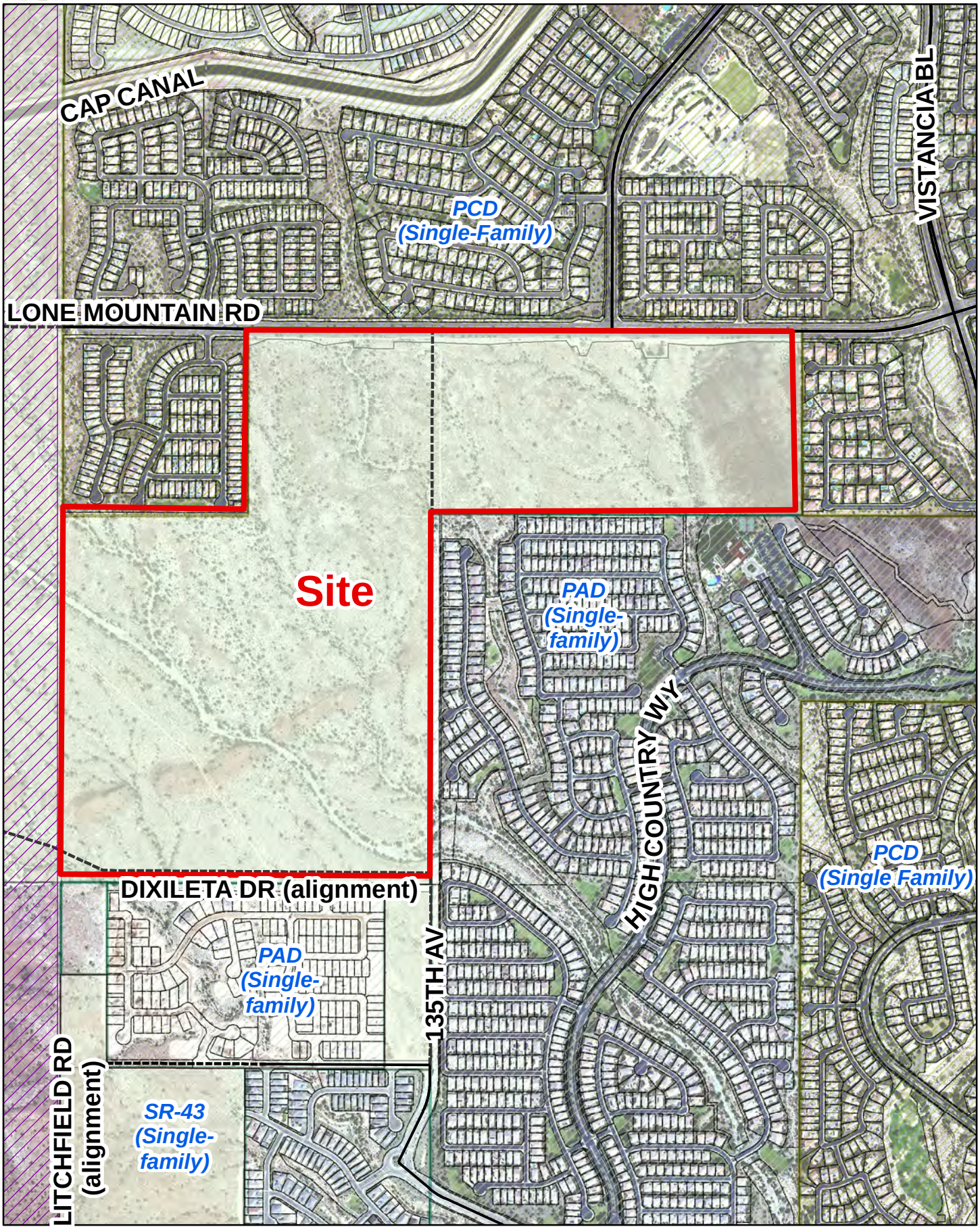
General Plan Land Use Map | Exhibit 4

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



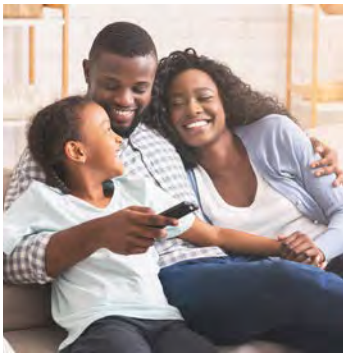
Zoning Map | Exhibit 5

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD) NARRATIVE



PREPARED: OCTOBER 2025

CASE #	PURPOSE	ORDINANCE #	APPROVAL DATE
Z25-04	ESTABLISHING PAD		

Submitted to:
City of Peoria Planning and Community Development Department
9875 N. 85th Ave,
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Exhibit 6 - Project Narrative

Development Team

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Exhibits

EXHIBIT 1: VICINITY MAP 6
EXHIBIT 2: EXISTING LAND USE MAP 10
EXHIBIT 3: EXISTING AND PROPOSED ZONING MAP 11

1. Introduction

The Lone Mountain and 135th Avenue Planned Area Development (PAD) is a master-planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria. The Site encompasses approximately 279.68 gross acres (259.98 net acres) and is designed to provide a variety of single-family housing options, integrated open space, and supporting infrastructure. Refer to **Exhibit 1: Vicinity Map** for the general location of the Site.

2. Site Conditions and Location

The Site is currently undeveloped and consists of native desert terrain. Two (2) existing washes direct drainage flows across the Site from north to south and will be incorporated as part of the drainage system. A mounded landform on the eastern portion of the Site and a small hill located in the southern portion will largely remain as open space, with some portions affected by development to accommodate necessary site improvements.

The Site is bordered by existing single-family residential uses to the north and east, while the southern and western boundaries include a mix of undeveloped land and planned residential communities. Refer to **Table 2: Relationship to Surrounding Properties**.

Table 2: Relationship to Surrounding Properties

Direction	Existing General Plan Land Use Category	Existing Zoning	Existing Use
Site	Traditional Residential, Estate Residential, Park/Open Space	SR-43	Undeveloped land
North	Master Planned Area	PCD	Single-Family Residential
South	Traditional Residential, Park/Open Space	SR-43, PAD	Platted but undeveloped Single-Family Residential
East	Master Planned Area, Traditional Residential, Park/Open Space	PAD, PCD	Single-Family Residential
West	Master Planned Area, Traditional Residential, Park/Open Space	SR-43, PCD	Undeveloped land

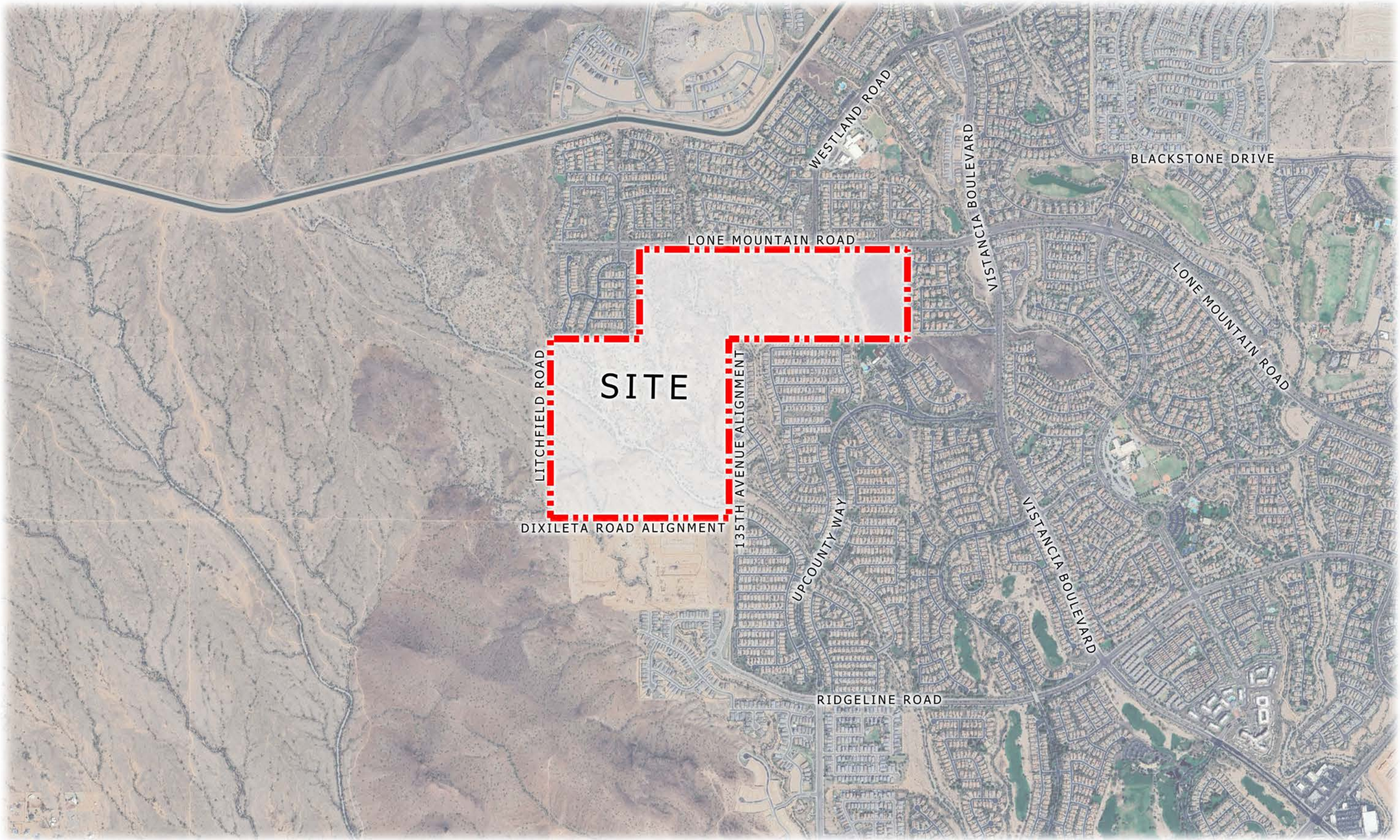


Exhibit 1: Vicinity Map

LONE MOUNTAIN AND 135TH AVENUE - PAD NARRATIVE

3. Land Use and Zoning

3.1 Land Use

The Site's existing land use is designated under the General Plan as Traditional Residential, Estate Residential, and Parks/Open Space. Refer to **Exhibit 2: Existing Land Use Map** for a depiction of the Site's current land use classifications.

3.2 General Plan Conformance

The Lone Mountain and 135th Avenue PAD aligns with the goals, policies, and vision of the PlanPeoriaAZ 2040 General Plan, ensuring that the proposed development supports responsible growth, infrastructure planning, and environmental stewardship. The proposed rezoning and land use modifications are consistent with the City's long-term objectives for balanced, sustainable development.

A. General Plan Goal: Smart Growth – Encourage development that is compatible with surrounding land uses and promotes efficient land use patterns.

   1. Response: The proposed PAD achieves densities that align with the General Plan land use designations. The portion of the Site designated as Traditional Residential allows for a density range of two (2) to five (5) dwelling units per acre, and the PAD proposes an approximate density of two and fifty-eight hundredths (2.58) dwelling units per acre. The Estate Residential designation permits a range of zero (0) to two (2) dwelling units per acre, and the PAD proposes approximately one and seventy-one hundredths (1.71) dwelling units per acre in this area. The overall average density across the Site is approximately two and thirty-four hundredths (2.34) dwelling units per acre, demonstrating conformance with the PlanPeoriaAZ 2040 General Plan and consistency with surrounding developed subdivisions. Refer to **Exhibit 2: Existing Land Use Map**, **Exhibit 3: Existing and Proposed Zoning Map**, and **Table 3: Density Analysis** for land use designations and zoning consistency.

B. General Plan Goal: Superior Public Services – Ensure the provision of adequate infrastructure and services to support current and future residents.

   1. Response: The PAD ties into existing water, wastewater, and road networks, with modifications outlined in the Master Technical Reports. Infrastructure improvements, including water, sewer, and transportation upgrades, will be constructed as part of the project to ensure adequate service capacity for future residents.

C. General Plan Goal: Healthy Neighborhoods – Promote the development of neighborhoods that offer a high quality of life and access to recreational opportunities.

   1. Response: The PAD incorporates a comprehensive open space network with parks, trails, and natural conservation areas. The Parks and Trails Master Plan ensures that all parks are connected via multi-use paths and trails, enhancing walkability and accessibility for residents.

D. General Plan Goal: Environmental Stewardship – Protect and enhance the natural environment, including significant geological formations and drainage ways.

1. Response: The PAD preserves significant natural features, including a large wash in the lower western quadrant of the Site, which will be integrated into the trail system. Another smaller wash north of the traffic circle will also include a trail connection. A geological landform in the northeastern portion of the Site will remain undisturbed to ensure long-term preservation.

E. General Plan Goal: Economic Prosperity – Support land use decisions that contribute to the economic well-being of the community.

1. Response: The PAD introduces new housing on previously undeveloped land, expanding Peoria's resident population and contributing to the local economy by increasing demand for businesses, services, and infrastructure investments. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for planned land use changes.

F. General Plan Goal: Balanced Growth – Ensure that development integrates residential, recreational, and infrastructure needs to create a well-rounded community.

1. Response: The PAD integrates a mix of residential uses, parks, trails, and open space, ensuring a balanced and sustainable community that enhances quality of life while providing critical infrastructure and services.

G. General Plan Goal: Infrastructure and Public Facilities – Plan for efficient and adequate infrastructure to support future growth.

1. Response: The PAD's impact on water, wastewater, and transportation systems has been evaluated in the Master Technical Reports. The project will comply with all City infrastructure requirements to ensure long-term serviceability and capacity.

H. General Plan Goal: Educational Facilities – Coordinate with school districts to plan for future school capacity needs.

1. Response: The Site is located within the Peoria Unified School District, and the anticipated student enrollment impact will be coordinated with the school district to assess capacity needs and mitigation strategies.

I. General Plan Goal: Transportation Connectivity – Enhance transportation networks to ensure safe and efficient mobility.

1. Response: The PAD includes a well-connected, pedestrian-friendly street network, including a roundabout to improve traffic flow and paseos that connect paths to trails. The project prioritizes safe and efficient mobility for vehicles, pedestrians, and cyclists, ensuring compatibility with the regional transportation network.

J. General Plan Goal: Public Safety – Foster a safe and secure community through thoughtful design.

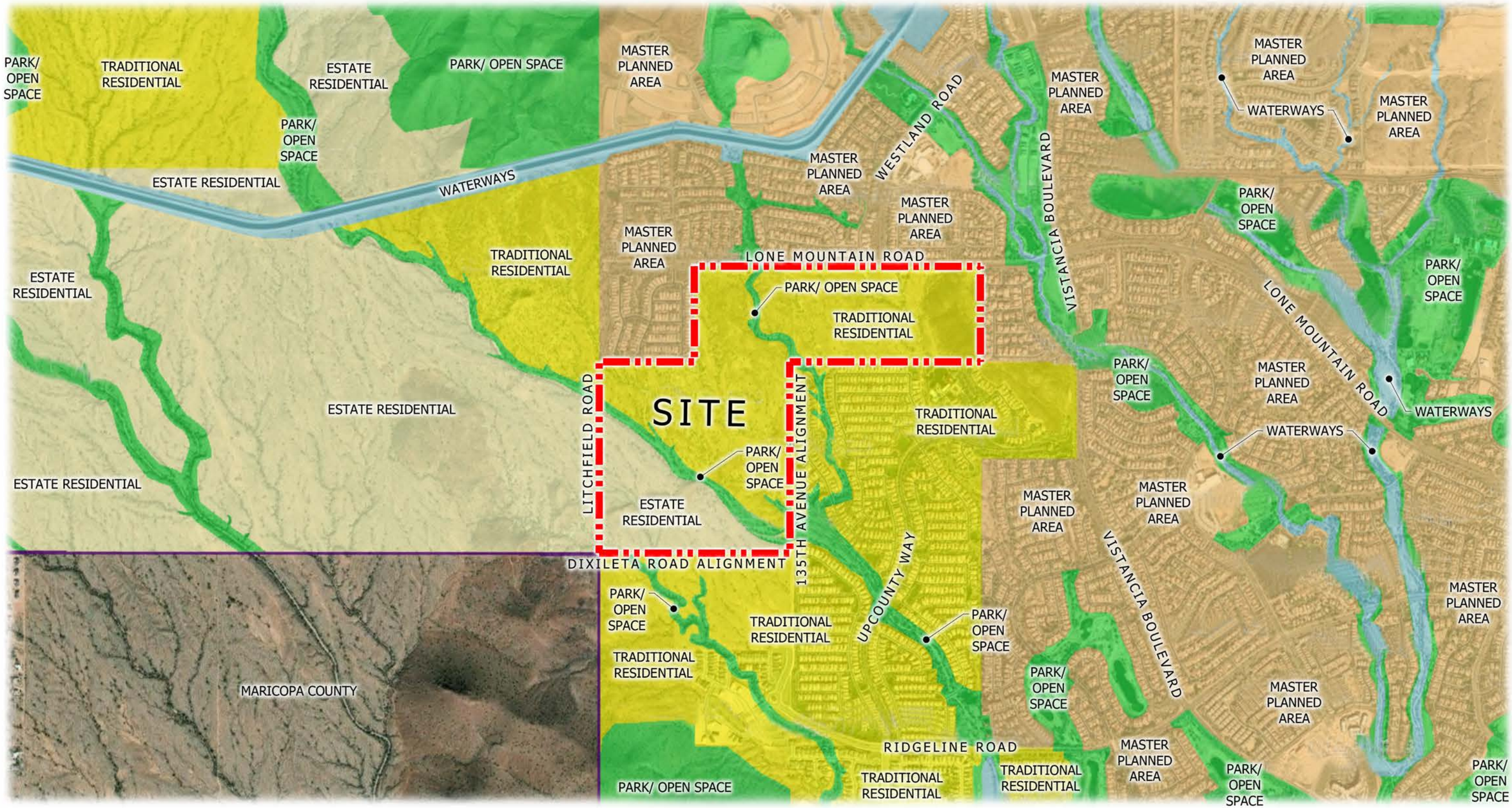
1. Response: The PAD incorporates Crime Prevention Through Environmental Design (CPTED) principles, including view fences for residential yards abutting open space and parks to enhance visibility and safety. The parks are located in high-visibility areas to promote community engagement and security.

K. General Plan Goal: Environmental Sustainability – Promote resource conservation and water-efficient practices.

1. Response: The PAD incorporates drought-tolerant native landscaping, drip irrigation systems, and minimal turf areas limited to active recreation spaces. Wash corridors will be preserved as natural drainageways, integrating stormwater management with open space.

TABLE 3: DENSITY ANALYSIS

GROSS ACREAGE	279.68 AC					
DESCRIPTION	**GROSS ACREAGE**	**LAND USE**	**PERMITTED**		**PROPOSED**	
			UNITS	**DENSITY**	**UNITS**	**DENSITY**
PARCEL 1	203.15 AC	TRAD RES 2-5 DU/AC	1,016 DU	5.00 DU/AC	524 DU	2.58 DU/AC
PARCEL 2						
PARCEL 3						
PARCEL 4						
PARCEL 5						
PARCEL 7						
PARCEL 6A						
PARCEL 6B	76.53 AC	ESTATE RES 2 DU/AC	153 DU	2.00 DU/AC	131 DU	1.71 DU/AC
PARCEL 7						
TOTAL	279.68 AC		1,169 DU	4.18 DU/AC	655 DU	2.34 DU/AC

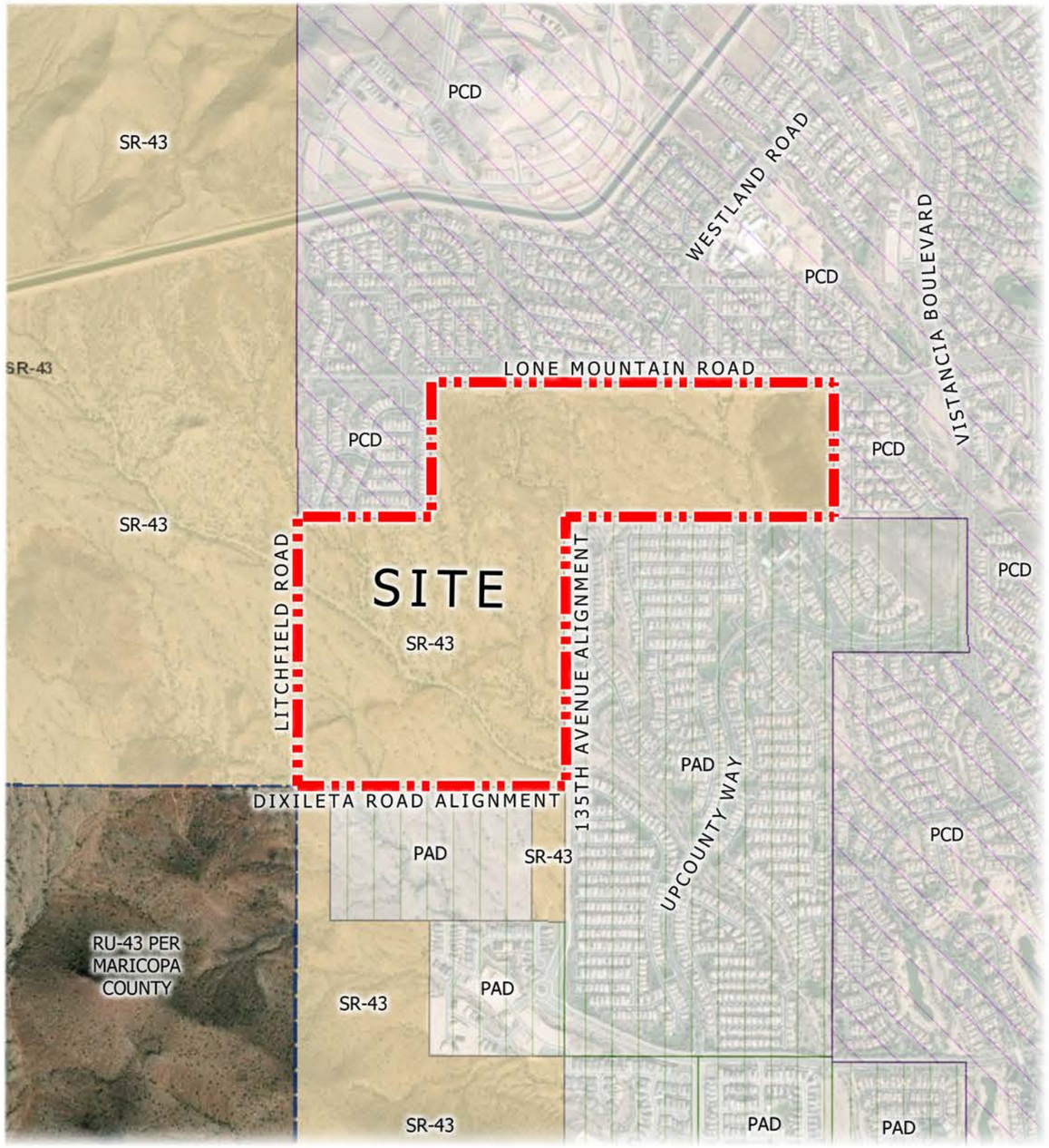


EXISTING GENERAL PLAN LAND USE

- ESTATE RESIDENTIAL
- TRADITIONAL RESIDENTIAL
- PARK/ OPEN SPACE

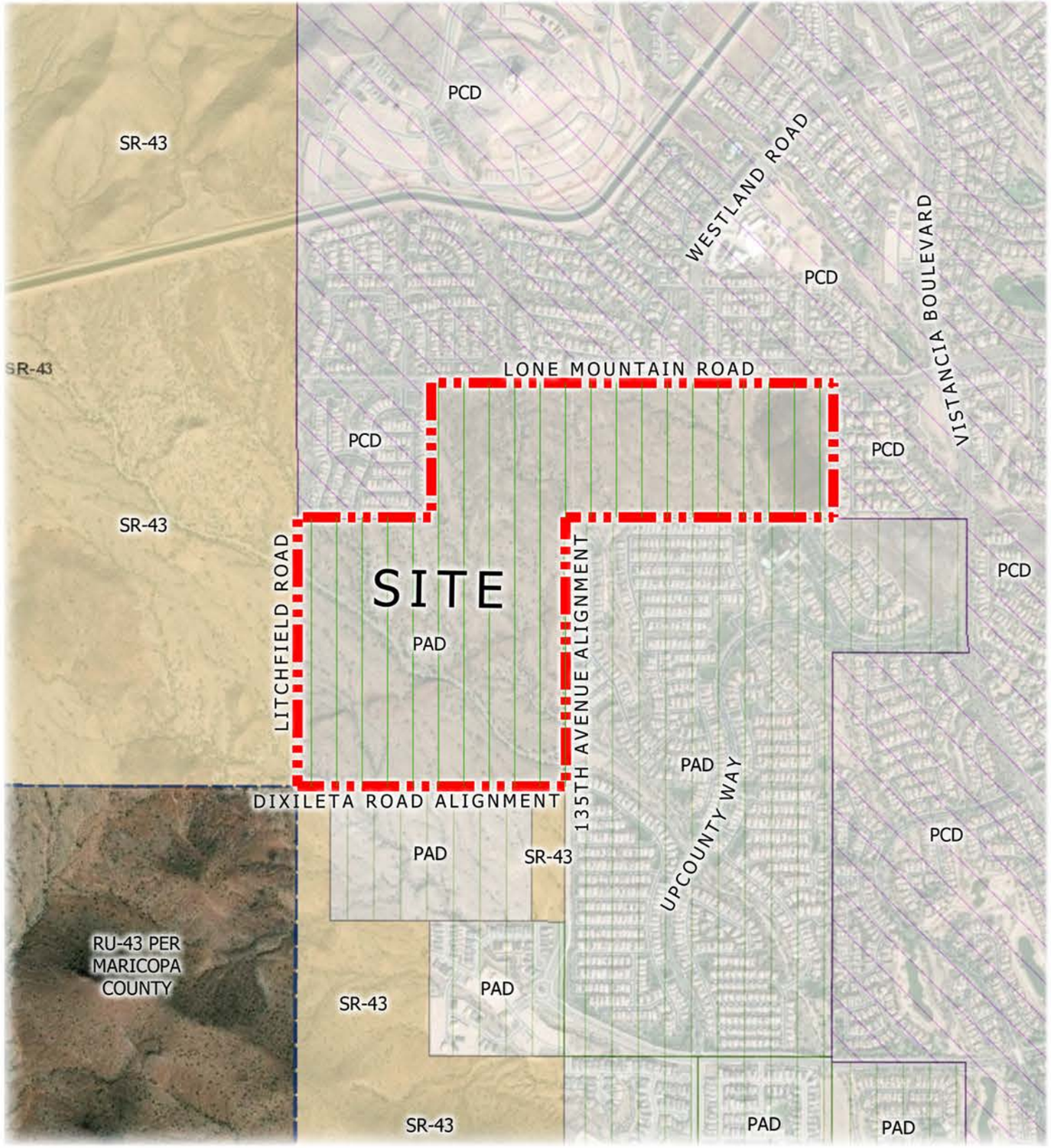
Exhibit 2: Existing Land Use Map

LONE MOUNTAIN AND 135TH AVENUE - PAD NARRATIVE



EXISTING ZONING

SR-43 SUBURBAN RANCH



PROPOSED ZONING

PAD PLANNED AREA DEVELOPMENT

Exhibit 3: Existing and Proposed Zoning Map

LONE MOUNTAIN AND 135TH AVENUE - PAD NARRATIVE

3.3 Zoning

The existing zoning designation is SR-43 (Single-Family Residential, 1-acre minimum lot size), which reflects its prior status as undeveloped land under State Land ownership. To better align with the surrounding development pattern and provide a mix of residential lot sizes, the Site is proposed to be rezoned from SR-43 to Planned Area Development. The PAD framework allows for tailored development standards that ensure flexibility while maintaining compatibility with adjacent land uses. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for the proposed zoning designation and boundaries.

Consistent with adjacent and previously approved PADs, the proposed PAD provides a more creative and efficient approach to planning that supports aesthetically cohesive and desirable residential development.

4. Conceptual Master Plan

The Conceptual Master Plan provides a framework for the development of the Site, establishing lot mix, circulation, open space, and overall community character. The plan integrates a variety of single-family lot sizes, supporting diverse housing opportunities while maintaining a cohesive neighborhood design. The layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community.

The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. The lot mix includes 45′ x 120′ lots, 50′ x 120′ lots, 55′ x 125′ lots, 60′ x 120′ lots, 70′ x 135′ lots, and 80′ x 135′ lots. The distribution of these lots is designed to create logical transitions between densities, with higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern.

5. Open Space, Parks, and Trails

The PAD includes a well-connected open space system that integrates parks, trails, and natural features to support recreation, drainage, and community connectivity. Open space makes up approximately thirty-five (35) percent of the net site area. This network includes natural washes, active and passive recreation areas, and pedestrian pathways designed to enhance neighborhood character and accessibility. Of the total open space, approximately ten (10) percent is designated as active open space, which encompasses recreational amenities and the trail system that connects neighborhoods throughout the Site. The remaining twenty-five (25) percent is passive open space consisting of natural desert areas, drainage corridors, and landscape tracts that preserve the site's character and provide visual and environmental benefits.

5.1 Parks

The Site will feature a series of parks distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion. Parks may include a mix of shaded seating areas, open turf, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5.2 Paths and Trails

The path and trail system within the Site is designed to promote pedestrian and bicycle connectivity by linking residential areas with parks, open spaces, and surrounding development. Street-adjacent paths support safe and convenient neighborhood circulation, while trails provide recreational access and preserve key natural corridors. Dual-sided trails along the primary washes further enhance connectivity and integrate the open space network.

The community is not gated, and all paths and trails will be publicly accessible, providing a benefit to both residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

6. Streets

The street network for the Lone Mountain and 135th Avenue PAD is designed to support safe and efficient mobility for vehicles, pedestrians, and cyclists while connecting seamlessly with the surrounding infrastructure. The network includes arterial, collector, and local streets, with Lone Mountain Road serving as the primary arterial adjacent to the Site. A well-connected internal layout, including a roundabout and enhanced pedestrian crossings, ensures neighborhood accessibility and safety. The alignment of 135th Avenue has been adjusted to improve circulation and avoid isolated segments within the community.

7. Fences, Walls, and Screening

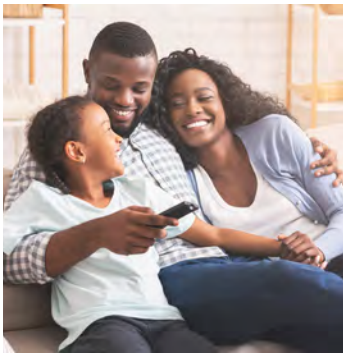
Walls and fences will be strategically placed throughout the development to define property boundaries, screen utility and service areas, and maintain a cohesive neighborhood aesthetic.

8. Landscape

The landscape design for the Site supports the overall aesthetic and environmental quality of the community by incorporating native and low-water-use plant materials, functional open spaces, and water-efficient irrigation methods. The design emphasizes visual cohesion, pedestrian comfort, and integration with the parks, trails, and natural drainage corridors throughout the community. Plant selection and placement will be used to reinforce neighborhood character, stabilize slopes, and manage stormwater runoff. Where feasible, native plant materials will be salvaged and reintegrated into the landscape per the approved salvage plan.

LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD)
DEVELOPMENT STANDARDS



PREPARED: DECEMBER 2025

CASE #	PURPOSE	ORDINANCE #	APPROVAL DATE
Z25-04	ESTABLISHING PAD		

Submitted to:
City of Peoria Planning and Community Development Department
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Exhibit 7

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1. INTRODUCTION

This document establishes the development standards for the Lone Mountain and 135th Avenue Planned Area Development ("PAD"). The project is an approximately 279.68 gross acre (259.98 net acres) planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria (hereafter referred to as the "Site"). These standards are adopted pursuant to the City of Peoria Zoning Ordinance ("Ordinance") and in conformance with the Peoria General Plan.

1.1 Conceptual Master Plan

The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. Higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern. The overall layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community. Refer to **Exhibit 1: Conceptual Master Plan**.

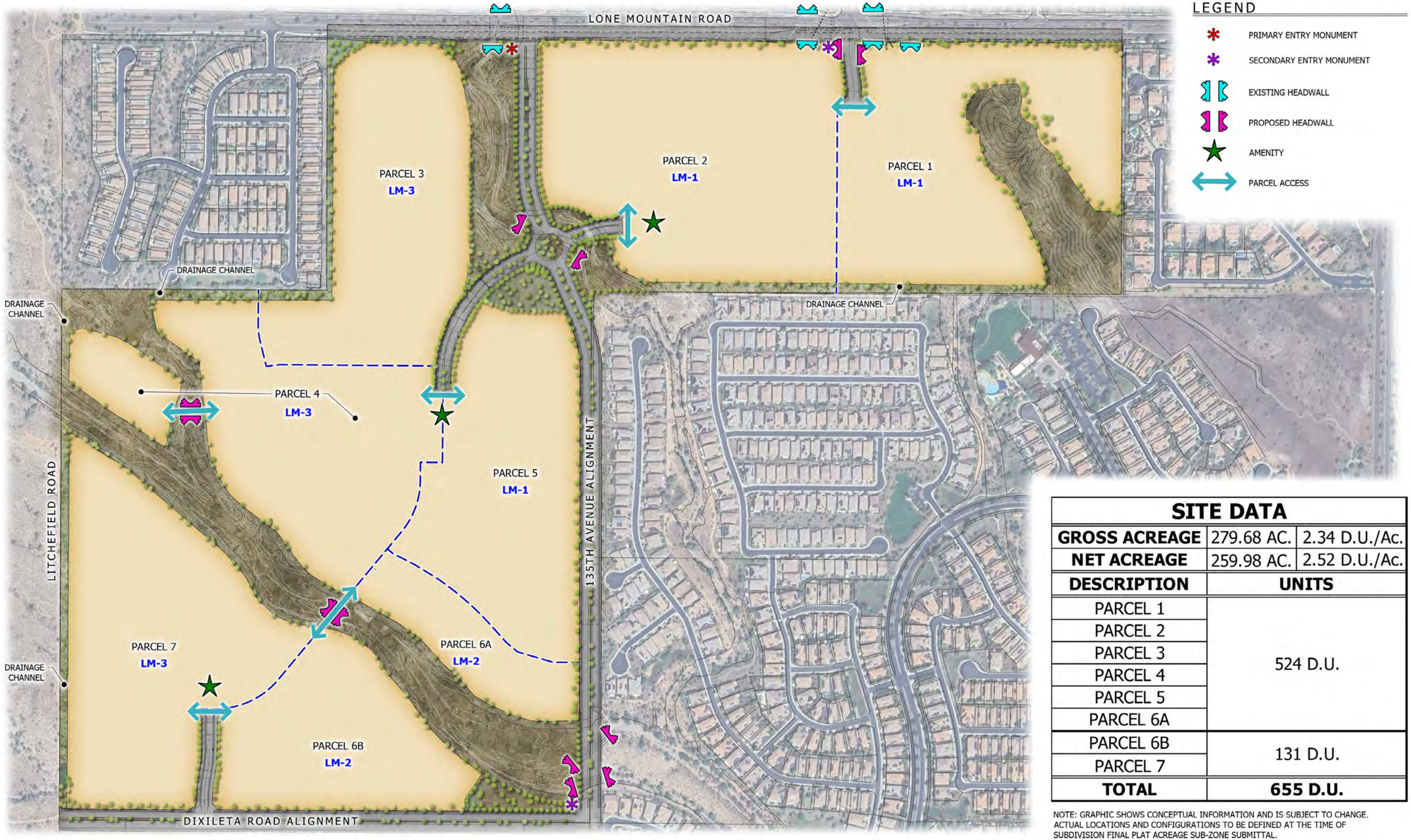
2. Zoning

2.1 Zoning

The PAD is separated into seven (7) parcels based on product theme or general location within the community. Refer to **Exhibit 1: Conceptual Master Plan** and **Table 2: Land Use and Sub-Zoning** for details on the land use, parcel gross acreage, and lot count for each development parcel within the PAD.

TABLE 2: LAND USE AND SUB-ZONING

PARCEL #	GROSS ACREAGE	DENSITY	MAX LOT	SUB-ZONING DISTRICT
PARCEL 1	203.15 AC	2.58 DU/AC	524 DU	LM-1
PARCEL 2				LM-1
PARCEL 3				LM-3
PARCEL 4				LM-3
PARCEL 5				LM-1
PARCEL 6A				LM-2
PARCEL 6B	76.53 AC	1.71 DU/AC	131 DU	LM-2
PARCEL 7				LM-3
TOTAL	**279.68 AC**	**2.34 DU/AC**	**655 DU**	



SITE DATA		
GROSS ACREAGE	279.68 AC.	2.34 D.U./Ac.
NET ACREAGE	259.98 AC.	2.52 D.U./Ac.
DESCRIPTION	**UNITS**	
PARCEL 1	524 D.U.	
PARCEL 2		
PARCEL 3		
PARCEL 4		
PARCEL 5		
PARCEL 6A		
PARCEL 6B	131 D.U.	
PARCEL 7		
TOTAL	**655 D.U.**	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION FINAL PLAT ACREAGE SUB-ZONE SUBMITTAL.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

2.2 Permitted Uses

The permitted uses within the Site shall be in alignment with the Single-Family Residential Zoning District within the Peoria Zoning Ordinance, specifically Sections 21-416 (Permitted Principal Uses), 21-417 (Permitted Conditional Uses), and 21-418 (Permitted Accessory Uses), except as modified by this PAD.

3. Development Standards

The development standards established within this PAD regulate lot sizes, setbacks, building heights, lot coverage, and other dimensional criteria to ensure a cohesive and high-quality residential community. Development within the Site shall comply with the applicable City of Peoria standards and relevant sections of the Peoria Zoning Ordinance and the Peoria Community Design Guidelines, except as modified by this PAD. All references to the Ordinance herein shall refer to the City of Peoria Zoning Ordinance and Community Design Guidelines, as amended. The development standards outlined in this document provide modified development standards from the Single-Family Residential Zoning Districts to provide flexibility while maintaining compatibility with the surrounding residential developments.

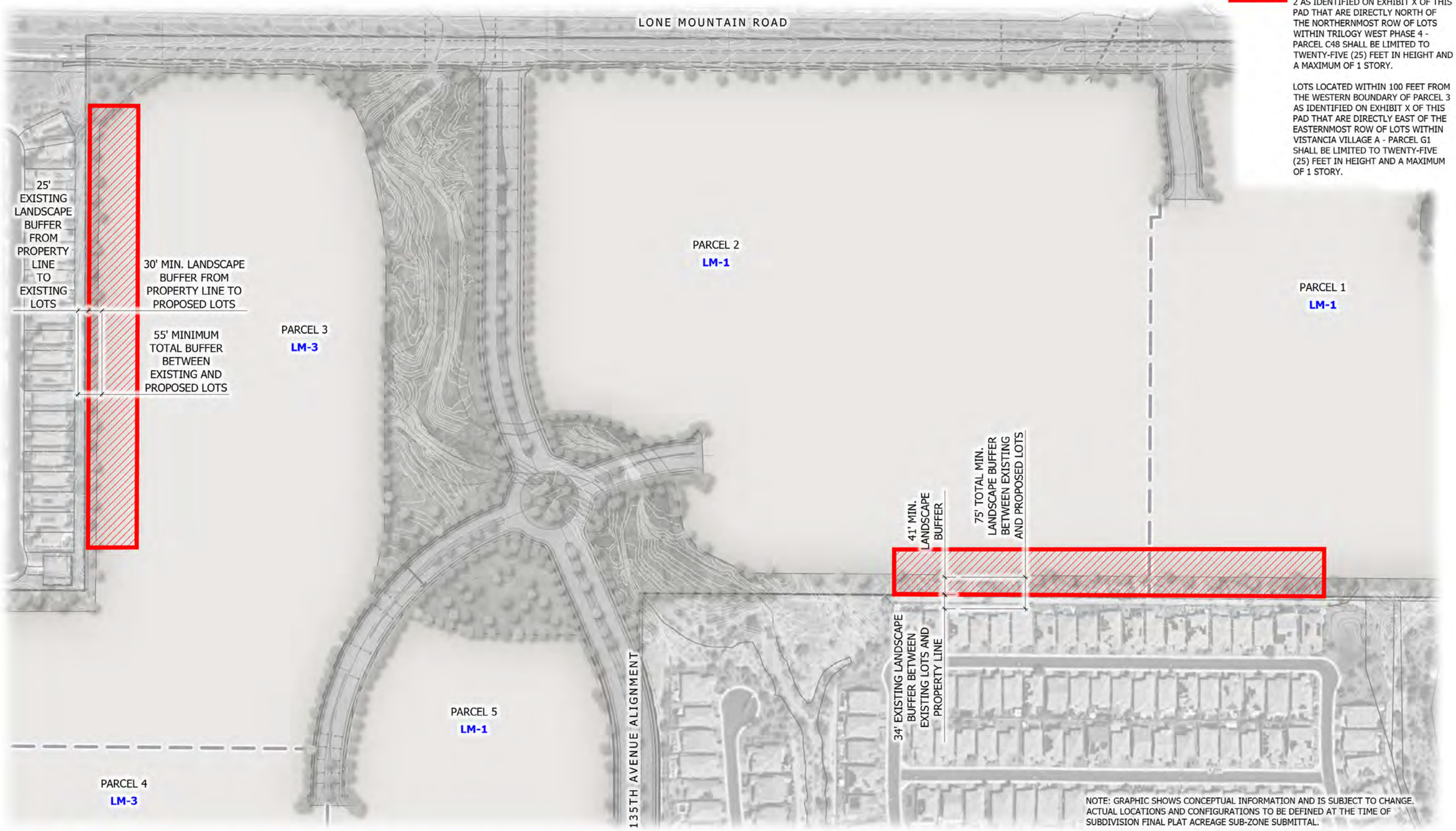
The PAD allows for a range of residential lot sizes to accommodate varying housing products, supporting a diverse and well-integrated community design. **Table 3: PAD Development Standards** outlines the specific lot and development regulations applicable to the Site.

In addition, **Exhibit 3: Landscape Buffer and Single-Story Restriction** identifies the two (2) locations on the Site where existing residential lots back toward the Site that will have proposed lots backing. This exhibit illustrates the minimum required landscape buffer dimensions in these areas, the total combined buffer between existing and future lots, and the two (2) segments where future homes are restricted to single-story construction.

Table 3: PAD Development Standards			
Sub-Zoning District Standards:	**LM-1**	**LM-2**	**LM-3**
Lot Area (Square Feet):	5,000 SF	6,000 SF	9,000 SF
Minimum Lot Width (Feet):	45	55	70
Maximum Building Height (Feet): [2]	30	30	30
Maximum Lot Coverage:	50%	50%	45%
Minimum Collector and Local Street End Tract Width (Feet):	10	10	10
Minimum Building Setbacks			
Front Setbacks:			
Side Entry Garage or Livable Component (Feet) [1] **:**	10	10	10
Front facing garage (Feet):	20	20	20
Rear Setbacks (Feet):	15	15	15
Side Minimum/ Total Setback (Feet):	5/10	5/10	5/10
Corner Setback (Feet):	10	10	10
Accessory Structures:	Shall be constructed in accordance with the Peoria Zoning Ordinance.		

1. No more that 50% of the total front-facing elevation shall occur at the 10-foot setback.

2. Building height shall be limited except as modified below:
- Lots located within 100 feet from the southern boundary of Parcel 2 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
- Lots located within 100 feet from the western boundary of Parcel 3 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

Exhibit 3: Landscape Buffer and Single-Story Restriction

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS

Exhibit 7

4. Open Space, Parks, and Trails

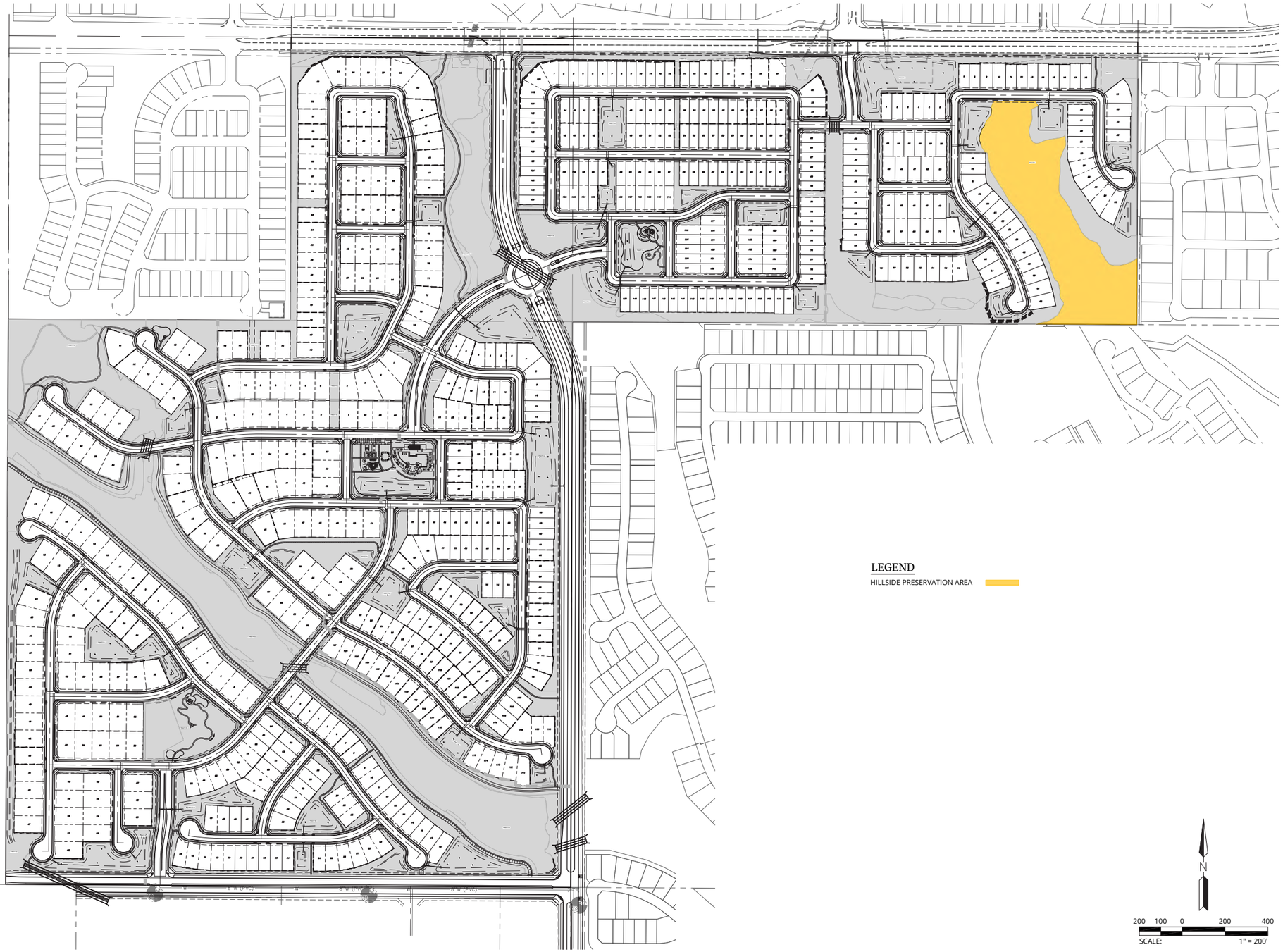
4.1 Open Space

Open space within the Site is composed of Natural Open Space ("NOS") which may include both undisturbed areas and disturbed areas that have been re-created to resemble native desert conditions; active open space; passive open space; and retention areas. The PAD establishes a cohesive open space system designed to support recreation, drainage, and community connectivity through the integration of parks, trails, and natural features. The Site provides a minimum of thirty-five (35) percent of open space based on the net site area. This includes natural washes, active and passive recreation areas, and pedestrian corridors that promote both environmental sensitivity and community accessibility.

Within the overall open space allocation, a minimum of ten (10) percent of the net site area is designated as activated/usable open space. A minimum of fifteen (15) percent of the net site area is designated as NOS. For the purposes of this PAD, the NOS requirement is calculated as a single aggregate amount across the entire Site, without segmentation or categorization based on slope ranges. This provision replaces the slope-based NOS calculation methodology outlined in Section 21-653 of the Ordinance. Distributed areas that are re-created to transition to undisturbed desert conditions, as defined within this PAD, shall be eligible to count toward the required NOS acreage.

The extent of the hillside preservation requirements for the Site is limited to the one (1) prominent hillside landform, located within Parcel 1 of the Site is identified for preservation and is shown on **Exhibit 4.1A: Hillside Preservation**.

Retention areas are designed as dual-use amenities where feasible, integrating stormwater management with landscape and pedestrian connections. Refer to **Exhibit 4.1B: Open Space and Parks Master Plan** for the spatial configuration of the open space network.



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REV.:

135TH AVENUE & LONE MOUNTAIN ROAD
135TH & LONE MOUNTAIN ROAD
PEORIA, ARIZONA

HILLSIDE PRESERVATION EXHIBIT

Engineering & Design

PROJ NO.:	2478
DATE:	NOV 2025
SCALE:	1" = 200'
DRAWN:	MR
DESIGNED:	JAF
APPROVED:	DO

DWG. NO.
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SHT. 1 OF 1

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NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

SITE DATA		
GROSS ACREAGE	279.68 AC.	
NET ACREAGE	259.98 AC.	
DESCRIPTION	**ACREAGE**	**MINIMUM % OF SITE NET**
ACTIVE OPEN SPACE	26.00 AC.	10.00%
PASSIVE OPEN SPACE	65.00 AC.	25.00%
TOTAL OPEN SPACE	**90.99 AC.**	**35.00%**

LEGEND

PARK LOCATION/ ACTIVE OPEN SPACE [1]

PARCEL OPEN SPACE [2]

PATHS AND TRAILS/ ACTIVE OPEN SPACE

1. ACTIVE OPEN SPACE LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS AND PROGRAMMING TO BE DETERMINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

2. PARCEL OPEN SPACE WILL BE DISTRIBUTED WITHIN EACH PARCEL AND IS SUBJECT TO CHANGE. FINAL DESIGN AND LOCATIONS TO BE ESTABLISHED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL

NOTE: EACH PRELIMINARY PLAT SHALL PROVIDE A RUNNING TOTAL OF THE OVERALL OPEN SPACE REQUIREMENTS FOR THE ENTIRE SITE. OPEN SPACE OBLIGATIONS ARE TO BE MET CUMULATIVELY ACROSS ALL PLATS WITHIN THE SITE, AND ARE NOT REQUIRED ON A PER-PARCEL BASIS.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

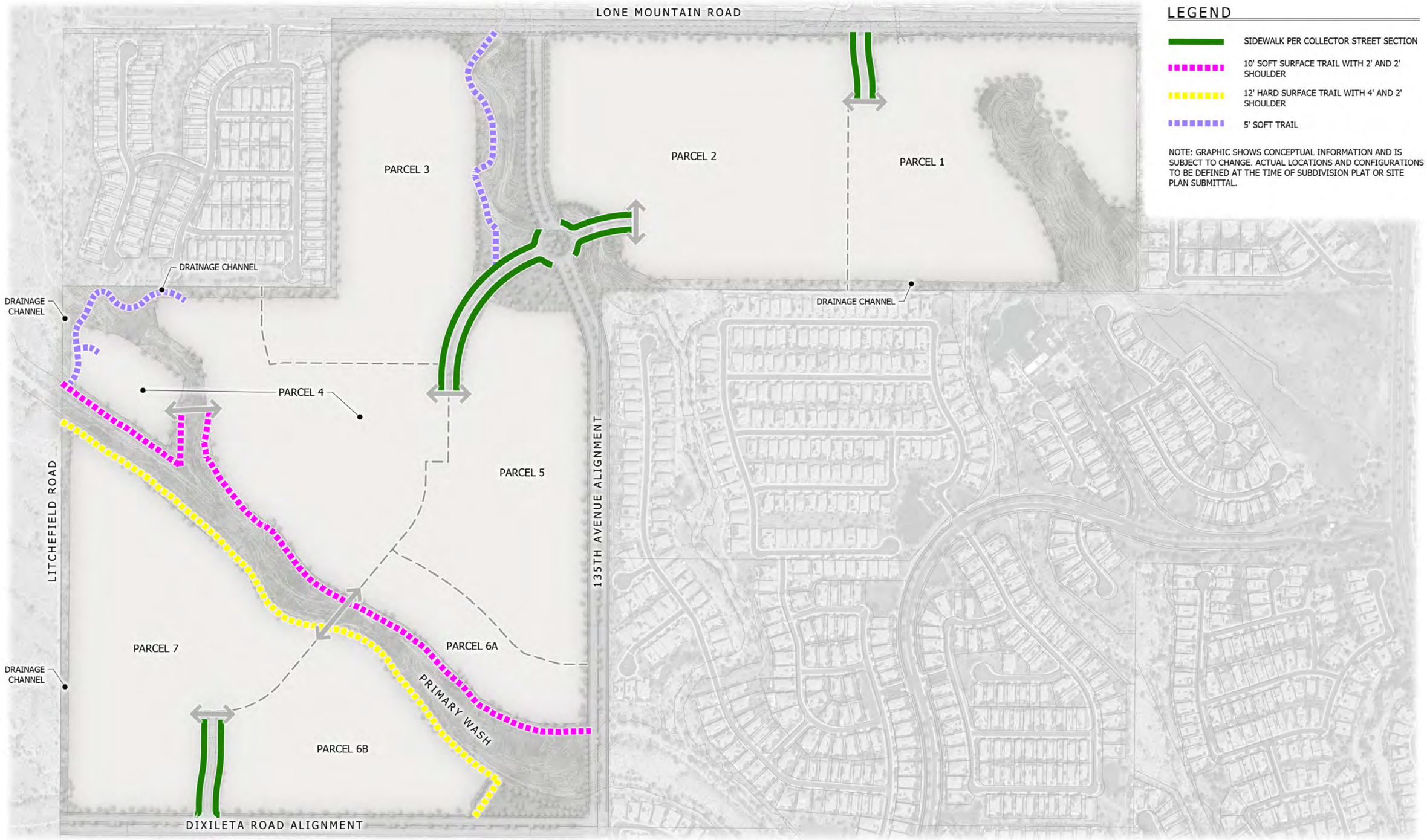
4.2 Paths and Trails

To highlight the NOS network, a continuous trail will be provided along the north side of the primary wash with a path on the south side to create an activated, accessible open space area that serves users of all ages and abilities. The overall path and trail system is designed to provide multimodal connectivity between residential neighborhood, park areas, preserved washes, and adjacent developments.

All paths and trails shall contain public access easements, be privately maintained, and will conform to the City's adopted Parks, Recreation Open Space, and Trails ("PROST") Master Plan and Peoria Engineering and Design Standards Manual ("PESM"), except as modified by this PAD. The paths and trails shall be publicly accessible, providing a benefit for both the residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

The PAD establishes a minimum twenty-five (25) foot trail corridor width to support integrated connectivity, wash enhancement and open space design. Refer to **Exhibit 4.2A: Path and Trails Master Plan** for the planning trail system and connectivity framework, and **Exhibit 4.2B: Trail Sections** for design specifications.

The twenty-five (25) foot trail corridor may overlap with the twenty-five (25) foot undisturbed buffer adjacent to the wash; however, the physical path or trail along with the associated soft shoulder shall be located entirely outside of the undisturbed buffer. This provision allows flexibility in trail alignment while maintaining the integrity of the environmental buffer and ensuring continued wash protection.

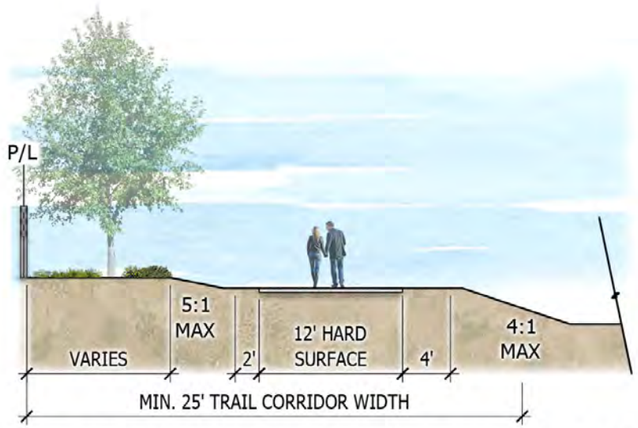


NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

Exhibit 4.2A: Path and Trails Master Plan

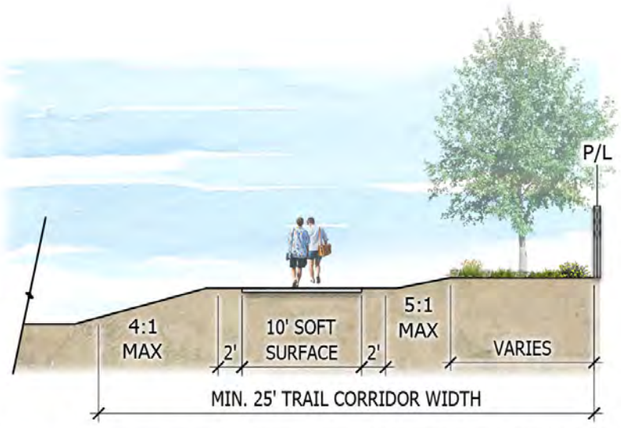
LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS

Exhibit 7



12' HARD SURFACE TRAIL WITH 4' AND 2' SHOULDER

SCALE: NTS



10' SOFT SURFACE TRAIL WITH 2' AND 2' SHOULDER

SCALE: NTS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

4.3 Parks

The Site will feature a minimum of three (3) pocket parks at a minimum size of one (1) acre each which shall be distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion.

A minimum of ten (10) percent of the project area is dedicated as activated (or usable) open space. All activated open space will provide a mix of shaded seating areas. Activated open space areas may include pool, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

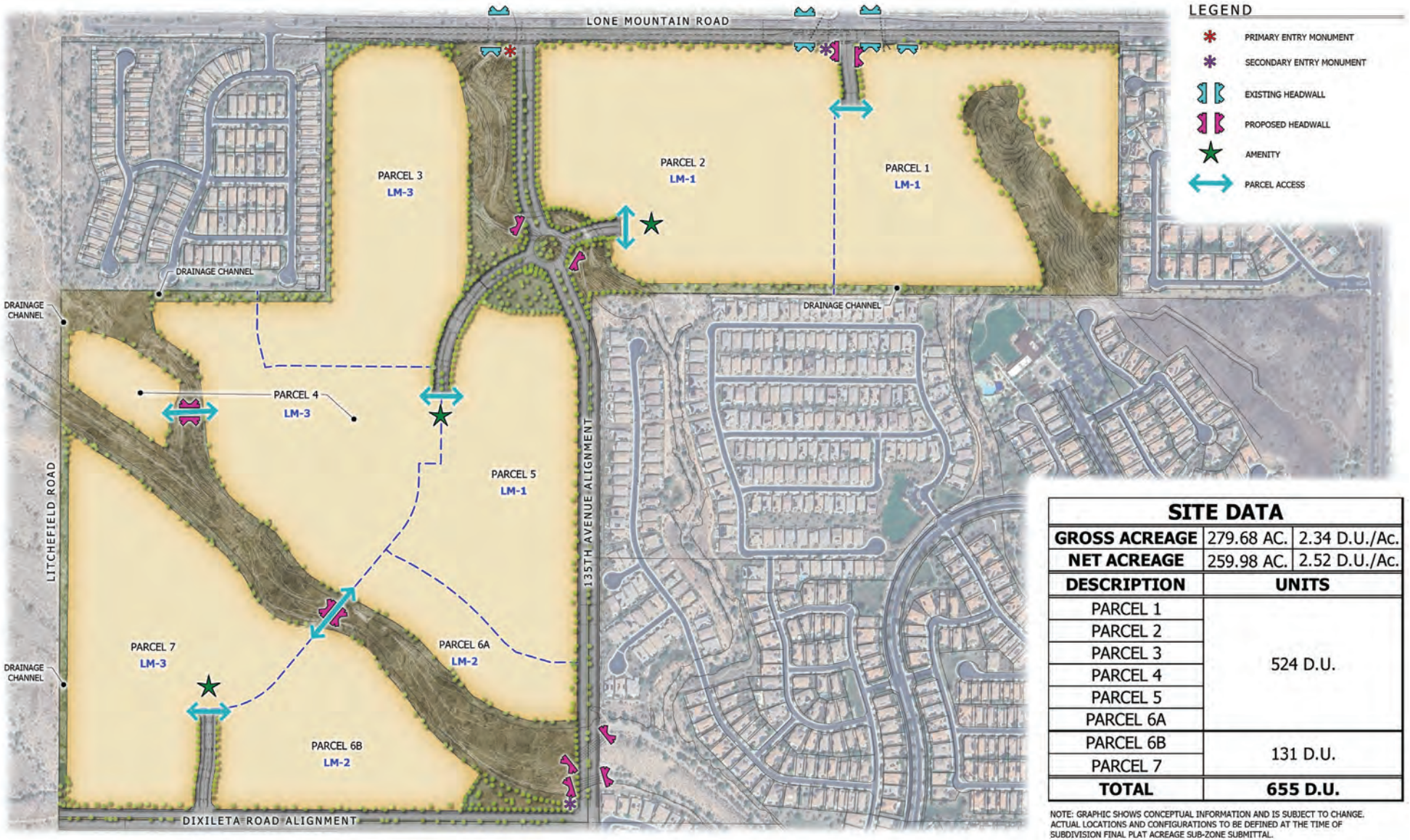
All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5. Fences, Walls, and Screening

The Site will incorporate four (4) primary wall types: Theme Wall, Secondary Wall, and Partial View Fence.

A. Walls within or abounding the side or rear yard of a single-family residential lot adjacent to a tract may be approved up to 12 feet tall when measuring the tallest exposed wall height. This approval may be done through the preliminary plat process. The approval through the preliminary plat is dependent on visual mitigation utilized to the extent possible (e.g. tiered walls, view fencing, landscaping, grading, etc.) as determined by the Zoning Administrator during the preliminary plat review. All other walls shall comply with the City of Peoria Zoning Ordinance standards at the time of development.

B. The grading plan will incorporate appropriate drainage design and erosion control measures in conformance with the Master Drainage Report and City of Peoria grading requirements.



SITE DATA		
GROSS ACREAGE	279.68 AC.	2.34 D.U./Ac.
NET ACREAGE	259.98 AC.	2.52 D.U./Ac.
DESCRIPTION	UNITS	
PARCEL 1	524 D.U.	
PARCEL 2		
PARCEL 3		
PARCEL 4		
PARCEL 5		
PARCEL 6A		
PARCEL 6B	131 D.U.	
PARCEL 7		
TOTAL	655 D.U.	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

Exhibit 8 - Conceptual Master Plan

Lone Mountain & 135th Ave.

Shea Homes

Rezoning Proposal (PAD)

Citizen Participation Report

Application Case #: PA24-0104
First Submittal: July 24, 2025
Second Submittal: October 23, 2025

Applicant/Representative:

TB TIFFANY & BOSCO P.A.

William E. Lally
2525 E. Camelback Road
Phoenix, AZ 85016

Project Description

Shea Homes is proposing to develop a single-family residential community on approximately 280 acres of vacant state land in the Lone Mountain and 135th Avenue alignment ("Property"). To facilitate the development, a rezoning request has been submitted to rezone the site from SR-43 to Planned Area Development (PAD).

Outreach Summary – Prior to Open House

Our outreach meets and exceeds the City's requirements, where possible. While we met the City's minimum standards, any additional outreach requested by interested parties, stakeholders and adjacent property owners will be pursued and completed to the best of our efforts.

Our initial meetings included an in-person meeting with Mark Hammons, representative for the overall Vistancia project on March 6, 2025, a virtual meeting with City staff on March 6th, 2025, an in-person meeting with the Mayor on March 31st and telephone conversations with Councilman Bullock within this time frame prior to the official PAD submittal. There were seven (7) individuals, including the councilman, that were contacted prior to the open house. The individuals are listed in order of initial contact and those with the dates prior to June 4, the open house date, can be found on the first page of *Tab D, Stakeholder Outreach*. Our stakeholder meetings have been met with positive feedback to this point and we will continue to schedule individual meetings with community residents as we progress toward the city required neighborhood meeting.

Outreach

Within *Tab D, Stakeholder Outreach*, a listing of stakeholder contacts and discussion points is provided. *Tab D* includes a brief description of the contact name, where they live, their concerns, the meeting type, number of individuals in attendance, and the responsible party for reaching out to the stakeholder. The revised *Tab D* identifies detailed follow up since the initial PAD submittal.

How those interested in and potentially affected by an applicant will be notified that an application has been made.

This is shown in the attachments.

<u>Mailed Notice</u>

As identified in Tab B and C, the development team mailed a notice to all Property owners within 1,350 feet of the property boundary and HOAs within 1 mile of the site.

<u>Other Notice Efforts</u>

Shea Homes and development team are reviewing other methods of communications to ensure all interested parties, stakeholders and adjacent property owners stay informed of the project.

Neighborhood Meeting

The development team hosted one (1) neighborhood open house and notified all interested parties, stakeholders and adjacent property owners as required by the City ordinances.

Posted Notice

The site was posted at least 15 days prior to the neighborhood meeting, not including the day of posting the sign. We will maintain the sign in good condition and, when hearing dates are identified but at least 15 days prior to the first public hearing, update the signs to include the date, time, and location of future Planning Commission and Council meetings. The signs will be removed within 10 days after the public hearing.

How those interested and potentially affected parties will be informed of the substance of the change, amendment or development proposed by the application.

As documented in *Tab D*, the applicant team has responded to all input and comments as they are received. Our office will follow-up with interested individuals and City Staff as necessary to ensure their concerns are heard and all relevant procedures are followed. Further, we will ensure all necessary information is shared continuously regarding the status of the request. The City will be provided with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of the notified stakeholders and property owners will be included in our final Citizen Participation Report.

Citizen Participation Report

Once officially submitted, the public outreach team for Shea Homes worked with City staff, Councilman Bullock and other stakeholders to determine an appropriate open house date as soon as possible to ensure optimal attendance by those notified as part of the process. City staff sent their initial notice letters to property owners within 1,320 feet of the Property at the end of April 2025. The public outreach team determined that June 4, 2025 in the evening at the Vistancia elementary school just down the street from the Property was the designated open house date and location.

Please refer to *Tab A* for the site posting information to meet the City's requirements including the affidavit. Please refer to *Tab B* for the neighborhood open house letter that was sent to stakeholders, property owners within 1,320 feet of the Property and HOA's within one-mile of the Property. Refer to *Tab C* for the list of stakeholders that were sent the open house letter by first class mail and the map of those properties.

The following is a summary of the June 4, 2025 open house:

> The Shea Homes development team hosted a neighborhood meeting for Vistancia residents to learn about the project on June 4 from 6 – 7:30pm at Vistancia Elementary School (30009 N Sunrise Pt., Peoria, AZ 85383). The notification letter was to property owners within the 1,320 feet and HOAs within 1 mile of the site on May 12, 2025, in compliance with city code.
>
> The meeting was conducted in an "open house" format with five stations detailing the project information including General Plan conformity, traffic, infrastructure, product type, and zoning request and timeline. In total, 12 members from the Shea development team were in attendance to answer questions and provide information to residents.
>
> We had 93 members from the community sign-in to our neighborhood meeting and provide contact information, 37 submitted comment cards, and 5 emails were received directly related to the notification letter. This information is attached at *Tab D*.
>
> The majority of the residents were simply there to learn more about the project and asked standard questions about density and timeline. Approximately 10-12 residents were from bordering properties in Desert Vista or Trilogy and were more

concerned with setbacks and open space. Many residents were concerned with traffic, not necessarily related to the Shea proposal but in the area generally.

A breakdown of topics on the comment cards can be found below:
Loss of Views/Single Story Only: 22
Traffic: 15
Construction Noise/Dust Mitigation: 12
Setback/Property Buffer: 10
Density/Number of Homes: 8
Drainage/Washes: 5
Water: 4
Schools/Overcrowding: 3
Wildlife: 2
Wall/Gated: 2
Dark Skies/Light Pollution: 1
Amkor Mentioned: 1
Amenities: 1
Police and Fire: 1

Overall, the meeting was well attended, and every resident had ample opportunity to ask questions from the development team and received responses. The Shea development team will continue to follow up with interested residents and stakeholders from this meeting. We have shared the initial traffic study with an adjacent resident in Trilogy and continue to reach out attendees that reach back out to us with questions.

Refer to ***Tab D*** for specific attendees and stakeholder interaction with our public outreach.

Evaluation and Mitigation

The open house included a potential lotting site plan for a concept of how the subdivision plan could layout per the PAD request. Many of the comments focused on the lotting and location of potential homes relative to the adjacent neighbor's lots. Since the open house and through constant follow up (refer to Tab D), we have explained the proposed design concept, buffers, landscaping, traffic, roadway design and other issues via emails and telephone conversations with interested stakeholders.

Our initial submittal included several design considerations to address the comments at the open house, emails and other communication we received. Our initial plan included similar buffers between Trilogy and Desert Vista to ensure similar adjacencies and

densities. Our resubmittal removed the lotting plan and the separate preliminary plat submittal addressed the details of the lotting plan.

The PAD's conformance to the City's General Plan, similar density and lot sizes, buffers and site design all were addressed in our original submittal. This has been consistently communicated to the open house attendees and those that followed up with emails and telephone calls. We feel the PAD as written addresses many of the comments we heard at the open house and follow up communications. Other than the stakeholders request for single story homes, our PAD addresses the breakdown of open house comment card issues listed above. The second submittal of the PAD is not only reflective of addressing City staff's comments, but also addresses and retains key design features that address many of the comments we have heard throughout the public outreach for this project.

We will continue to reach out to stakeholders throughout the entitlement process and will provide City staff with updates to this report as needed.

TAB A

PLANNING AND ZONING

AFFIDAVIT OF NOTIFICATION

Date 05/13/25 Case Number : Z25-04

Location of Property

SWC Lone Mountain Pkwy & 135th Ave

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 05/13/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature [redacted]

[redacted] ed before me on 05/13/25

Notary Public

10-25-28

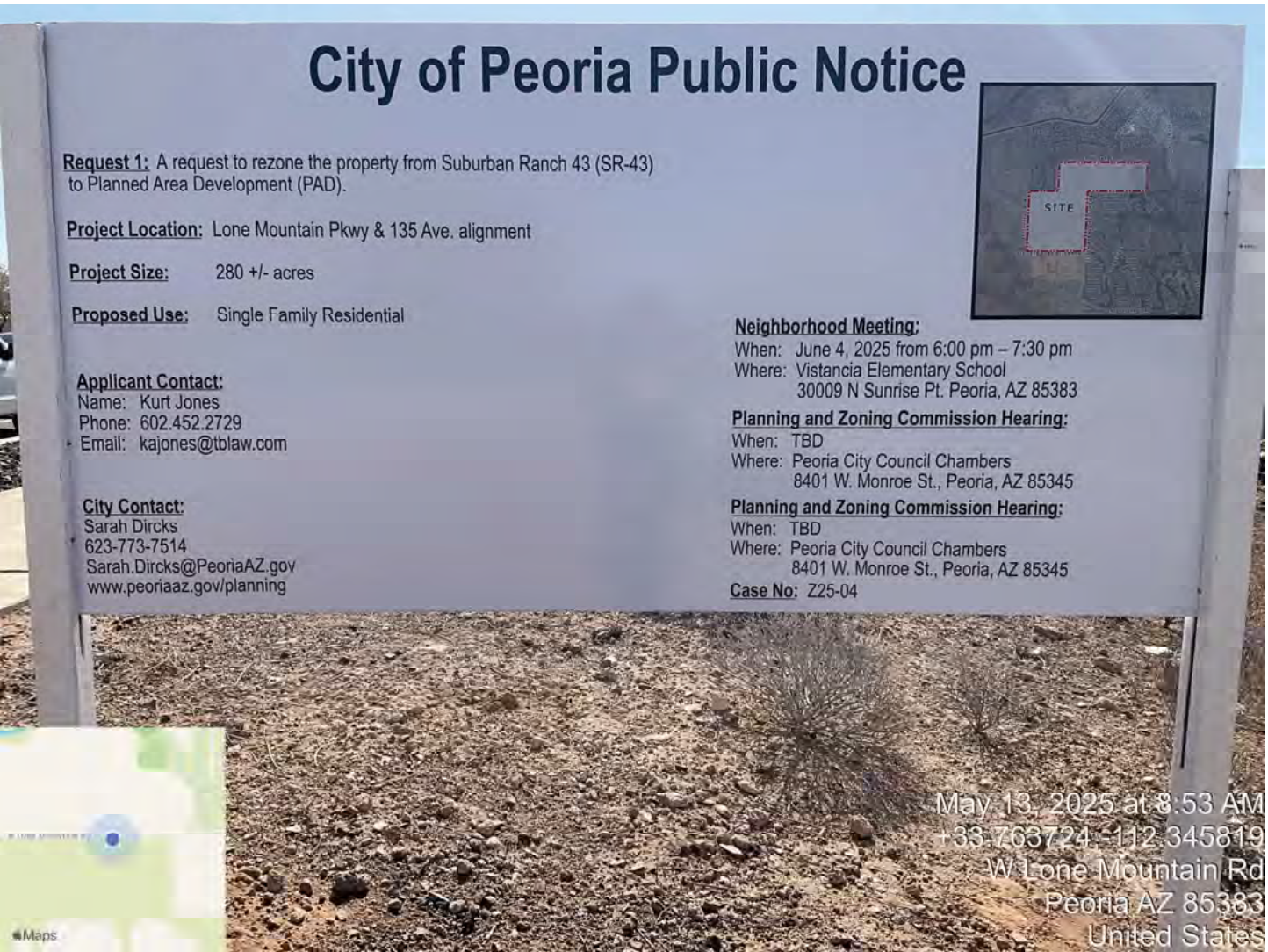
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building

Peoria, AZ 85345

623-773-7200


City of Peoria Public Notice
Request 1: A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).
Project Location: Lone Mountain Pkwy & 135 Ave. alignment
Project Size: 280 +/- acres
Proposed Use: Single Family Residential
SITE
Applicant Contact:
Name: Kurt Jones
Phone: 602.452.2729
Email: kajones@tblaw.com
City Contact:
Sarah Dircks
623-773-7514
Sarah.Dircks@PeoriaAZ.gov
www.peoriaaz.gov/planning
Neighborhood Meeting:
When: June 4, 2025 from 6:00 pm – 7:30 pm
Where: Vistancia Elementary School
30009 N Sunrise Pt. Peoria, AZ 85383
Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345
Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345
Case No: Z25-04
Maps
May 13, 2025 at 8:53 AM
+33.763724, -112.345819
W Lone Mountain Rd
Peoria AZ 85383
United States

City of Peoria Public Notice

Request 1: A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:
Name: Kurt Jones
Phone: 602.452.2729
Email: kajones@tblaw.com

City Contact:
Sarah Dircks
623-773-7514
Sarah.Dircks@PeoriaAZ.gov
www.peoriaaz.gov/planning

Neighborhood Meeting:
When: June 4, 2025 from 6:00 pm – 7:30 pm
Where: Vistancia Elementary School
30009 N Sunrise Pt. Peoria, AZ 85383

Planning and Zoning Commission Hearing:
When: TBD
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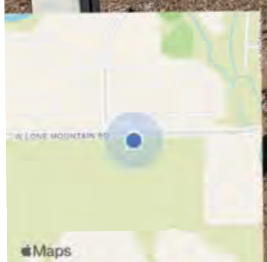
8401 W. Monroe St., Peoria, AZ 85345

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No: Z25-04



May 13, 2025 at 8:53 AM
+33.763632,-112.345846
W Lone Mountain Rd
Peoria AZ 85383
United States

City of Peoria Public Notice

Request 1: A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:
Name: Kurt Jones
Phone: 602.452.2729
Email: kajones@tblaw.com

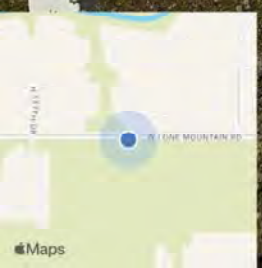
City Contact:
Sarah Dircks
623-773-7514
Sarah.Dircks@PeoriaAZ.gov
www.peoriaaz.gov/planning

Neighborhood Meeting:
When: June 4, 2025 from 6:00 pm – 7:30 pm
Where: Vistancia Elementary School
30009 N Sunrise Pt. Peoria, AZ 85383

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No: Z25-04



May 13, 2025 at 8:20 AM
+33.763755,-112.352199
W Lone Mountain Rd
Peoria AZ 85383
United States

City of Peoria Public Notice

Request 1: A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).

Project Location: Lone Mountain Pkwy & 135 Ave. alignment

Project Size: 280 +/- acres

Proposed Use: Single Family Residential

Applicant Contact:
Name: Kurt Jones
Phone: 602.452.2729
Email: kajones@tblaw.com

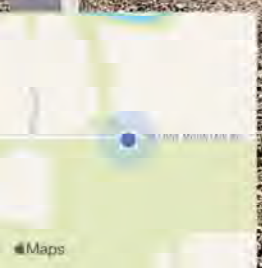
City Contact:
Sarah Dircks
623-773-7514
Sarah.Dircks@PeoriaAZ.gov
www.peoriaaz.gov/planning

Neighborhood Meeting:
When: June 4, 2025 from 6:00 pm – 7:30 pm
Where: Vistancia Elementary School
30009 N Sunrise Pt. Peoria, AZ 85383

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

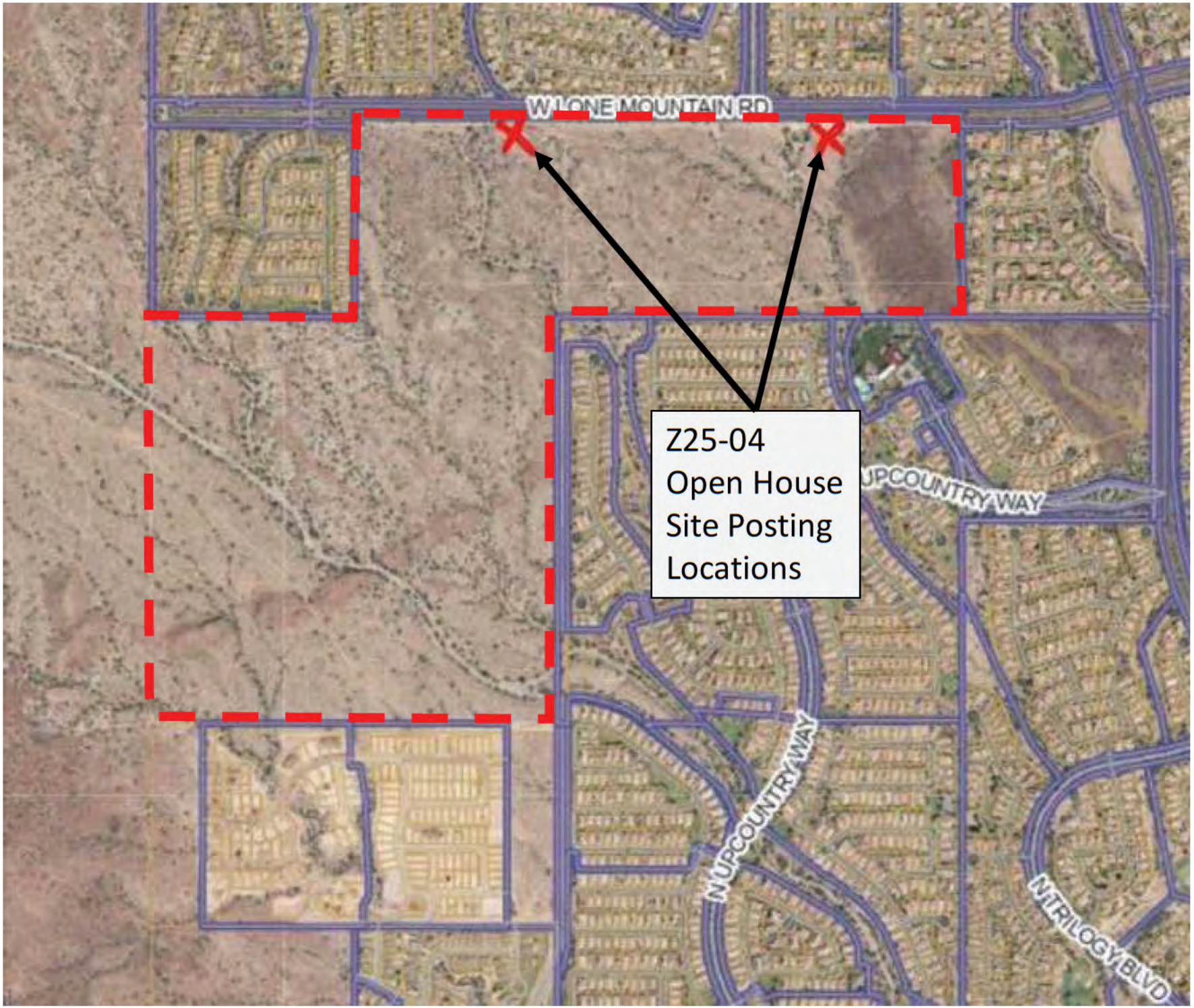
Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No: Z25-04



May 13, 2025 at 8:19 AM
+33.763755, -112.352199
W Lone Mountain Rd
Peoria AZ 85383
United States

TAB A1


W LONE MOUNTAIN RD
Z25-04
Open House
Site Posting
Locations
UPCOUNTRY WAY
N UPCOUNTRY WAY
TRILOGY BLVD

TAB B

SHEA HOMES
MATT TELBAN
MATT.TELBAN@SHEAHOMES.COM | (602) 616 - 3257

May 6, 2025

To nearby property owner, homeowners' association, or interest parties:

You are invited to attend a neighborhood meeting regarding a **Rezoning** application **(Z25-04)** submitted to the City of Peoria. The meeting will be hosted by the applicant, **Kurt Jones of Tiffany & Bosco, P.A.**, on behalf of **Matt Telban of Shea Homes**.

Neighborhood Meeting Date:	Wednesday, June 4, 2025
Time:	6:00pm - 7:30pm
Location:	Vistancia Elementary School 30009 N Sunrise Point, Peoria, AZ 85383 *Meeting will be held in the multipurpose room. Signage will be provided.*

Project Description:

Location	South of Lone Mountain Rd at the 135th Ave Alignment See Project location Map on the back of this invitation.
Request	A request to rezone the property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD).
Description:	The PAD request would allow for approximately 641 single residential homes with a proposed lot size ranging between 5,400 – 10,800 square feet.
Applicant Contact	Kurt Jones, from Tiffany & Bosco, P.A. Phone: (602) 452-2729 Email: kajones@tblaw.com
Assigned City Reviewer	Sarah Dircks, AICP Phone: 623-773-7514 Email: Sarah.Dircks@peoriaaz.gov

For additional information pertaining to the proposed rezoning request **Z25-04**, or the upcoming neighborhood meeting please reach out to Josh Hansma with our outreach team at Josh@kylemoyer.com or (480) 372-1976. For general information, or to provide written support or opposition to the pending application may also contact the assigned reviewer Sarah Dircks, by email Sarah.Dircks@peoriaaz.gov by phone 623-773-7514.

Sincerely,

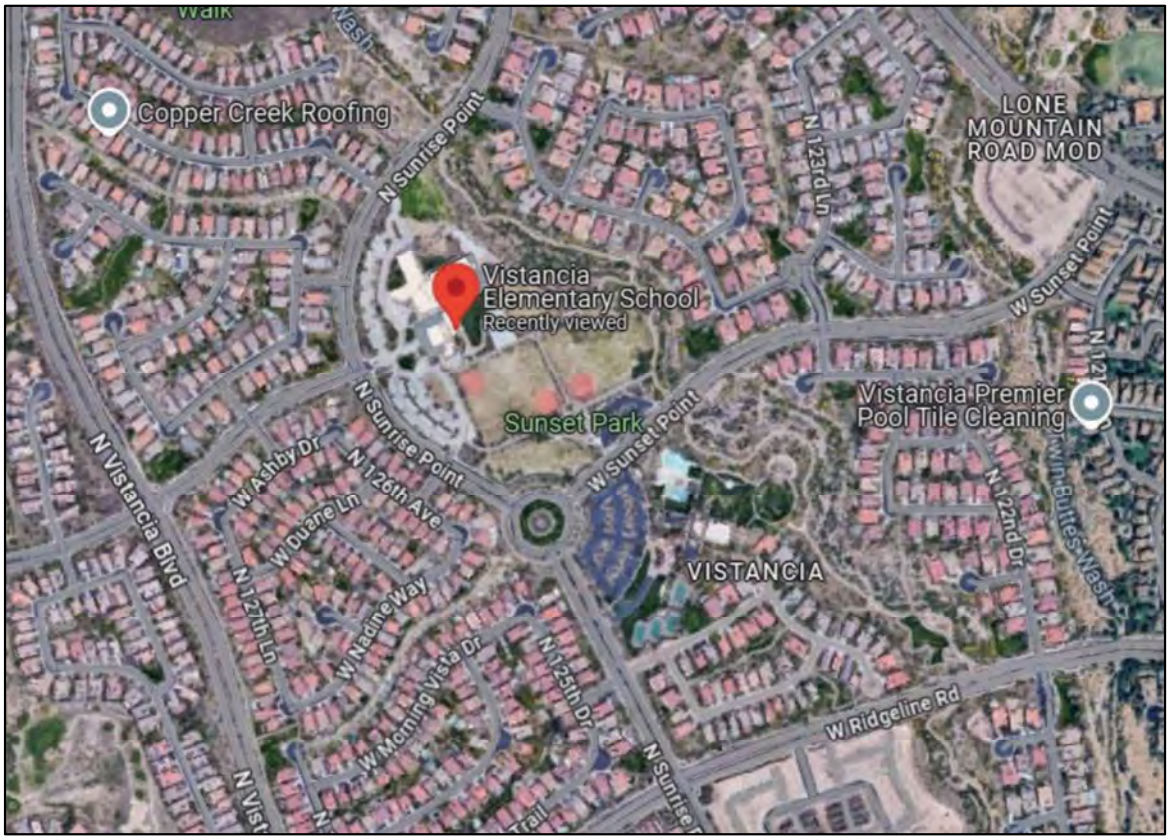
[redacted]

Matt Telban, Shea Homes

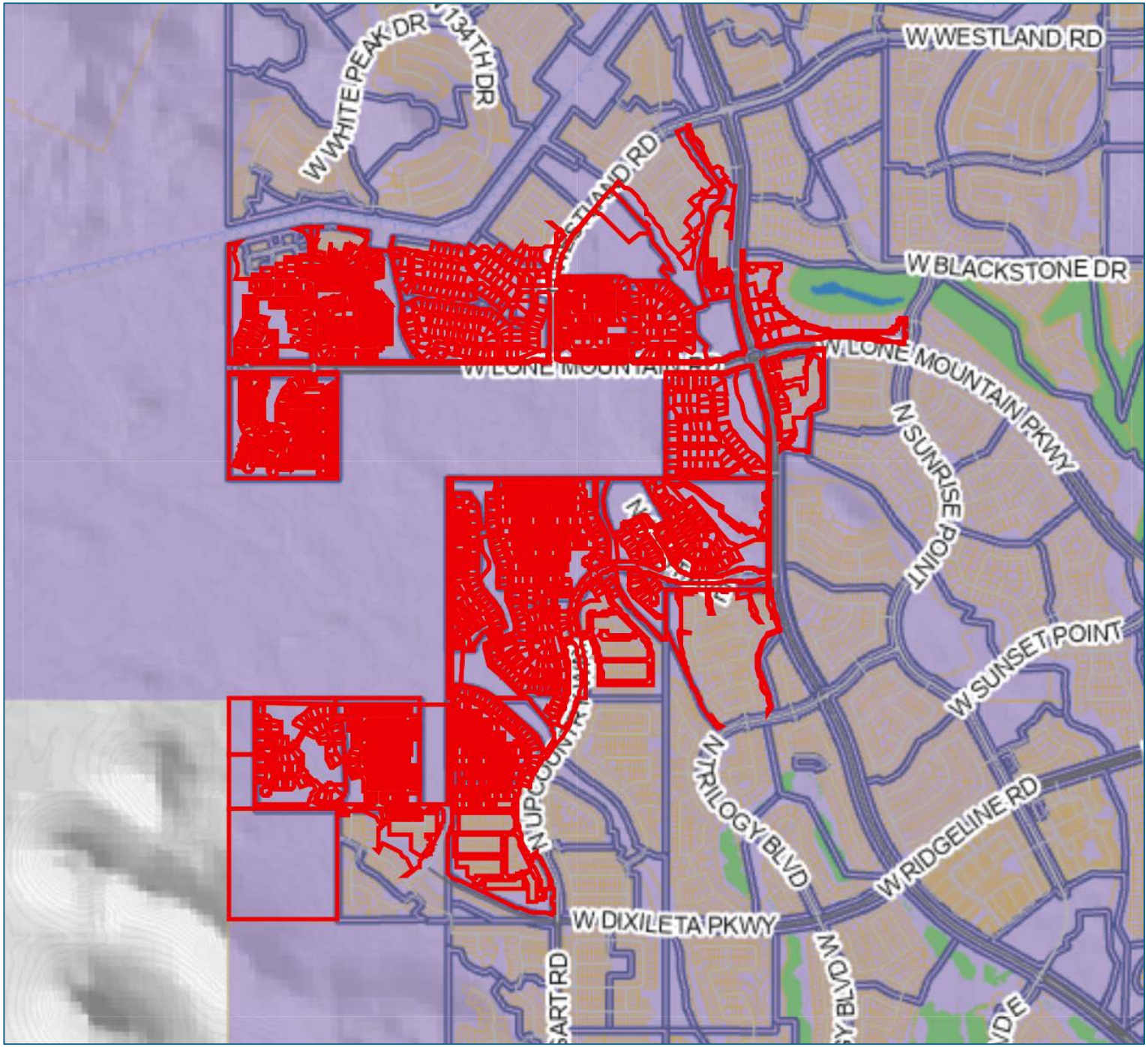
(602) 616-3257 |Matt.Telban@sheahomes.com

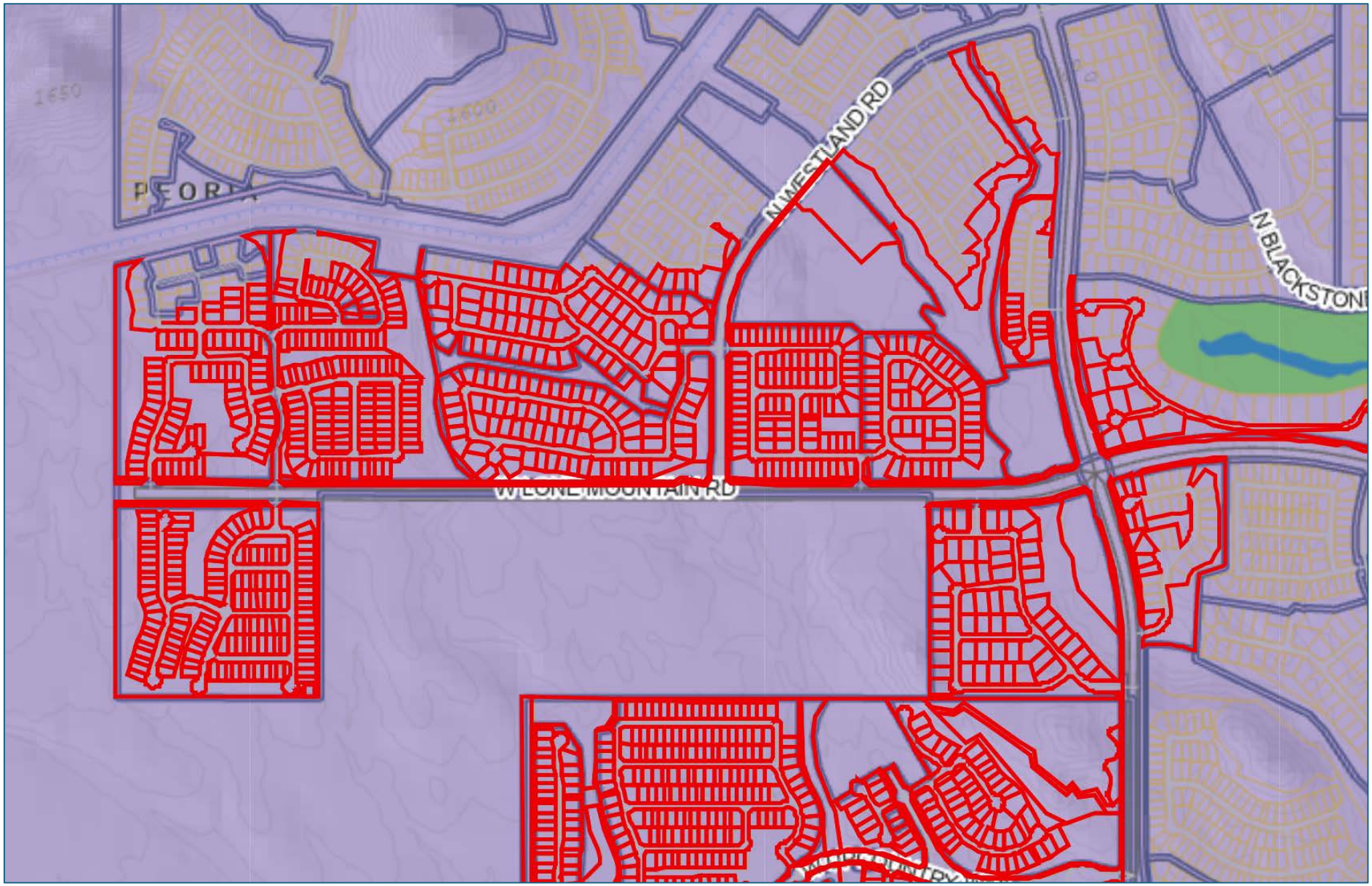
Project Location:

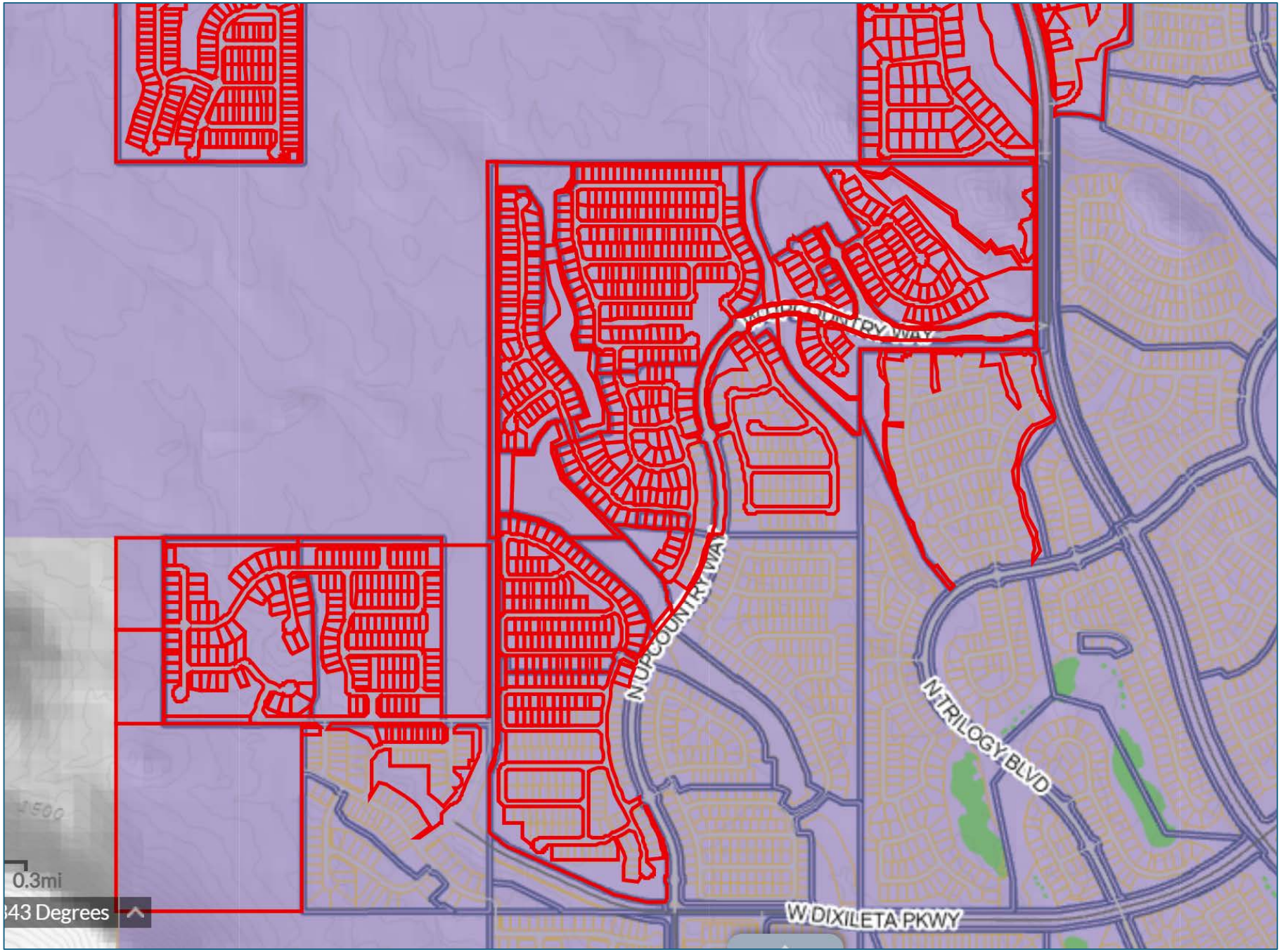
Meeting Location:



TAB C

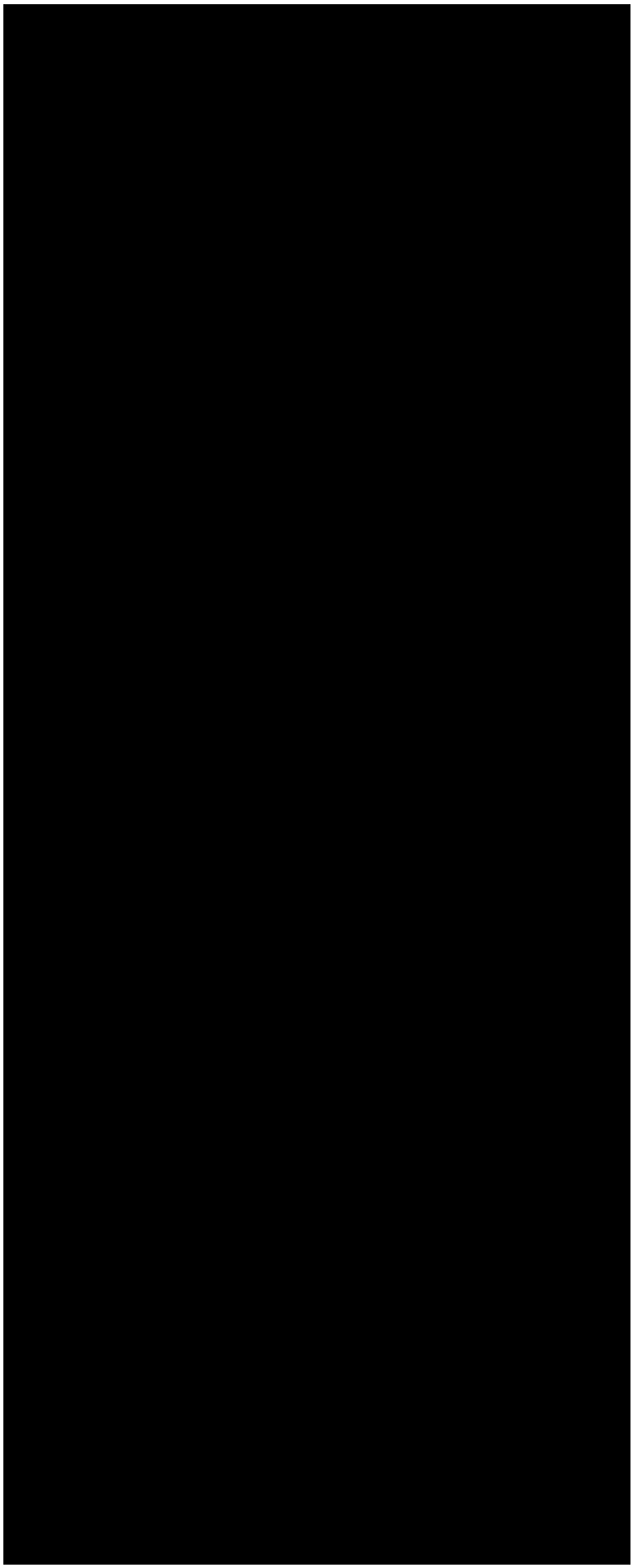

W WESTLAND RD
W WHITE PEAK DR
134TH DR
W BLACKSTONE DR
W LONE MOUNTAIN PKWY
N SUNRISE POINT
W SUNSET POINT
N TRILOGY BLVD
W RIDGELINE RD
W DIXILETA PKWY


N WESTLAND RD
N BLACKSTONE
W LONE MOUNTAIN RD

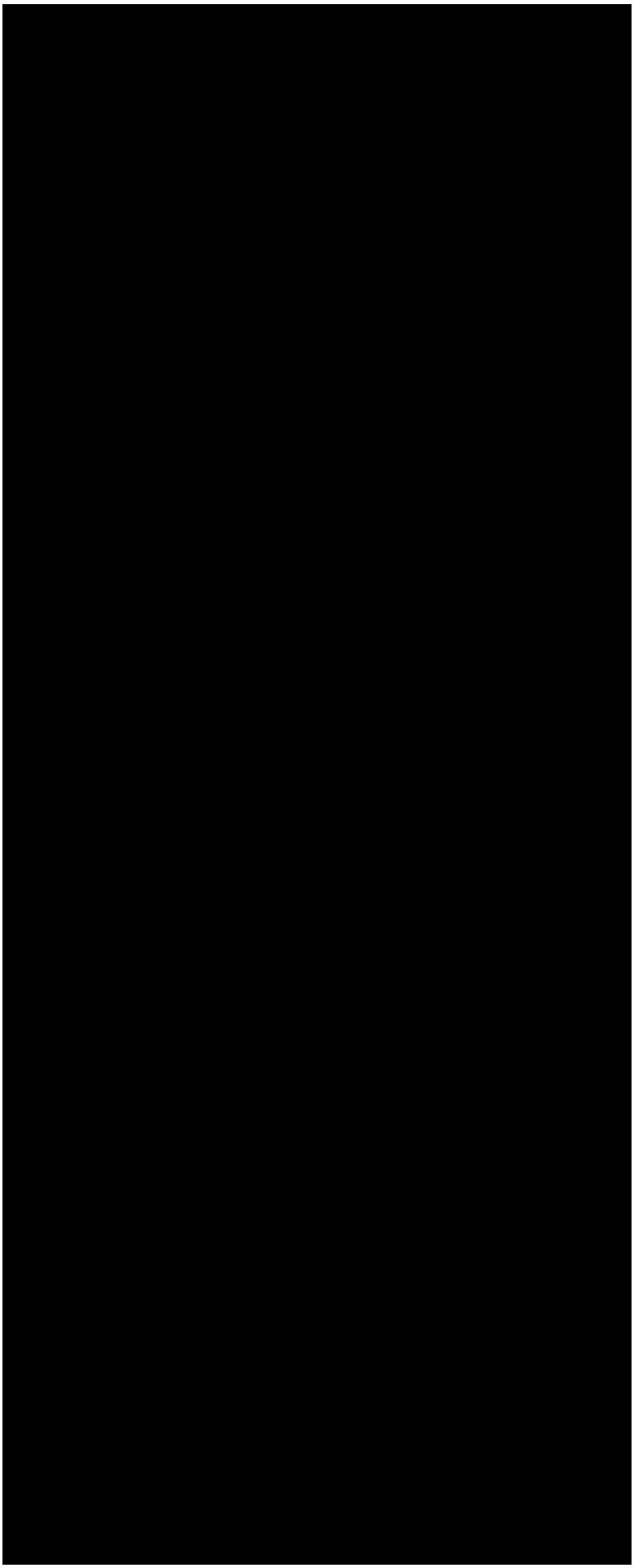

N UPCOUNTRY WAY
N TRILOGY BLVD
W DIXILETA PKWY
0.3mi

TAB C1

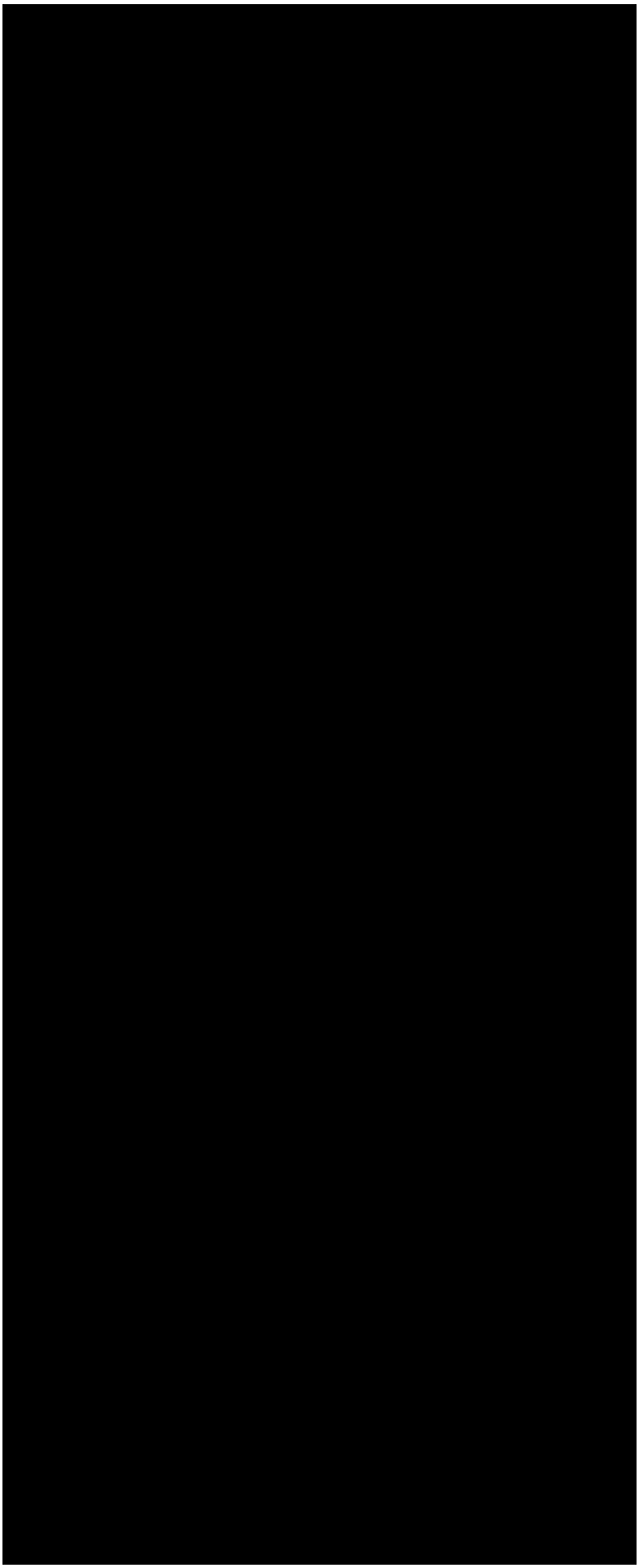
Owner
RICHMOND AMERICAN HOMES OF ARIZONA INC
LARRY COMPANY LLC/PEORIA PEAKS LLC
SILVER SKY PROPERTIES LLC/PENSCO TRUST CO
SOUND PROPERTIES LLC
KHTTC LLC
DOUBET CHARLES R/KACEY L
KHOURI STEVE N
BENNER SCOT A/GIA E
ZENKO FAMILY TRUST
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
DIXON EDWARD K
HUTORON MATT N/PERKINS ERIKA L
NICHOLSON HAROLD L/KAREN B TR
TAUSSI JOSEPH/MARY
DELA PAZ DAN I/SHELLEY
PROGRESS RESIDENTIAL BORROWER 25 LLC
DEBENNY JOSEPH JUDE III/KRISTEN BOOTY
PETZ MICHAEL/JENNIFER ANN
PALMA FAMILY TRUST
LEE RICKY D
GOLDSMITH BARRY M/SANDRA L
WILSON SHAWN/KRISTEN
ORTEGA CARLOS/URSULA
R&S CIULLA REVOCABLE TRUST
HALLAMORE TROY K/JUDY M
HERMAN GENE C/PHYLLIS C
LAMAY CODY/ROSE
CLAIR AND VICKI STUCKY FAMILY TRUST
BANNING DAVID JAY/DANIELLE LYNN
RAMIA DAVID/KATHLEEN M
LORENZ DAVID C/JENNIFER L
KRAH DAVID N/MARGARET M
RUSSELL MARK/PATRICE
DILLINGER MARK S
GALLAGHER FRANCES Y/EDWARD B
MURRAY CHRISTOPHER/AMY
LEOPARD RICHARD SCOTT/MARYLYNNE
CHARRON LIVING TRUST
HARRINGTON JUSTIN/HEATHER
THOMAS LARRY/CANDACE
SIEGEL MIGUEL A/DESERAE A
MCCAULEY THOMAS A/IZUMI
BROWN FAMILY TRUST
CLELAND JAMES B/SHIRLEY E
MILLER LIZABETH E
KIM SEUNG/LEE HANNA
HEKOWCZYK CHRISTOPHER D/JORDAN A
SCLAFANI GINO
HOWARD BRADLEY/LORIE
JACKSON FRANK/ARABELLE
GARDINER EDWARD CHARLES/JANELL SUZAN
TANI ANTHONY MICHAEL
GIBBONS WILLIAM L/SHIRLEY A TR
MARTINEZ JORGE/VICTORIA
VOGEL ZACHARY S/MICHELE E
GRAY JAMES/STEPHANIE
SHEETS MELISSA KAYE
RAINEY JACK L
WILLIAMSON RYAN J/CHRISTINE M/BRIAN M
SNEED RHONDA J
CAREY ROBERT A
CALO DAKOTA
BARRAGAN URIAHN KRISTIAN/NADIA KRISTIANA
MUSE ERIC R
TSIKA JENNIFER C/AARON T
HORTON LIVING TRUST
THUN ANDREW JAMES/JESSICA ALEGRE
R G T L LLC
CURRY STEVEN C II
CONTRERAS-SPITALI KIMBERLY A
BOTTOMLY JILL R/HEATH M
BERGEN HEATHER/DARCY
BHARGAVA AMIT/SINGH AMRITA
MOORE STEVEN A/BARBARA J
FETZ HOWARD/BERNICE ETAL
LOPEZ ROBERT
PATRICIA A CROOKS LIVING TRUST
ROBERTSON RYAN MICHAEL/ASHLEY
ALFONSO TOBY J
BIBA MALETIC SURVIVORS TRUST
YASKOWITZ CLEMENT R/ANGELA M
JEFFERSON ONAJE P/VALLE-JEFFERSON VERONICA
PROGRESS RESIDENTIAL BORROWER 19 LLC
DUNNILL MARY
KRAUS FREDRICK W/SANDRA
BARELA EDWARD/KELLIE D
FREDERICK RODAS AND CATHERINE RODAS TR
ERDHARDT PAUL IV
SCHUSTER MICHAEL/CYNTHIA
SPENCE JEFFREY G/MICHELLE L
SERVICE DANIEL B/BRENDA M
SVABIK MARK A
HOLLY C WALKER TRUST
GARCIA FAMILY LIVING TRUST
LONGMIRE ROBYN S
GORMAN TARA M
CREATIVE ECHELON LLC



BROWN REVOCABLE LIVING TRUST
KENYON TIMOTHY JAMES
SHOPE DAVID/SCOVILLE DANIELLE YVONNE
PINTER STEVEN/FELICIA
NICHOLSON FAMILY 1987 TRUST
BLIZNYAKOV DMITRIY
LIAO FAMILY TRUST
GISCH PAUL
WALTON JAMES E
LAFRENIERE SHELLEY ANNE/PATRICK GLEN
MULLINS DONITA
AKAO IRENE/SENA IRA SR
MROZEK JOSHUA M/MELANIE L
WATERMARK MLD LLC
VERDI RICHARD A/MELINDA A
MATHIAS ALEX/MARLOW-MORGAN ISADORA
HALL CHAD A/JENNIFER L
ERICKSON RORY K/SHIRLEY A
FINLEY POINT CAPITAL LLC
STINER GLYNDA ANICE/SARIKAYHA MOHAMMED NIHAD RASHAD
SHIVELY JAMES W/JANET L
GORDON VICKY L
WATKINS JACK JR
WAKNITZ JEFFREY JOHN/MICHELLE LYNN
MARR MAHLON L
DOMINGUEZ CHRISTOPHER MARK/ODELIA MARIE
MC GLOCKLING REAL ESTATE LLP
GORDON MATTHEW A/DEIRDRE
SHEELY KIMBERLY
KABUNDA DOUGLAS GASORE
COOPER DONALD E/LORIE A
ROBERT HENRY SCHWARZ AND LISA RENE ROGERS REVOCABLE LIVING TRUST
GREENE JESSICA/MICHAEL
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
LIAO CHIH CHAN
GOODVIEW CAPITAL LLC
MACASPAC MARIA ROSABEL B/DWIGHT HIMONGALA
KOHLER KAYLEE JANE
RIPPLE BROOKE K/ANDREW WILLIAM
GALAXY HARDWARE LLC
MARKEL JUSTIN JAMES/MORGAN ELIZABETH
WANG CHING HSUN/LIN CHIA-CHEN
FREYMARK ALYSSA MAY/WARREN DESEAN RAY
ESPINOZA ANTONIO
BROOKVILLE SPRINGS LLC
SERENO HOMEOWNERS ASSOCIATION
PEORIA UNIFIED SCHOOL DISTRICT NO 11
MAROVICH JOSEPH J/DEBRA M
BORDER MICHAEL S/LAURA S
HINPHY EDWARD J/NICOLE D
DAVID CLEGG TRUST
DORMAN TIMOTHY WILLIAM/TARA MAUREEN
JOHANTGEN CECILE MARIE/NICHOLAS JOSEPH JR
YAGER MICHAEL/DONNETTE
RYAN DAVID ROGER/PRUDENCE RENEE
SCAVOTTO JILL L
ROE-LAFRAMBOISE KARI A
MARIBETH RELLS LIVING TRUST
WILLIAM & DONNA BERRYHILL TRUST
SCHNEIDER TODD/TRACEY
SCHUMANN SHANNON L/ERIC G
SIVILLA FAMILY TRUST
ZAPPIA FAMILY TRUST
AHEE DANIEL
DIANNE K HUTTON FAMILY LIVING TRUST
ALEXANDER CYNTHIA
SIMPSON MICHAEL J
JOHNSON JENNA M/TIMOTHY
RICK HARRIS LIVING TRUST
BAIRD DOUGLAS J/GAIL PATRICIA
WOLF ROBERT
WALLACE CARLA CECELIA
SHELLEY CAIN LIVING TRUST
MALHAN VINEET/TANDON ISHA
CURRIE CHRISTOPHER/CRYSTAL R
SCRIBNER MICHAEL
BOAS REVOCABLE TRUST
RICHARD STEVEN KELLER LIVING TRUST
MARISEL PAULINO REVOCABLE TRUST
SUKHRAM LLOYD L/CARLA P
LEBORGNE MARK ALLAN/MARY
KERR DONALD L
WILLIAM C POPPENBERGER FAMILY LIVING TRUST
ROHR MELANIE LYNN
ZIEMINSKI ANDREA MARIE
DANIEL J COSCIA AND CHRISTINE R COSCIA REVOCABLE TRUST
SULLIVAN GARY/YVONNE
RUSSIE LISA MARIE/DAVID
SMITH OWEN R/CHRISTINE
MCQUESTION KARL LEE MYERS/KIM ELIZABETH
MITCHELL LADONA M/WILLIAM C JR
MILLER LAUREN N/MICHAEL C
PHARMESTATE LLC
LEROY KATHLEEN
DEBACA FAMILY 2016 LIVING TRUST
WILSON JOSEPH/HEATHER
JENNINGS FAMILY TRUST



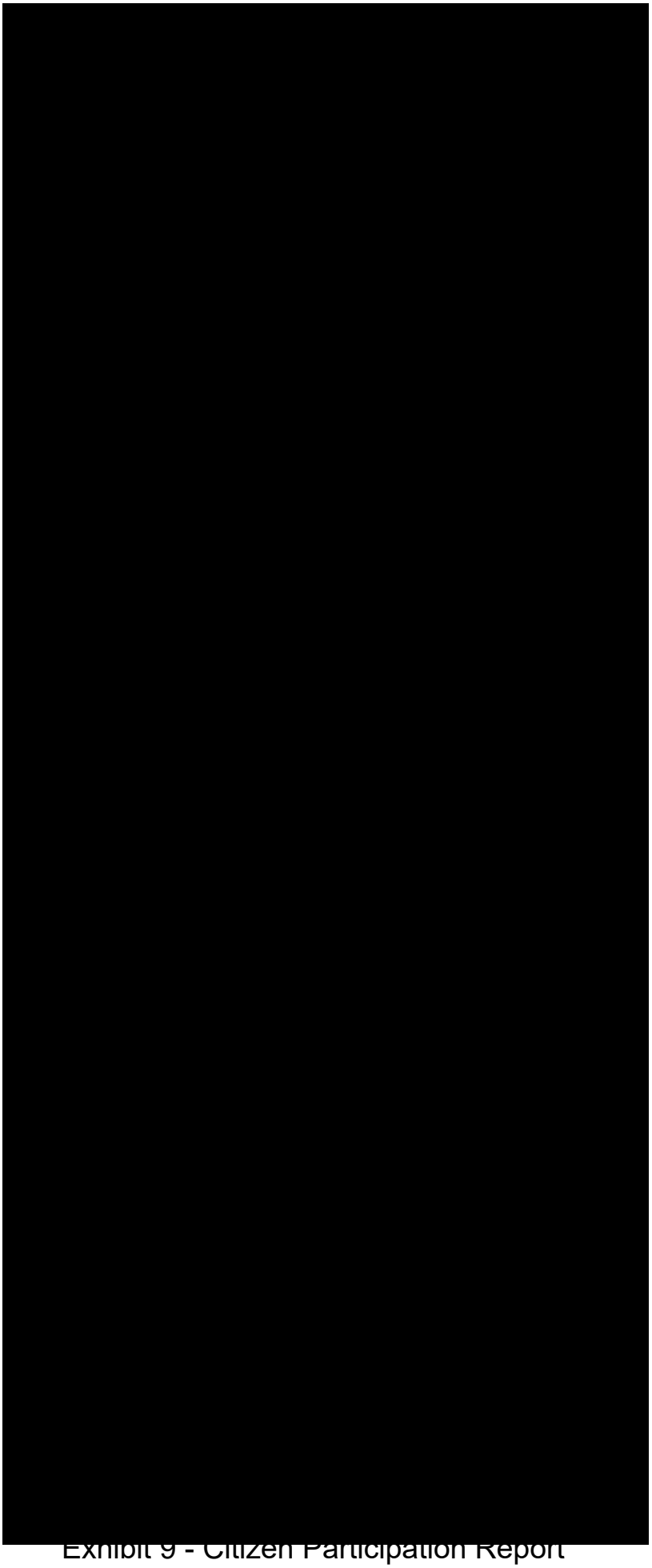
EDWARDS DAVID JARDINE
MALLAS MICHAEL S
STINTON KAREN L
KOWALSKI STEVEN/JACLYN
CHADDOCK DONALD/SHELLY R
PEOPLES ROBERT
JONES PIPER
FRANK AND EVELYN ANDERSEN TRUST
BATOG MIROSLAW/MALGORZATA
PROGRESS RESIDENTIAL BORROWER 18 LLC
APODACA DENNIS
SANDRIK SANDRA D/KENNETH J
MYERS ELIZABETH/CLAYTON
LINCOLN FAMILY LIVING TRUST
OWEN ROBERT C/PATSY R YAGER
ROBERTSON STEVE/SUSAN
TORRES HECTOR A/MARGIE G
RIZZO JANET MARY
HUERTA JOEL M/DANNIELLE
CHAWLA ROHIT/MANJRI
CARLA J HOUSER REVOCABLE LIVING TRUST
MARVRAY SHELIA/GERALD A
HEWARD THOMAS BRADLY/MARY L
NOLAN JOSHUA/JENNY R
POAGE KENNETH RYAN/DENISE MARY
GONZALES MICHAEL W/STEPHANIE T
MUSE CLIFFORD
DINCH FAMILY TRUST
BEASLEY STEPHANIE L/WAYNE M
OVERHOLT CHRISTINE NOE
SMITH STORRS D
KUDLER BRADLEY
BABIARZ SHAWN/LINDSAY
CANDAU TRUST
KRAHEL CHRISTOPHER MICHAEL
VERNICK BARTT DAVID
DESAI PRATHAM BHARATKUMAR/BRINDA
KATHLEEN KEEGAN RYAN REVOCABLE LIVING TRUST
PATTERSON BRENT A/BULLOCK JASON L
MEYER KIMBERLY M
K & P FORD TRUST
DICKEY-CLEVELAND TARA CAMILLE
WESCOM JONATHAN NATHANIEL/MALLORY
ROBINSON CHRISTOPHER
MACALMA FRANK
CHAPMAN JAMES/KAMMERATH SHAUN
ZIEGLER DEENA MARIE/RANDALL WAYNE
ONUH VIVIAN/JONATHAN
WOLF MEGAN ELIZABETH/MCCLURG BENJAMIN MARSHAL
ROY SCOTT PHILIP/SHELBY
GARCIA HILDA IDA
ERICKSON RANDY S/TERESA A
ZAGALA FAMILY TRUST
GEORGE AND DONNA LEFLORE LIVING TRUST
GUYOT CHARLES D/ANGELA R
LIZUKA DAVID ISAMU/SUSAN KIYOMI
DIANE M JOST REVOCABLE TRUST
BINDL FAMILY TRUST
LEWIS STEPHANIE
HARRIS BETTY
FELLNER ANNETTE/BURR DAVID
DELGADO EDUARDO/MAYRA GUADALUPE
ANTONOWICZ EDWIN Z/MARY K
OLSON NORMAN LEE II/TIFFANY B
EARL AND KATHALEEN DAU REVOCABLE TRUST
BERGE ERIC
MESSER THOMAS FREDERICK
R FAMILIA TRUST
HEITHOLD KELLY R/GRAHAM MARY A
DENNIS FAMILY TRUST
MARY J CASSELLIUS TRUST
WHITE JEREMIAH SETH
BIEBERLE RYAN/MANNIX BRENDAN
PETERS RANDALL B/ALANA B
KARL AND MARY KOEHL LIVING TRUST
BAILEY SABRINA ANN
BENEDICT THOMAS/RANDEE
PATTERSON LINDA L/GARY E
MCZEE LIVING TRUST
DAVITT STEPHEN MICHAEL/ASQUITH MARY F
CHERYL K JONES LIVING TRUST/BONDHUS FAMILY LIVING TRUST
HANARD FAMILY TRUST
WIGMAN RODNEY/LINDA M
PEORIA CITY OF
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
WALLACE JEANNINE/THOMAS
VESSEY LUCAS/ANGELA
COWAN JOHN P/MARCIA A
LARSON JEFFREY/WENDEE
BARKLEY KATHRYN MARIE
ELLS DANIEL BOONE
BASS SUZETTE L/BRUCE B
ZAPOROWSKI JEANETTE MARIE/CATHLEEN BARBARA
SANTOS FAMILY TRUST
DONNA M PRICE FAMILY TRUST
WOITOWICZ AMY
CALIGUIRE MICHAEL L/JACQUELINE E
GUNN STEPHEN JASON/RENAE ELLENA



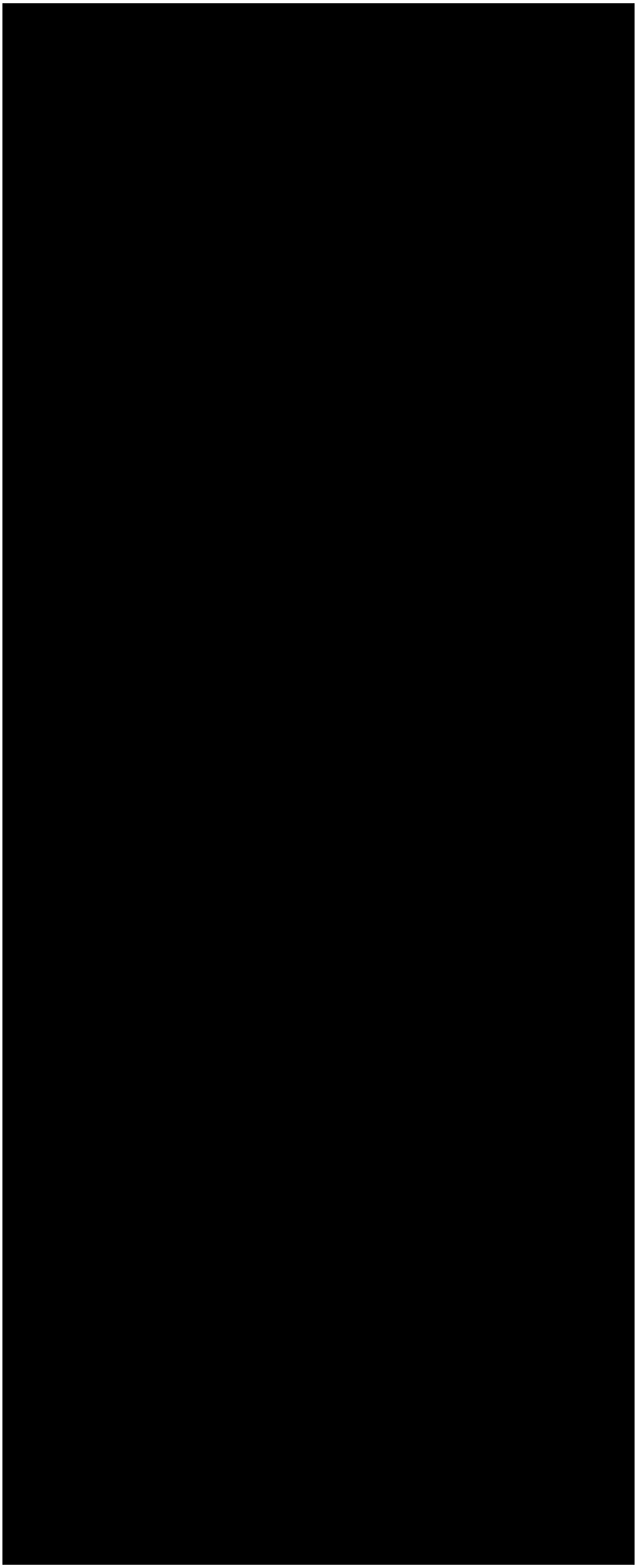
GUERRERO FAMILY TRUST
JENSEN FAMILY TRUST
BATOR DUSTIN J/AMBER R
ANSTINE SARA E/RICHARD G
FRANCES K CLARK TRUST
POKORSKI ERIC SHAWN/TEENA MARIE
BRYANT JONATHAN/KSENIA
MACINTOSH LIVING TRUST
RIGBY BRIAN
WETZEL JUSTIN PATRICK/PIER JULIANE S
GUERRERO AMY/TIM
SANDOVAL JORGE D/SAMANTHA N
ILANA J LANDES REVOCABLE TRUST/LANDES KRISTA
SHELLENBERGER JOHN A/CARRIE T
PRICE RICHARD D/NANCY A
HALL JUSTIN A/AMY S
GRISHAM JAMES/LISA
GUILFOIL RYAN PATRICK/MCALLISTER BROOKE ELIZABETH
MCNEILL MEREDITH
GANZER BRYAN/KAYLA
MCKAY GORDON F/LAURA S
COSGROVE JOHN M/AMBER
ORCA TIGHE D/CHARLENE K
BAEZA ANDREW C/KAREN
MCGOUGH JOSEPH WILLIAM/KRYSTEN MARIE
FLANIGAN MICHAEL E/BREANNE N
SHEUMAKER FAMILY TRUST
DRUMMOND THOMAS R/PAULA L
MCCARTHY SCOTT D/JANAYE
OLSEN JOSHUA
LEE YU-YUN/LIN HSUAN-LING
SCOTSON FAMILY TRUST
CJL TRUST
ROBBINS FAMILY TRUST
SULLINS RYAN
J&J STULTZ FAMILY LIVING TRUST
SCHIPPLICK THOMAS/LIA
PSYK ZANE A
JONATHAN & KATERINA BROWNING REVOCABLE FAMILY TRUST
JUEL ASHTON/MELISSA L
GRIESEL DOUGLAS R/BARBARA J
HOSLER FAMILY TRUST
BRIGGS MOLLY DANIELLE/SUITS MICHAEL ALAN II
MRGUDICH STEVEN R/DENISE M
HAYDEN REVOCABLE TRUST
BASHAM KEN E/SANDRA
LEBORGNE MARK ALLAN JR
GLEASON FAMILY TRUST
KATELEY DEANNA LYN/JOSEPH WILLIAM
KELLEY KARYN
CURTISS MARIA/DAVID
CHRISTIE VICKI
ROMELI JONATHAN B/DEANNA J
CHARLIE AND ARLIE TRUST
WASIKOSKI WESLEY/JENNIFER
MEADORS MICHELLE R/MICHAEL R
VISTANCIA MAINTENANCE CORPORATION
VISTANCIA MAINTENANCE CORP
VISTANCIA MAINTENANCE CORPORATION
VISTANCIA MAINTENANCE CORPORATION
ZACHARY AND JENNIFER CROXFORD LIVING TRUST
NIEBUHR CHERYL L/JEFFREY DUANE
MAGGI DAVID
KRZNARICH DANIEL N/CATHERINE A
ROSENWINKEL EDWIN L/KAREN S
NEMELKA JEFFERSON O/JULIE A
BOOMER TRUST
NAVALANCE FAMILY REVOCABLE TRUST
VANWINKLE GLEN ALLEN
MASCIANGELO DAVID/MONIKA
GIESLER ALEX DAVID/KELLY ROMERO
WILLIAMS FAMILY LIVING TRUST
RHINESMITH ANNETTA E/REX F
SARRIS JOHN G/KANETZKY JODIE/REBECCA
HOLYOAK TROY C/HEATHER R
HOHN ROBIN D/HAZLET DEBORAH S
OGREN CHRISTOPHER ALLEN
KOSTELNIK THOMAS M/CONNIE L TR
ECKENRODE RICHARD L/CLAIRE E
DI TOMASSO ANDREW S/CHRISTINE M
STOUT CRAIG/STEPHANIE
MCCARTHY CONOR/BREENA
OCONNELL DANIEL T
KAREN ANN SMIT LIVING TRUST
REICH CHRISTOPHER D/JENNIFER A
REITHMANN REVOCABLE LIVING TRUST
SCHLOTZHAUER GARY ALAN/NIKI D
HELBIG JASON/STEPHANIE
POPIEL JOHN C/PICO ANETTE I
FLEISHMAN ADAM/MELISSA
TYCKSEN FAMILY TRUST
DAVALOS RICHARD A/O MARTIZA
MONTHIE JOSEPH
MACLEOD FAMILY TRUST
BELLOMO MARIO V/MELISSA L
AUGUSTYN MIREK/NELLY
LARA LEE G/AMBER MARIE
MILONAS STEPHEN J/FRANTZ KRISTEN

[redacted]

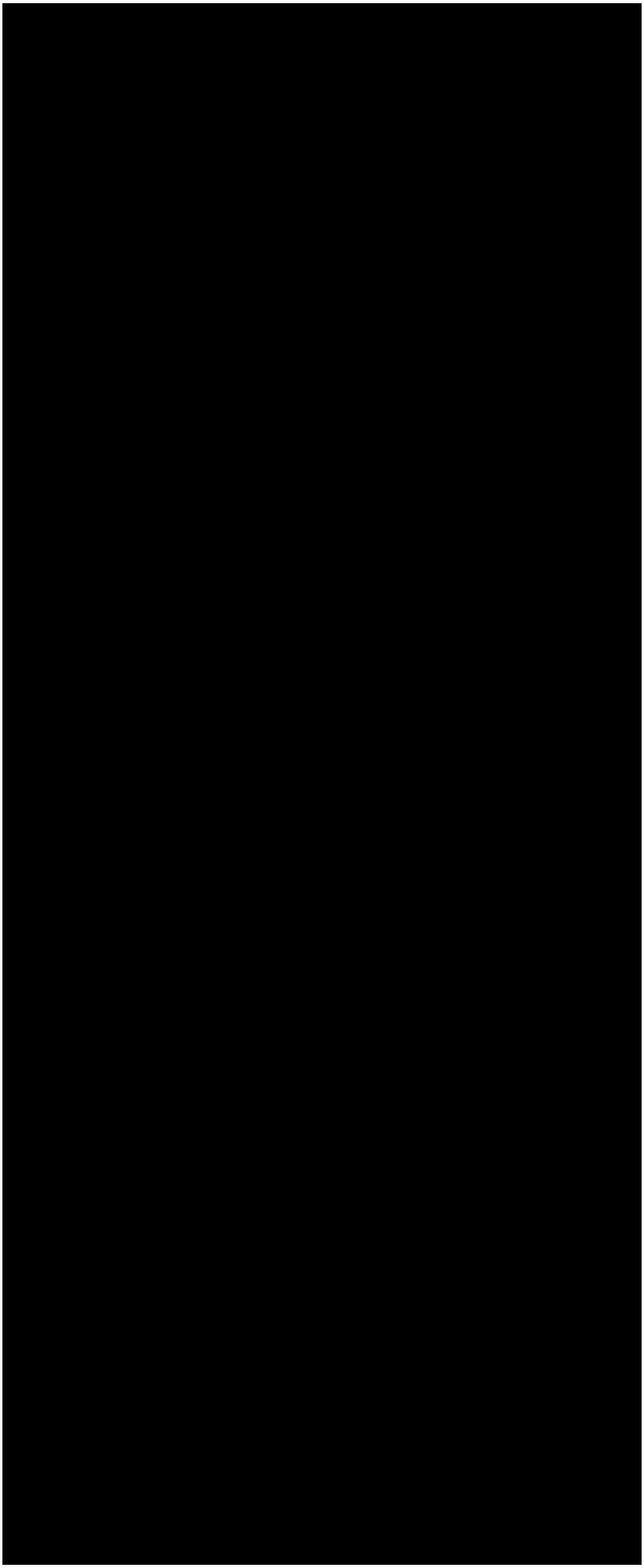
E&A JOHNSON LIVING TRUST
STRICKLAND CHRISTOPHER/MICHELLE
SCHURMAN FAMILY TRUST
TATA BEACHSIDE II LLC
MCDERMOTT TIFFANY J/BRANDON R
CONVENTO ARMANDO/JOSEPHINE N
FISHER ROGER PAUL/JACQUELINE BENITA
WILSON BENJAMIN C/ANDREA K
DACORSI MICHAEL/HOLLY BAKER
MICHELLE R REIF LIVING TRUST
B C CORNWELL TRUST
OTTERSBERG CHRISTOPHER RYAN/CHRISTA ARVONIA
HILL TRAVIS W
MKL 13424 CHAPAROSA LLC
WILLIAMS JOHN DAVID/TIFFANY
PEEPLES TRESCHA A
EHRLICH KEVIN/JEANETTE
NGUYEN FAMILY LIVING TRUST
FOX LAWRENCE H/SHELLY
WILKINSON HOLLY
MOOSE ALERT FAMILY TRUST
DAMBROSIO TAMMY LEE/HENKEL CHAD ALAN
VAN BUSKIRK BRANDON/KARA
BRUBAKER MARK/LESLIE
LUCAS MICHAEL D II/SUMMER L
KARAM REVOCABLE LIVING TRUST
JOHNSTON DONALD L/DEBRA A
BRINDLEY SCOTT
GARY AND SUSIE LUMMER LIVING TRUST
HOFFMAN GLORIA A
FEBLES AMAURY
SMELCER RODGER
MALONEY MARY KATE
VISTANCIA MAINTENANCE CORPORATION
DAHLGREN KEVIN
LANDRY SANDY/HERRERA DINO
WALL JASON D/BROOKE R
GUTIERREZ ESTEBAN J/SONIA B
BRYAN WILLIAM III
BRIDGE SHRILEY L/GREGORY PAUL
SHEN SAMI/AYSHA
SMITH FAMILY TRUST
MICHAEL SANDER KRUGLY LIVING TRUST
COLLINS FAMILY TRUST
ANDERSON MATTHEW/JILLIAN
MORGAN MICHAEL L/LIZETTE M
WOOLERY NATHAN MICHAEL/AMY JOAN
BRAGG CHARLES H/MUEFFELMAN CLAUDIA S
CASSINGHAM FAMILY TRUST
BROWN CAREN ANN
GORDON BARRY/MARIA
SCOTT AND KRISTINE DAY FAMILY REVOCABLE LIVING TRUST
SHERIDAN MICHELLE J/JEFFREY K
WILLIAM AND RENEE MELANCON FAMILY TRUST
OLIVIERI MARK M/OBERIK TAMMY CP
REGINA E AND EARLE J GOODMAN REVOCABLE LIVING TRUST
TAYLOR JEFFREY WILLIAM/CRISTIE BROWN
BILLY & SUSAN CARLTON TRUST
ERIC AND DEBRA PARTHEMER REVOCABLE LIVING TRUST
GENENDER MICHAEL/ELIZABETH
PHILLIP D AND GLORIA JEAN MILLER TRUST
HUNTER GARY/PATRICIA
LAFFOON WILLIAM H/LORRAINE L
HANNAN PATRICK/ANA LAURA
SCHROEDER SAM J/LOLITA MARIE
THOMPSON PAUL MICHAEL/PAMELA JEAN
MATELIS ARVYDAS/SHAYNA ELIZABETH
BELDIN LARRY G/BRENDA J
WILEY BRENT/STEFANIE
ANDREW AND JYL JONES FAMILY TRUST
WELLER KIMBERLY EMMA/BRIAN KEITH
POLIS SEAN/ZHAKLIN
JOHNSON CHELSEA JEANNE
HOGLUND BARBARA/SMITH WILLIAM J JR
FERREE JOHN N JR/PATRICIA G
LARRY AND LINDA MARKLAND LIVING TRUST
HOFFNER RANDY/SUSAN
PRIME REAL ESTATE VENTURES LLC
REED ANDREW J/JENNIFER L
FOSTER CORBY/MELANIE
KOLEK DENNIS/KARON
TUCK THOMAS/PATRICIA
WESTLAKE PROPERTIES LLC
BAILEY ELLIOT RICKARD/ASHLEE D
ORTEGA FAMILY REVOCABLE LIVING TRUST
BARRERA LUIS C JR/STEPHANIE M
HICKS KENNETH W/CHRISTINE M
RICHTER REVOCABLE TRUST
STOCKHOLM FRANK W JR/CHARLENE
JOHNSON FAMILY TRUST
BAGLEY GREGORY SCOTT/RAE ANN
BRIGGS WILL/MELISSA
HOLBROOK TRUST
AARON SMIT FAMILY TRUST
LING ANDREW/SUET F/LEE SUSAN
BAR AM GUY M/AIMEE B
SIMPHOUKHAM SOUTHINSOMBATH A/MICHELE L
SCOTT JOHN D



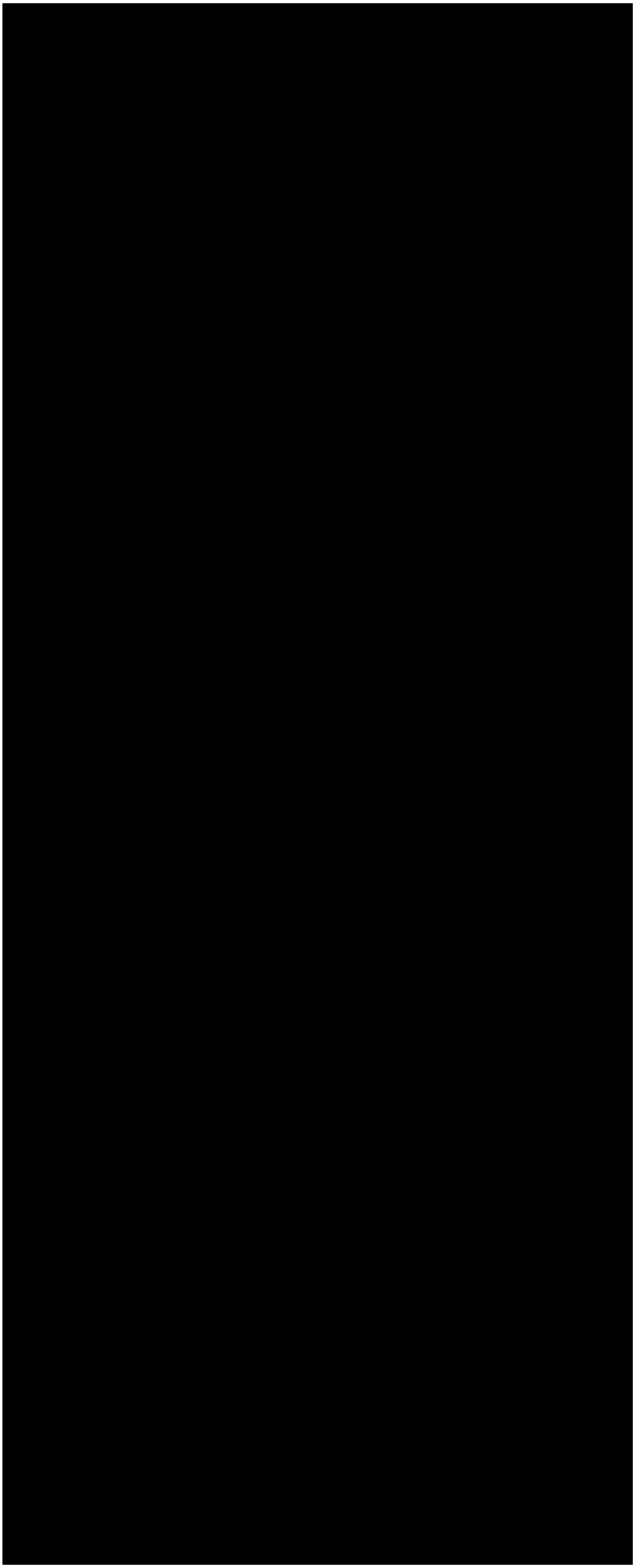
HANSON KIM FOWDEN/DEVIN Y
RRIGGINS FAMILY LIVING TRUST
SEIFERT FRANK/KATHLEEN
WISNIEWSKI ETHEL
PROGRESS PHOENIX LLC
SPEAR NATHAN L/SHERRI
WOODLAND JEFF PAUL
HURLEY BRIAN/SHELBI
MATHIASON ANDREA
MORRIS CHRISTOPHER/RACHELLE
DAVID AND LINDA WEST LIVING TRUST
KENNETH R AND MELISSA E WHARTON LIVING TRUST
DENNIS R INGRAM ATTORNEY AT LAW LLC
NOLAN PATRICK J/RANA G
DASILVA JAIME A
VENETUCCI LIVING TRUST
MCKINSTRY RAYMOND P/KATHLEEN E
CASSENS BRYAN R/KRISTEN L
LONG VALERIE/CAMERON
CUNNINGHAM FRANCIS L
ELLIS RYAN/ROBYN L
TIDWELL KATHRYN/TRAVIS
BUCKLIN RUSSELL L JR
BLANKS BRIAN
HOLLOWAY DEDRICK/GRACE
CHEUNG FRANCIS/ROBIN KAYE
LA VALLEE DANIEL/NICOLE
THOMPSON JASON
NEYPES CELEDONIO R/HEATHER SUNSHINE
KING HOLLY R
RAPADA EFREN R/GRACE
ABRAMS WALTER T/CANDELARIO JUANITA
HEILMAN ZACHARY J/JESSICA
CASTILLO ALEJANDRO/LAUREN A
PFABERS AZ 1 LLC
EDGAR A MCAVOY AND SHARON A MCAVOY REVOCABLE LIVING TRUST
JOHNSON PAUL J/BREANNE M
FLEISCHHACKER BRANDON L/LISA M
ONEAL ROY M/STUMPF RIANA LEE/MANGELS JOHN D JR
SARGENTO ACHILLES MALAPIT/BLAIR DENEE MURRAY
STEFANESCU JOHN S/ELENA
EZELL CHARLES/ELSA
SULLIVAN JASON/ANNE
JENSEN FAMILY TRUST
KRITENBRINK FAMILY 2023 REVOCABLE LIVING TRUST
UMOREN MARSHALL E/IFIOK A
VANTAGE RETIREMENT PLANS LLC
VARGAS DANIEL/NEAL DESTINY
PREHN KYLIE/CHRISTOPHER
KOLARCIK BENJAMIN J/MELISSA M
GPIT PROPERTIES LLC
SCOTT E CASTLEMAN AND VICTORIA L CASTLEMAN LIVING TRUST
WOOTEN GARY L/GLORIA J
LANGLOIS TAMMI/KEITH
RUZICH FRANK/THAN PHUONG
ICARD IAN M/JACQULYN
PORRAS JONNIE A/VENNES T SHERRY
31100 N 132ND LLC
DANIEL JAMES AND VIRGINIA S DONNELLY TRUST
FISCHER DAVID/CHERYL
YOUNG MARK/JASON
GOULD CAMERON
ROSE JASON/WENDY
REEVES REVOCABLE TRUST
JAWORSKI RICHARD
SANDERSON MATTHEW JOHN/KRISTEN RENEE
ENNIS FRANK ALEXANDER/KRISTEN NICHOLE
MARY L WALLACE TRUST
BOTMA JOEL/LEAH
COUCH JOHN MICHAEL/NICOLE THERESA
LUND SCOTT/MARCIE
WIEBEN FAMILY 2007 TRUST
VOS FAMILY TRUST
LINZNER STEPHAN/DANIELA
VILLARREAL JOSEPH A/KATIE A
BUCHANAN ANTWAN/LYNDSEY
GARZA CHRISTOPHER SAMUEL
NICHOLAS KEITH/REBECCA
KRYSIAK KATHLEEN DANIELLE
BROWN LIVING TRUST
HUDSON WILLIAM COY
ERIKSSON MICHELLE/CHRISTIANSEN JAMI
PLETT RANDY/TWYLA
BROWN RUBY Y/GARY
MELINDA M KOBOLD REVOCABLE LIVING TRUST
TYLER DAVID L
BAILEY THOMAS E/PEARL M
NELSON FAMILY TRUST
CREAN JAMES
SMITH GREGORY B/JESSICA J
SMITH ANNETTE/CARY
GARVER KEVIN L/SHERI L
LARRY GLENNIS AUSTIN TRUST
PAVLISH DAVID L/VICKI M
ZYGMONT JAMES/MONA
7C FAMILY TRUST
GOULDING TRACY A
STEFFEN FAMILY TRUST



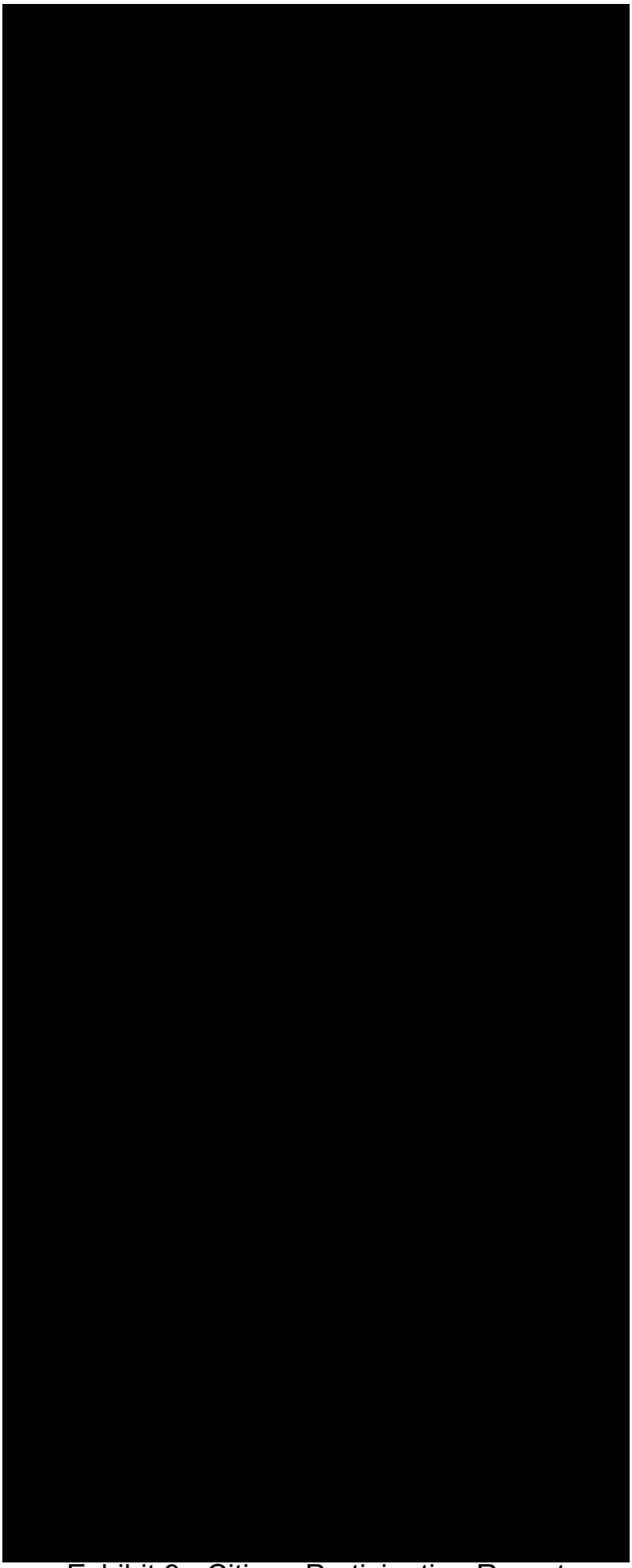
PYLES FAMILY REVOCABLE TRUST
MARKOSIAN FAMILY TRUST
MURPHY JOHN/BARBARA
PATRICK & NANCY DICKERSON LIVING TRUST
SONG HYUN SIK
CYGA DENNIS J II/TRACY L
WADDELL BRENT E
PAWLOWSKI LARRY W/LAURA L
MAPLES STEPHEN C/SHERRY L
HEUER LATEANA
DOMBROVSKI CODY J/FELICIA A
SCHULTZ ANTHONY/KIMBERLY
MESSER MICHAEL K/MCGHEE KELLIE A
LAMBETH HARRISON REID
POGHARIAN HRAIR
PIERCE JEREMY J/JODIE S
SEPULVEDA JOSE IGNACIO/SANDRA LILIANA
NEICE ROBERT RYAN/STEPHANIE MARIE
SHUMYLO ROMAN B/AMY M
RGTL LLC
BRIECE LORI
CHATFIELD DAVID/LIU MIN
WETZSTEIN JONATHAN M
BENNETT DANIEL J/TRACI D
NILSON CHRIS/DIANA
OLSTAD PAT I/PATRICIA
GLADDEN GARY A/MARTA L
SCHRAML RONALD/BOMAN CHELSEA LYN
RITZMAN JULIE A
WORX INVESTMENTS LLC
BAUMER ELIZABETH C/MICHAEL G
LEROY STEPHEN TYLER/WENDY MELISSA
TRIGGS BRIAN SCOTT
GATES STEVEN D
ZAPATA ANTONIO/DONNA M
FRAZIER JEROLD S/BRANDY L
LOESCHER PATRICK J
RODNEY FICHTER LIVING TRUST
NEAL AND KIMBERLY SULLIVAN FAMILY TRUST
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
DRH ENERGY INC
THOMAS FAMILY TRUST
CHAPMAN DAVE
HARPER JASON M/MEYER MEGAN L
FALCON STEVEN/LAMONA
LAHASZOW TRUST
BERNAT SHAUN M/ASHLEY M
MIKKILINENI PRASAD S/DEVI J
DENNIS A AND KIMBERLY A SHINER LIVING TRUST
NUTTER DAVID L/JENNIFER A
BOND SHARON/GARRY
BAYDO ERNEST P JR/LORI K
COMPTON ERIN ELIZABETH/LESMES JUAN PABLO
WHEELER AVERY/SUZANNE
FEUSSNER ERIC J/CHRISTINA M
SPROUSE JUSTIN/ASHLEY
MICELI SEAN C/YVONNE C
QUAIL VIEW PROPERTY LLC
DERRYBERRY JEFFREY BOYD
TUSA FAMILY TRUST
WALL FAMILY LIVING TRUST
MARRO CHRISTOPHER J/ERIKA A
MABEE JASON R/CARRIE J
MARTY G BAKER AND JIA OAK-BAKER FAMILY TRUST
MARK A AND HOLLY F TENN LIVING TRUST
FLANAGAN AMY MARIE
MURPHY JOHN T/SUSAN F
WILSON TETON L/AMBER R
TOPETE JAIME/CRYSTAL J
COPPERTHITE JAMES/JOANNE
VASQUEZ-MCCALL BELKIS H/MCCALL JACK
TARPEY STACEY/JAVIER
HULSIZER FAMILY LIVING TRUST
RMASSETTRUST
DAVIS FAMILY TRUST
ANNOUAL MIKE
SURVIVORS TRUST
ATKINSON KRYSTAL DAWN/LEVI DANIEL
FARLEY CHRIS/REBECCA FIGUEROA
RATIU FAMILY TRUST
MCVEY NATALIE/JAMES
HEW JOHN/PAULA
PATEL SHEJAL
HOWE ACQUISITIONS LLC
DOYLE BRIAN/ROBYN
MOORE MICHAEL P/ANDREA L
DAVEY DANIEL/MELINDA
LANGRAN RORY S/KAREN M
JOE RILEY CLURE AND ANNETTE THOMAS LIVING TRUST
POLLEY FAMILY TRUST
M&L CHEEKS FAMILY TRUST
MONTOYA DAVID/OHRN ASHLEY
DAVIS BONNIE L
YAKUBINIS TRUST
BONNELL DEBORAH M/WAYNE
JEREMY STRUNK SOLE TRUST
VISTANCIA MAINTENANCE CORPORATION
T AND N PRECIADO REVOCABLE TRUST



JOSEPH E AND BARBARA J MATTINGLY REV LIV TR
BRIMMAGE FAMILY TRUST
SPURLOCK MICHAEL SHANE
BENJAMIN AND AMANDA KATZ FAMILY TRUST
CARL A ANDREEN REVOCABLE TRUST
EWING JOINT REVOCABLE TRUST
BLACKSTONE AT VISTANCIA COMMUNITY ASSOCIATION
MIKLIN KAREN D/SCHOCKET ALAN L
TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION
PETER A WISNIEWSKI FAMILY TRUST
BROWN MICHAEL DAVID/RUSSELL MELISSA SUE
COOPER CHARLES L JR/JOELLYN JEANNE
DIDIOT GEORGE M/DOLORES L
LOISEL DANIEL/CHRISTA
FESSENDEN DAVID LONG II/CHARLAINE JOAN
BARILLAS FAMILY REVOCABLE TRUST
JOHNSON VELDA JEAN/DUDZIAK MICHAEL
VISTANCIA VILLAGE A COMMUNITY ASSOCIATION
POSNER FAMILY TRUST
ROBERT W AND SANDRA J MCMICHAEL REV LIV TRUST
WILLIAM B HAIGH AND NANCY JO HAIGH REVOCABLE TRUST
GARY R AND BONNIE S LAUGHLIN INTER VIVOS TR
QUERCIAGROSSA THEODORE B/JANICE L
HARMAN ROBERT/DARLENE
PJM TRUST
LUTZ FAMILY TRUST
ROACH FAMILY TRUST
JOHN G KETELHUT AND STEPHANIE A KETELHUT REVOCABLE TRUST
JOHN N FIELDS REVOCABLE LIVING TRUST
CHARLES AND JUDITH BEDARD LIVING TRUST
MUSSELMAN DOREEN FAYE
HOLLY THOMAS JOSEPH
SILVERBERG STEVEN EARL/JULIE JOAN
MOHR LYNN
MARTIN FAMILY TRUST
RICHARD AND PAULA BABIN LIVING TRUST
STEVE AND GAYLE ERICKSON TRUST
JOHN R SUDERMAN AND KATHY J SUDERMAN FAMILY TRUST
SCOTT C BURMEISTER AND DEBRA L BURMEISTER REVOCABLE TRUST
MATOFF RICHARD I/PHYLLIS R
DEERING FAMILY TRUST
NOVAK ARTHUR L/MARY A
DRUMWRIGHT FAMILY TRUST
BRIAN A SCHEELE TRUST/SANDRA K SCHEELE TRUST
ROBERT C AND DIANA L REYNOLDS REVOCABLE TRUST
JESSEN SALZER LIVING TRUST
KHETIA PREMAL
WARREN A EICHER AND DONNA R EICHER FAMILY LIVING TRUST
GERALD B GURTLER AND SANDRA M GURTLER TRUST
DOLAN JOHN/LORRAINE
NEWMAN JERRY J/BARBARA A
CHURCH SANDRA LYNN
STRALEY JUDITH ANN
VAN SCIVER FAMILY TRUST
CHARLES I AND KATHLEEN M BROWN LIVING TRUST
COUGHLIN FAMILY TRUST
SMITH PAUL B/JUDI J
NARENDRA AND ALKA SHAH LIVING TRUST
TRUMPET HILL REVOCABLE LIVING TRUST
JAY H SIMON AND VICTORIA L SIMON FAMILY TRUST
DISCHER MARY/GROVE VICKI L
MICHAEL AND MARY-BETH RIGG FAMILY TRUST
PARDI TONY V/JOYCE K
NEILL JEFFREY J/LORI A
LEVY MCDONOUGH TRUST
KAREN BERNER LIVING TRUST
BRENN LIVING TRUST
LOOSE FAMILY TRUST
ANTONITA FAMILY TRUST
OCONNOR FAMILY TRUST
AKMAN SYDNEY/ALENE R
DAVID W MATTSON AND JANET J MATTSON FAMILY TRUST
GAUTHIER GREGORY M
GRIFFITH ROBERT LINDLEY/GABRIELLE
DONAVEN DOUGLAS C/MARILYN E
CHRISTOPHER J PLUNKETT TR/DAWN M PLUNKETT TR
FALCETTI FAMILY LIVING TRUST
NAGEL LIVING TRUST
WILSON FRANK D/DIANNE
WRIGHTSON FAMILY TRUST
COLLIGNON BRIAN/JOAN
JOHNSTON MARK F/CHERYL D
MITCHELL NICHOLAS A/PATTI LYNN
VICTORIA K WRIGHT LIVING TRUST
KLEIN DEBORAH ANN
LARRY D AND RONDA J FETKENHIER LIVING TRUST
CLARK FAMILY TRUST
LAFORET RICH ANTHONY/LINDA SUE
BOSS REVOCABLE TRUST
RICHARD A SANTINI FAMILY TRUST/CATHERINE E SANTINI TRUST
KIMBERLY E STUHR LIVING TRUST
CARL S THOMPSON AND PAMELA D THOMPSON TRUST
JAYNE BRISCOE REVOCABLE TRUST
KRUSE FAMILY TRUST
DOYLE JOHN P/NATALIE
BRENNA ROBIN LEE/CAROLYN SPENCER
T & D CHACE TRUST
PORTER FAMILY TRUST



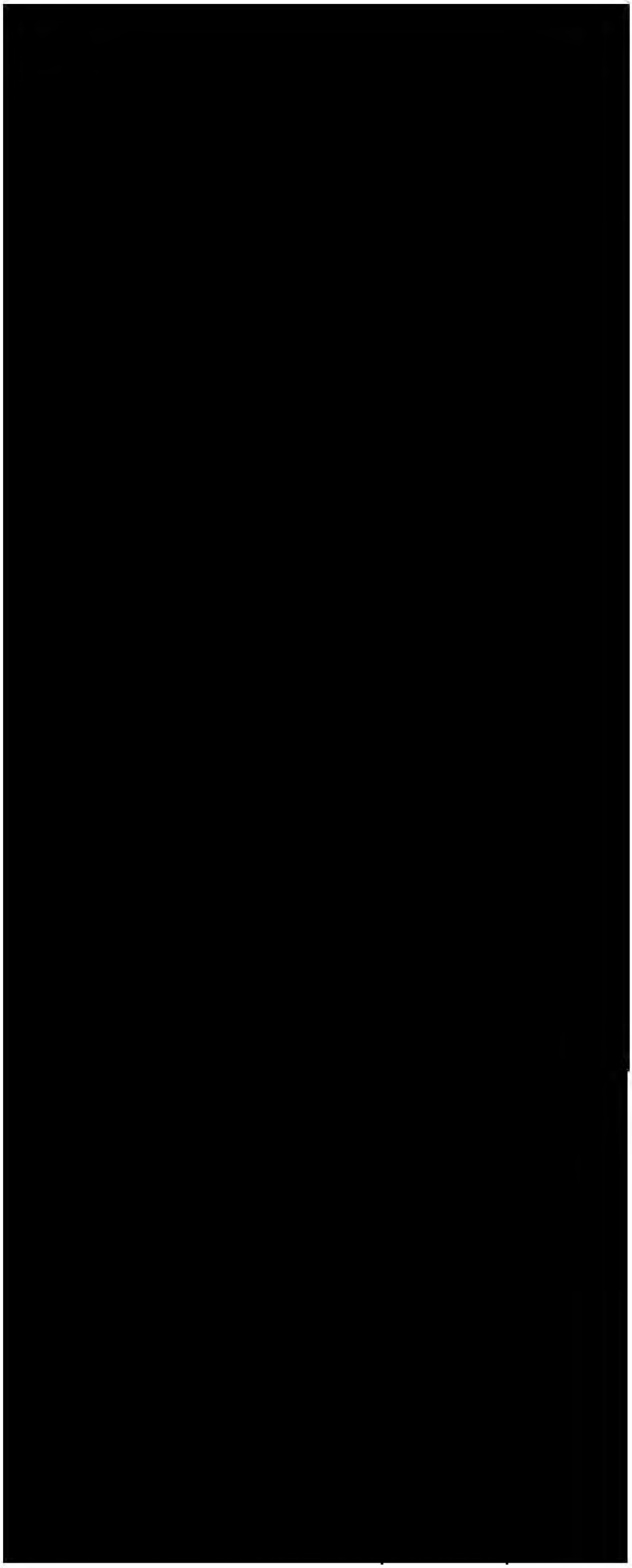
NAGENGAST JAMES D/HEATHER J
BIRTELL CLAYTON V/SARA M
CARRIE LYNN BABICH DECLARATION OF TRUST
ROSS FAMILY TRUST
GREEN CHAD/KRISTI
THIEN PHAM LIVING TRUST
ST PIERRE PAUL/LINDA
JAMES AND DENISE VEITENHEIMER REVOCABLE TRUST
THOMPSON DIRCK
FISHER EDWARD M/RUTH
DENNIS A MERENS AND JUDY G MERENS TRUST
FEDE SPERANZA TRUST
SCHROEDER MARK R/LESIA K
GUBIN BRADLEY D/DUNNE SHAELA C
THOMPSON REYMANN TRUST
HEYDARI MOHAMMED/TAMMY DAWN ELLIOTT
BEVERLY L BURKE FAMILY REVOCABLE TRUST
DLUGOSZ FAMILY TRUST
ANA MARIA GILL 2008 TRUST
BROWNELL FAMILY LIVING TRUST
HALUPKA FREDERICK ROBERT JR/KARLINE JEAN
STENHOUSE REVOCABLE LIVING TRUST
DORION CRAIG E/ALISA L
BUCKLEY JAMES C/KWON ELAINE Y
RUSSELL AND TERESA FORNATOR REVOCABLE FAMILY LIVING TRUST
ANKER FAMILY TRUST
NANCY S PATTERSON REVOCABLE TRUST
ALAN AND GERI CHESEBROUGH REVOCABLE TRUST
MOREHOUSE FAMILY REVOCABLE TRUST
RENNAE L WARD TRUST/RENNAE L WARD IRREVOCABLE TRUST
JOZWICK LIVING TRUST
WAECHTER LIVING TRUST
WEBB ROBERT MICHAEL/ROBERTA MALIE
MULHOLLAND JOHN M/BARBARA
CRAMER FAMILY LIVING TRUST
FAHRNI BRUCE C/SUSAN J
ARNOLD PETER/MARIA
LISA A STANGE REVOCABLE TRUST
ELM DEE L/NANCY A
POPADYENTZ RONALD J
TAYLOR ERIC R/ANNA A
MARK AND LAURA PAGE LIVING TRUST
KAREN VAUGHN REVOCABLE TRUST
STONECREST REVOCABLE TRUST
ACORN REVOCABLE LIVING TRUST AGREEMENT
HAUSER GREG J/LISA D
MARGO PIPER DECLARATION OF TRUST
HANSALIA JAY R
JAMES & JEANNINE RUETZ TRUST
CHANDRA FAMILY TRUST
FREEDLANDER RICHARD S/SHINDLE LAUREN I
CJS FAMILY TRUST
WESLEY ROBERT EGGERS AND DONNA MARIE EGGERS REVOCABLE TRUST
PIANIN FAMILY TRUST
VISTANCIA MAINTENANCE CORPORATION
BERRETTINI VICKIE B/ROBERT B
MEYERS RICHARD E/CYNTHIA L
TETEN FAMILY TRUST
FALK TYLER R
LUIS CARLOS BENAVIDES AND SHERYL JEAN BENAVIDES TRUST
ROBERT AND EVA LENZINI TRUST
GREG YOUNT TRUST
WINKLER MARK/SUSAN
DEBORAH FLICEK REVOCABLE TRUST
DETRICK CHRISTINE M
HIXSON REVOCABLE TRUST
ZAJICEK JAMES E/ANNA M
JEFFREY D HURD AND ELIZABETH A HURD TRUST
ZORFAS MARK BLAIR/NANCY J
HAROLD AND CAROL EMME LIVING TRUST
ZELMA SIMPSON TRUST
PUSACK DAVID GEORGE/ANNIE KUO
HOLBERT FAMILY REVOCABLE TRUST
MAYS MARK/POWERS PEGGY
SUSAN A TROUT TRUST
WOLFORD SUSAN J
GREENBERG FAMILY LIVING TRUST
WOODS COY E/DAWN A
BRUDI ERIC C/AMY C
JOHNSON EDWARD C/TERRY L
LOGGINS FAMILY LIVING TRUST
SMITH FAMILY LIVING TRUST
WILSON DIANE T
DOUGLAS AND KELLY PITCAIRN LIVING REVOCABLE TRUST
JANELLE A GUZIK LIVING TRUST/TERESA L SPINELLI LIVING TRUST
NELSEN FAMILY TRUST
MELLEN FAMILY LIVING TRUST
BARTON AND LISA BROWN FAMILY TRUST
JANELLE SPEER LIVING TRUST
MARCHANT LIVING TRUST
KLEIN DONNA
SHARON B SHAFER TRUST
STUBACK JOEL HERBERT/CHERYL/KREISBERG ALICIA
WEBER TRUST
CARBONE TRUST
SMITH ROSELA
HECK FAMILY TRUST
SUSAN BUI BERGEN TRUST/WILLIAM T HIPPENSTEEL TRUST



JOHN AND TERI BAY FAMILY TRUST
TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION
GRANT DOUGLAS J/SUZANNE
KNEBEL EDWARD M/LOPACINSKI PATRICIA A
FULLER MICHAEL S/SUSAN C
WATTENBARGER RICHARD DOUGLAS/EDNA SUE
LIZABETH MILLER REVOCABLE TRUST
RAHILLY MICHAEL/HYDER DIANE
SCOTT WILLIAM K/JOLENE K
BAKER SEARS REVOCABLE TRUST
EDWARD W KERR AND CLAIRE L KERR REVOCABLE TRUST
ROBERT M KOELLER REVOCABLE LIVING TRUST
BECKLER RICHARD W/RUTH L
FASSETTE MICHAEL A/DARLENE A
CHRISTINE M PAVEL 2001 LIVING TRUST
MORENG FAMILY LIVING TRUST
RENEE C WEISSER LIVING TRUST
SCHEAR FAMILY REVOCABLE TRUST
STEVEN L AND GLORIA M MEFFORD TRUST
RICHARD AND PEGGY GREGORY FAMILY TRUST
DAHL NELSON D/PAMELA F
REINOEHL RICHARD G/ROBIN N
RONALD POLON 2017 LIVING TRUST
SOVELL KAREN L/KIM SUZANNE
LOUDON FAMILY TRUST
EGUIA LEON JR/JUANITA SYLIVIA
2023 CYNTHIA S HECK TRUST/MARGARET BRUSSAT REVOCABLE TRUST
LARRY S BORESS AND SHERI J BORESS 2010 TRUST
WILLIAM AND JAN MORTON LIVING TRUST
LOEB GARY A/DENISE C
ROBERT L KLEE JR AND VIVIAN K KLEE LIVING TRUST
POWERS KAREN A/BUSCHERT CHARLES J
ROGERS DOUGLAS BRUCE/SHANNON MARIE
DIANE MATHA TRUST
OVERBAUGH ANTONY N/STACIE K
MARY R TROTTER REVOCABLE TRUST
HOLLANDER GENA ANN
HUGHES REBECCA L
GUNNERSON WILLIAM T/NATALIE J
LEARDINI FAMILY LIVING TRUST
FREEDOM TRUST
GRANGER FAMILY TRUST
LAURIE WALONS RAHN RESTATED REVOCABLE TRUST/SCOTT W RAHN RESTATE
REVOCABLE TRUST
MANNING DAVID R/LISA A
WINOKUR RONALD RICHARD/KAREN MARIE
BROWN THOMAS DAVID/GOULD LAVONNE ARLEENE
LAWSON WILLIAM L\ANNETTE M
BROWN ARTHUR EUGENE/ALFREDIA FAYE
MAKOS SALLY
WISE SUSAN E/TIMOTHY S
MICHAEL & KATHY TAPLIN TRUST
JOHN AND DENISE COBURN REVOCABLE TRUST
HOLLAND BRYAN E/HOLLY
MATTINGLY FAMILY TRUST
DAVID J FEINGOLD REVOCABLE TRUST
LUND CHRISTOPHER JOHN/JILL ORLETTA
CLEMENTS LIVING TRUST
DAVID DION AND JILL DION LIVING TRUST
STALSBERG GINA
LOYETTE LYNN FISHER LIVING TRUST
CERAULO PAULA B/PHILLIP W
JOHN M SCHMITT AND DIANE K SCHMITT REVOCABLE TRUST
ROBERT AND RHINA HALVERSON LIVING TRUST
DAMM LAWRENCE PETER/LISA MICHELLE
DOUGLAS L STAYROOK REVOCABLE LIVING TRUST
WARNER NEIL GRANT/PENNY J
BRAUNSTON DENNIS RICHARD/LAUREN ANN
HENDERSON MERRILL DOUGLASS/ELLEN LOUISE
MAIN JAMES R/BARBARA A
JULIA M MENNET 2015 TRUST
PEGGY ELIZABETH LEHAGRE TRUST
VEYSEY VERNON G/LISA M
WESTLAKE BEVERLY K
MEYERS PATRICIA ANN
ZARRIN LYNNE E/BAILEY KEITH T
PORTER SAMMY KENT/KATHLEEN M
BUCHANAN RICHARD L/JANET A
HATFIELD SUSAN AMY
BUSCHKO MICHAEL D/MARY JO
MARSHALL AND CHARLOTTE DANN COMMUNITY PROPERTY TRUST
LEONARD MICHAEL J/ANGELA A
SCOTT FAMILY LIVING TRUST
ARTHUR JOINT TRUST
JAMES ROBERT E/JEAN I
JANSEN WILLIAM POSER/SONIA ANDREA
SECORD IAN REID/SIMPSON-GALNA MARY LUCY
CULL DAVID G/LAYLA A
MOSSBURG THOMAS J/RANDEE L
RICHARDSON JERRY/SHIRLEY
EATON PAIGE
BACA AMADO A/BUNKER DEBORAH K
BRIAN M CARLSNESS AND SUSAN M CARLSNESS FAMILY TRUST
CLARK STEVEN N/RIMA DONNA
SMITH-GILL REVOCABLE TRUST
DAVID J MARTINEZ AND DEBORAH R MARTINEZ REVOCABLE FAMILY TRUST
FARNSWORTH ROMA
BEHRENS JOSHUA A/TAMMY C

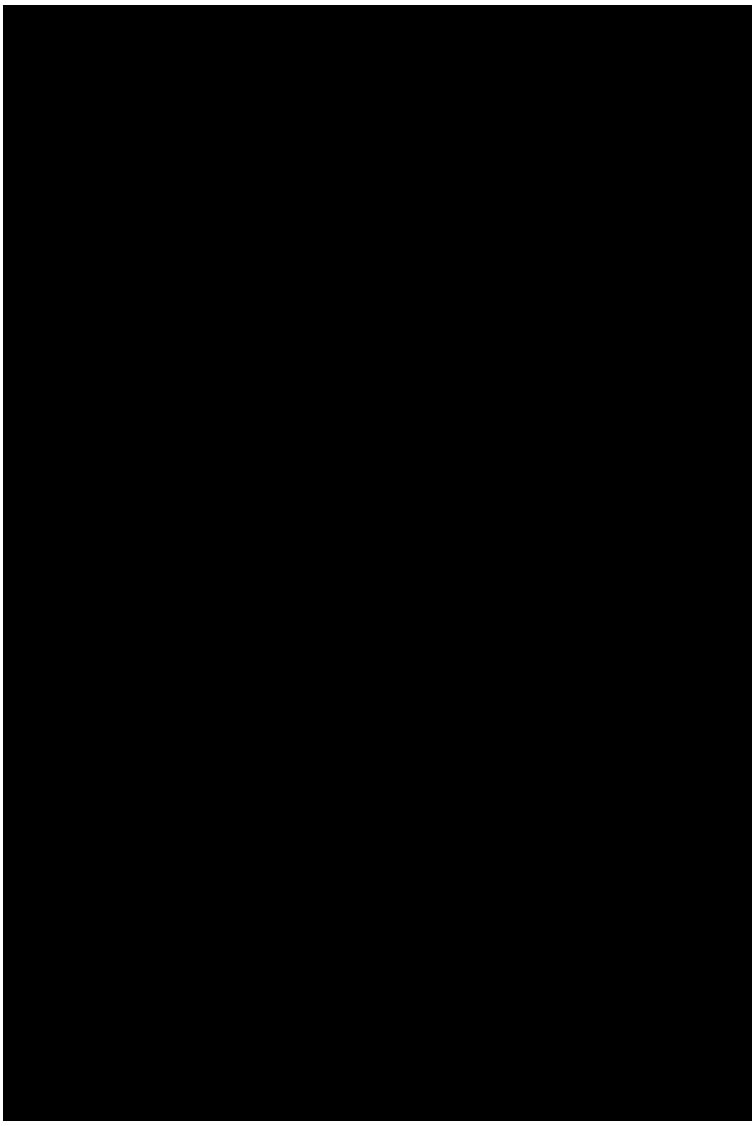
[redacted]

MARCIA GREEN REVOCABLE TRUST
HEMLER DOUGLAS E/KELLY-HEMLER KAREN M
WEBB FAMILY LIVING TRUST
MYLES FAMILY TRUST
JEFFREY S HAAS AND KAREN L HAAS REVOCABLE LIVING TRUST
STEPHEN M BANCROFT REVOCABLE LIVING TRUST
MAUK DANA E/SUSAN E
HR Z REVOCABLE LIVING TRUST
ZAVOS DAVID R/JAYNE M
CAROL FITZPATRICK REVOCABLE LIVING TRUST
COURTNEY BATTAGLIA TRUST
LUMPKIN AND FARAH FAMILY LIVING TRUST
2004 GILES FAMILY REVOCABLE TRUST
TIMMINS JAMES QUINN/CARMEN HANSEN
WEIKERT FAMILY TRUST
THOMAS EAPEN/ANNE EAPEN
KARPINSKE CHARLES FRANCIS/CARLA JEAN
HART HOLLY RUTH
RAYMOND AYSIN B
DOLAN DANIEL C
RENEE SHULMAN LIVING TRUST
STEWART RONALD A
KILCOYNE SHELLEY/MARTIN JOHN
SHAFER ROBERT J/STANO CATHRYN M
LINDA MITCHELL SIMPSON AND IAN CAMPBELL REVOCABLE TRUST
MCALLISTER GREG A/PORTA MELISSA A
MILLER FAMILY TRUST
SHMAGIN MITCHELL E
MARTIN TRUST I
TURNER FAMILY REVOCABLE TRUST
A TO Z TRUST
MICHAEL P WISE AND BRENDA K SCHIEFFERT-WISE LIVING TRUST
PFENNINGER FAMILY LIVING TRUST
MCISAAC FAMILY TRUST
REVOCABLE TRUST OF PAULENE KAY SCHOCK
DAEON S FAMILY TRUST
BOEHM LEE IRVIN
MIKLIN JERRY S/FREDA A
DYER DIANA S
MCCLENDON SAMUEL KEVIN/JANA LEE
COATY TIMOTHY A/SUSAN K
CHURCH CYNTHIA/KEVIN E
HENDERSHOTT MICHELLE L/BRIAN D
FROST ROBIN/HAL
CHARLES K PIET AND IVY J PIET REVOCABLE TRUST
MURPHY ROBERT M/LILLY
LYDON ROBERT M/SUSAN R
SHANNON BRADLEY S/LORI L
BLENSKI ROBERT R/DIANE
MAIELLO FAMILY LIVING TRUST
KLAUS CATHERINE ALICE/STEVEN LEO
JOHNSON ROBERT P/GAIL D
BAUMAN LIVING TRUST
ANDERSON JANET M/STEVEN C
STRAHL SCOTT ALAN
DAHL BRADLEY J/TORRE S
VARGAS CARLOS B/LANELLE S
RISING PHOENIX TRUST
BALLEW DAVID/CHRISTINA ANNE
GENUALDI MARK GERARD
LORA K NASBY REVOCABLE TRUST
PALMER TIMOTHY/RAMONA
LUGO ANA MARIA/BONILLA GABRIEL A
DUFOUR FAMILY LIVING TRUST
BROWN MELISSA KAYE
MOWERY DEAN D/MARY ANN
BUHRER SCOTT/IVES LISA M
TOTTY EARL JR/ KAREN DENISE
LIVING TRUST OF HEIDI A ELLIS
HARTNETT EDWARD JOHN JR/BLACKSTONE TERRIE LYNN
JACK AND BESS JONES FAMILY TRUST
CHRISTOPHERSON KAREN J
COOL RED PONY TRUST
TIMOTHY DANIEL LEONARD REVOCABLE LIVING TRUS
PAULA K LIPSON & DEBORAH J CHROBAK REVOCABLE TRUST
DEAN FAMILY REVOCABLE TRUST
RADOL ROGER B/WEXLER ROBIN
DUBROW FAMILY TRUST
OBRIEN LORI ANNE/THOMAS MICHAEL
RIETH FAMILY TRUST
DANIEL & JANE ESPING TRUST
DEN BOER FAMILY TRUST
BRETZ THOMAS/FRANCINE
DANIEL AND MARILYN GRENCI FAMILY TRUST
WEISER FAMILY TRUST
JEFF AND FRAN LIVING TRUST
KRUEGER FAMILY TRUST
YOUNG TRACY L/CINDY J
FEINSTEIN FAMILY LIVING TRUST
MOSIER CRAIG LYNN/GAYLOR MAREN KIRSTEN
PERALTA FAMILY TRUST
ZERCHER LIVING TRUST
MARCIANI ROBERT J/MARIE ANTOINETTE
COSSMAN ROSEANN
ROSEMARY D BROWN REVOCABLE LIVING TRUST
JOHNSON EDDIE C/ACELA
ISRAEL DAVID A/ROSENFELD AUDREY K
ARLENE A BUNT REVOCABLE TRUST



WILLIAM KOWALSKI AND DEANNA MARAS KOWALSKI JOINT LIVING TRUST
SALLY ANN ODETTE LIVING TRUST
COUNCELL THOMAS W JR/PAMELA L
MCCASLIN-BARRAZA REVOCABLE LIVING TRUST
GARY AND TERRI DEVEAU LIVING TRUST
CHARLES MAIER FAMILY REVOCABLE LIVING TRUST
BROOKS DAVID MICHAEL/ELLEN HICKSON
POMERANZ COMPANY LLP
P & G VOGL FAMILY TRUST
BYRON AND DINA GARDNER 2020 FAMILY TRUST
SMITH DAVID R/LAUFER-SMITH DEBORAH A
BUSHNELL GAYLE/FUNK DANIEL
HORNER FAMILY TRUST
FINE LOUIS/DIANNE C
KAMINSKI KENNETH M/CINDY M
TERRANCE AND LISA DUNNAM LIVING TRUST
STALIN FAMILY LIVING TRUST
VINCENT M AND THERESA J MURRIETTA LIVING TRUST
DENNIS KENNETH/POWER DOREEN
RANDAL D MILLER AND VICTORIA E MILLER REVOCABLE TRUST
TRUST AGREEMENT OF PAUL AND WENDY KERSTEN
SHILL FAMILY TRUST
DUFF APRIL M/ROBERT M
BAGINSKI WENDY F/MICHAEL J
HESSEMAN JAMES C/DEBORAH J
PARK DIANE A/STEVEN M
MJH MH TRUST
BLACKMAN LEAH LINZEY
TAYLOR DONALD WILLIAM/DEBRA LYNN
CHRISTINE M SHERER FAMILY TRUST/MAUREEN A FAIRBANKS REVOCABLE TR
MARVEL J BAILEY LIVING TRUST
BECK HOWARD S
SLOSAR TRUST
POWELL ROGER L/VIRGINIA A
DESTRUEL FAMILY LIVING TRUST
FOLLANSBEE JEFFREY E/BRENDA G
STEVENSON TRACY L/STROJUY DAVID D
AUER REVOCABLE TRUST
MOY STEVEN/CAROL
THOMPSON GREGORY SCOTT/JEANNE MARIE
ALLEN FAMILY LIVING TRUST
ROESLER-HILL FAMILY LIVING TRUST
CENSORIO FAMILY LIVING TRUST
M & K GRANT TRUST
SPIEKER RICHARD J/ELIZABETH M
SCHWAB GEORGE JOE II/DIANE
MCCLURE JOHN MARK/TERESA GAIL
GARCIA RUBEN/MCELDERRY MARY K
2023 PARKS REVOCABLE TRUST
PACIOREK STACI MARAZONI/MICHAEL A
PEGGY EILEEN SMITH LIVING TRUST
JOSEPH SCOTT DEROEST AND KIMBERLY ANN DEROEST LIVING TRUST
OSBORNE FAMILY LIVING TRUST
CATHRYN ANN BASSETT LIVING TRUST
KING PATRICIA BUCKLEY
BENSON CHARLES WILLIAM/GABBARD-BENSON ANGELA
MILLERHAGEN JAY OLIVER/CATHERINE CROFTS
STROHACKER DENISE ANN/MUNSON RICHARD GLEN
WEST DONALD J/VICTORIA M
JONES MARK
JANIS L DURST REVOCABLE TRUST
VITALE JOHN/PATRICIA M
LOUGHLIN TRUST
ABERNETHY JANET T/LUTHER
PLOOG WILLIAM/CYNTHIA
BOUWHUIS COLETTE/THOMAS
MAULTASCH LIVING TRUST
MOSKOW FAMILY TRUST
PETERSEN CLARK TRUST
REDDY REBECCAH INEZ/JAMES FRANCIS
MARTINEZ ALBERT/JILBETH
EAGLE KATHY L/RICHARDS TODD B
ABENDHOFF MICHAEL ROBERT/CYNTHIA SUE
HASTINGS FAMILY TRUST
FIRNHABER FAMILY TRUST
MARCIA B D ALESSANDRO DECLARATION OF TRUST
BURDZY JOSEPH GEORGE/DIANA P
MAGRANE JOHN T/LISA A
JIM AND ELLIE SWINEHART FAMILY TRUST
BIRCHFIELD ROBERT A/WOODBY MARY E
RODNEY S NICHOLS AND DARLENE M NICHOLS REVOCABLE LIVING TRUST
CALDWELL FAMILY 2003 REVOCABLE TRUST
WILLSON GARY D/CYNTHIA S
BAISCH JAMES M/KAREN K
FAIRCHILDS FAMILY REVOCABLE TRUST
DONALD D KOLTS AND JANICE L KOLTS TRUST
MICHEAL T AND LAURA C NICHOLS LIVING TRUST
QUEST FAMILY TRUST
LANGE LIVING TRUST
GRUBBS FAMILY TRUST
HASSMAN FAMILY TRUST
KEVIN G LEFAVOUR AND ANNE M ZVIRBLIS TRUST
ROSLAND FAMILY TRUST
ZIEGLER FRANK J/JILL E
TU ROGER H/FRANCES L
JUNTTI LIVING TRUST
SUSAN G MYERS LIVING TRUST
BESKIND JAY P/DIANA R

MOODY BRIAN/LUCINDA
CAVALIERE TRUST
CALDENTEY 2003 FAMILY TRUST
STIVERS DANIEL CHRISTOPHER/PEGGY LYNN
DEDO DANIEL J/SHELLY S
NOWOTARSKI DENNIS H
SEAL CLARE ALDINGTON/MARY JANE
DICARA JOSEPH E/BEATRICE M
FAY JOHN L/ANITA C
DICARA VICTOR LEO/LINDA
FINKLE FAMILY TRUST
NUNEZ RAMON C/JOANN MARY
VANDENBERG SCOTT/DIANE
MILLER THOMAS/ANGELA G
LAWRENCE E LUKAS AND DEBORAH LUKAS REVOCABLE TRUST
BLOOM JAMES M JR/MAUREEN A
RONALD AND SHIRLEY THOMAS TRUST
W J AND H COLLARD 1997 TRUST
ROWE FAMILY TRUST
WILLIAM J MOLLOY AND PAMELA S MOLLOY TRUST
BURCH ERIC/LISA LOUISE
SUPPO PAUL A JR/VICTORIA A
BURNS KAREN S/KEVIN P
EDWARD J COOKE LIVING TRUST
PFLUG FAMILY TRUST
STEPHEN R ANTHONY AND CHRISTINE M ANTHONY LIVING TRUST
MATHEWS CHRISTINE SUZANNE/MOON GREGORY
WAYNE AND LINDA ROBINSON FAMILY LIVING TRUST
HAASE FAMILY REVOCABLE LIVING TRUST
NIEDZWIECKI ROBERT M/SABINE
DEBORAH BRANDT REVOCABLE TRUST
DECKER SHAWN/WEBER JOHN
DSURNEY ROBERT/MARIA
RICHARD S WILKES AND JERI L WILKES TRUST
ROGER D AND DIANNA J PRYOR LIVING TRUST
ZONN SIDNEY/ELLEN B
FORREIDER MARK ALLEN/JUDITH LYNN
LOWENBERG CRAIG LAWRENCE/HOSTETLER NANCY LEE
RODIN JAMES A
HARWARD CHRISTOPHER G/NICOLA
RYDER RYLEY REECE REVOCABLE LIVING TRUST
KU YAO-TIEN/DENG SHIH-JING
BEAZER HOMES HOLDINGS LLC
SCHUTZ JESSICA/NIX HENRY
WASHINGTON STACEY/CLIFFORD
LEVEL 12 LLC
REDFIELD JAMES GREGORY II/HEATHER LYNN
MELENDEZ ALFREDO JR
Trilogy Boulevard (Trilogy at Vistancia)
Trilogy West (Trilogy at Vistancia Comm. Assoc.)
Blackstone at Vistancia Community Association
Granite Hills Community Association
Sonoran Place
Mystic at Lake Pleasant Heights
Village at Vistancia
North Pointe at Vistancia



TAB D

RESIDENT NAME	COMMUNITY (IF KNOWN)	ADDRESS (IF KNOWN)	MAIN CONCERN(S)	DATE OF CONTACT	METHOD OF CONTACT	TEAM MEMBERS
BARB ROBBINS	North of Lone Mountain		Traffic	5/21/25	Phone	Chris Shipley
DR. LORETTA CHEEKS	Entrada		Density, Home Height	5/21/25	Email	Josh Hansma, Kurt Jones
VICTORIA SUPPO	Unknown		Traffic, Road width	5/19/25	Email	Josh Hansma
RENNAE WARD	Vistancia		Traffic	5/23/25	Email	Josh Hansma
LINDA SIMPSON	Trilogy		General, Density, Traffic	5/24/25	Email	Josh Hansma
KIM STUHR	Trilogy		Traffic/Border Area	5/29/25	In-Person	Josh Hansma
STEVE DAVITT	Unknown			6/16/25	Email	Josh Hansma
ERIKA MARRO	Desert Vista		Traffic/Border Area	6/7/25	Email	Josh Hansma
TOM BOTTORF	Trilogy		General	3/27/25	In-Person	Josh Hansma Chris Shipley
PEGGY NEELY	Vistancia		General	4/2/25	In-Person	Josh Hansma Chris Shipley Kyle Moyer
MATT BULLOCK	N/a		N/a	3/25/25	In-Person	Kyle Moyer Chris Shipley Kurt Jones

JOHN & DEANNA MARKOSIAN	Unknown	General	5/7/25	Email	Kurt Jones
MICHAEL SIMPSON	Trilogy	Traffic, Buffer	5/7/25	Email	Josh Hansma
GREG MCALLISTER	Unknown	N/a	6/2/25	Email	Josh Hansma
CHERYL BONDHUS	Unkown	N/a	6/2/25	Email	Josh Hansma
NEIGHBORHOOD NOTIFICATION LETTER SENT	N/a	N/a	5/12/25	Email	Josh Hansma Kurt Jones
NEIGHBORHOOD MEETING	N/a	N/a	6/4/25	In-Person	Whole Team
FOLLOW UP TO NEIGHBORHOOD MEETING ALL ATTENDEES	N/a	N/a	6/11/25	Email	Josh Hansma

Kyle has had 3 phone conversations with Linda Simpson, Victoria Supo, and Mary Cassellius.

Resident Email Correspondence Since the Neighborhood Meeting:

Josh,

I understand that a TIA was included with the application to the city. Can you please email it to me or provide a link where I can view it? The city will not do so.

Thank you,

Victoria Suppo

Re: . Lone mountain and 135th PAD

JH

Josh Hansma <josh@kylemoyer.co...

Monday, June 2, 2025 at 2:50 PM

To: v s

Ms. Suppo,
I am following up in regard to your message to Kurt Jones. I am a Community Outreach Coordinator working with Shea/Toll/Lennar on the project at Lone Mountain and 135th. I am happy to serve as your primary point of contact regarding matters related to the project. Thank you for your message and your inquiry. I have forwarded your request to our engineering team and will follow up with you directly once I have a response.

You may already be aware, but I would like to extend a reminder invitation for you to join us at our Neighborhood Preview Meeting this Wednesday evening, June 4th from 6:00-7:30pm at Vistancia Elementary School located at 30009 N Sunrise Point. We will have many of our expert development team members such as designers, architects and engineers present to answer questions and address concerns. This will be an excellent opportunity to get acquainted with the key planners as the project moves through the public process. I hope that you will be able to join us.

Again, thank you for your inquiry. I look forward to continuing our dialogue and fostering a positive working relationship.

Many thanks,
Josh

Josh Hansma
Associate, Kyle Moyer & Company
KM &CO

Re: . Lone mountain and 135th PAD

VS [redacted]

Monday, June 2, 2025 at 3:45

To: Josh Hansma

Hi Josh,

Thanks for reaching out. Unfortunately, my husband and I are unable to attend the June 4th meeting. Perhaps it will be recorded to watch later?

Victoria

Re: . Lone mountain and 135th PAD

KA **Kurt A. Jones <kajones@tblaw.c...**

Thursday, June 26, 2025 at 2:34 PM

To: [redacted] 'Sarah Dircks'; Josh Hansma; Kyle Moyer

Victoria, we are still working with the city's transportation department on some internal street design issues and other analysis within the document.

When we resubmit to the city, we will update our traffic impact analysis and include it in our resubmittal. Thank you.

Kurt

Kurt Jones
480.225.8937

From [redacted]
Date: Wednesday, August 27, 2025 at 3:14 PM
To: Diego Ortiz <Diego.Ortiz@collierseng.com>
Subject: Preliminary Plat Application Lone Mountain and 135th Ave

This Message originated outside your organization.

Good Afternoon Diego,

I received a notice from the city of Peoria regarding the preliminary plat application for the subdivision at Lone Mountain and 135th avenue. My property borders this development. Would you please email me a copy of the preliminary plat drawing(s)?

Thank you,

Victoria Suppo

From: Kyle Moyer <kyle@kylemoyer.com>
Sent: Thursday, August 28, 2025 8:35 AM
To: [redacted]
Cc: Diego Ortiz <diego.ortiz@collierseng.com>
Subject: FW: Preliminary Plat Application Lone Mountain and 135th Ave

Good morning Ms. Suppo,
I was forwarded the email message that you sent to Diego Ortiz yesterday. I am serving at the community outreach coordinator for the Lone Mtn and 135th project on behalf Shea, Toll and Lennar. You might remember that we spoke by telephone back in June and have exchanged a few emails. Please consider me your primary point of contact for the project. I have requested the Preliminary Plat from our development team and hope to have it over to you by tomorrow before the holiday weekend.

Thank you for your outreach and engagement.

Very best,
Kyle

Kyle Moyer

President, Kyle Moyer & Company

KM &CO

(602) 999-1727 (m)
KyleMoyer.com

From: [redacted]
Date: Thursday, August 28, 2025 at 10:02 AM
To: Kyle Moyer <kyle@kylemoyer.com>
Cc: 'Diego Ortiz' <diego.ortiz@collierseng.com>
Subject: RE: Preliminary Plat Application Lone Mountain and 135th Ave

Thanks Kyle. I reached out to Colliers Eng. because that is what the notice showed who to contact for questions. Will there be another TIA? The one that I reviewed was noted as preliminary. I will watch for your email with a copy of the plat.

Thanks,
Victoria

From: Kyle Moyer <kyle@kylemoyer.com>
Sent: Friday, August 29, 2025 2:13 PM
To: [redacted]
Cc: Diego Ortiz <diego.ortiz@collierseng.com>
Subject: Re: Preliminary Plat Application Lone Mountain and 135th Ave

Good afternoon Ms. Suppo,
My apologies for the slight delay in response, but with the holiday weekend approaching, I had to chase down my colleagues a bit. Attached is the Preliminary Plat as submitted to the city. As to your question regarding the TIA, it is currently being revised by the development team per city comments and will be resubmitted. I will keep you posted when it is completed and resubmitted, but I don't have an estimate on that time frame.

Please let me know if I can be of any assistance. I hope you have a great Labor Day weekend.

Very best,
Kyle

Kyle Moyer

President, Kyle Moyer & Company

(602) 999-1727 (m)
KyleMoyer.com

From: [redacted]
Date: Tuesday, September 2, 2025 at 3:00 PM
To: Kyle Moyer <kyle@kylemoyer.com>
Cc: 'Diego Ortiz' <diego.ortiz@collierseng.com>
Subject: RE: Preliminary Plat Application Lone Mountain and 135th Ave

Hello Kyle,

At the 135th Ave cross section shown on drawing CV02, there is an 8' PUE shown on both sides of the road. On the east side of the road, adjacent to the Trilogy subdivision, is the 8' PUE within the existing 10' tract? I've noted my question on the attached scan.

The cross section calls the 55' R/W as "proposed" however there is existing 55' and 10' tracts shown on drawings PP17, PP18, and PP19, and there is a lot line shown within the existing 55' tract. Is that lot line simply offset for illustrative purposes?

It would be very helpful if the Trilogy properties that border 135 Ave. as well as W. Montansaro Lane be shown on drawing DT01 in the same way as it shows the Vistancia Village G1 subdivision. Would it be possible to get that overlayed and sent to me?

Thanks,
Victoria

Re: Preliminary Plat Application Lone Mountain and 135th Ave

KM

Kyle Moyer <kyle@kylemoy... Wednesday, September 3, 2025 at 2:18 PM

To: [redacted] **Cc:** 'Diego Ortiz'

Hello Ms. Suppo,
Thank you for your reply. I will forward your inquiry to the appropriate development team members for review, consideration, and reply. I'm not able to provide an immediate timeframe, but will report back to you next week with word of progress.

Many thanks,
Kyle

Kyle Moyer

President, Kyle Moyer & Company

KM &CO

(602) 999-1727 (m)
KyleMoyer.com

FW: Comments regarding the proposed PAD development P25-09

KM

Kyle Moyer <kyle@kylemoy... Wednesday, September 3, 2025 at 8:54 PM

To: Josh Hansma; [redacted]

From: [redacted]
Sent: Thursday, August 28, 2025 9:40 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>; kajones@tblaw.com
Cc: kyle@kylemoyer.coc
Subject: Comments regarding the proposed PAD development P25-09

⚠ ⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠ ⚠

August 28, 2025

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock
matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

RE: Comments regarding the proposed PAD development P25-09

My primary concerns are the density of the Lennar homes and the impact on the environment and ecological aspects of the area. The Track K homes (Lennar) which back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane.The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy. I would request the reviewers to consider the following alternative options:

1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100' and allowing only single-family homes along the back will help ensure three things:
2. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.
3. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia Blvd. in favor of using the washes.
4. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150-133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots would be very beneficial.
5. Conducting an independent environmental impact analysis would provide very beneficial input for additional consideration.

I appreciate the opportunity to provide feedback and your consideration in addressing our concerns.

Best Regards,

Dan & Cindy Dolan

[redacted]

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Tuesday, September 2, 2025 1:45:40 PM
To: [redacted] Kurt A. Jones <kajones@tblaw.com>
Cc: kyle@kylemoyer.coc <kyle@kylemoyer.coc>
Subject: RE: Comments regarding the proposed PAD development P25-09

Good Morning Daniel,

I received your letter of opposition to the Lone Mountain and 135th Avenue development. Based on your comments below, I saved this letter as opposition to the zoning case number Z25-04 which focuses on the requested changes to the development standards on the subject site. For your convenience I have also added your email to the interested parties list, so you will receive an email update from the city in the event the zoning cases proceeds to before Planning and Zoning Commission and City Council. Please be aware that P25-09 references the preliminary plat application which is an administrative review that reviews the final layout and design of a development after the development standards are established through zoning.

From a city review perspective, we evaluate plans in compliance with existing development standards. Ultimately it is the development team's role to design plans in accordance with requirements. I see you copied the applicant to this email chain. Are you seeking a response from them related to if they can consider items when they revise their pre-plat submittal? They are currently working through revising their plans and citizen participation report . Given that they were included in this email they should also be evaluating your concerns below in their citizen participation report that they will ultimately prepare for staff to share with Commission and Council summarizing their public outreach process.

Sarah Dircks, MCP, AICP
Senior Planner

From: Kyle Moyer <kyle@kylemoyer.com>
Date: Wednesday, September 3, 2025 at 2:17 PM
To [redacted] kajones@tblaw.com <kajones@tblaw.com>
Cc: Sarah.Dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>, Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: Re: Comments regarding the proposed PAD development P25-09

Thank you, Mr. Dolan,
I appreciate you formalizing your statement. I will forward your inquiry to the appropriate development team members for review, consideration, and reply. I'm not able to provide an immediate timeframe, but will report back to you next week with word of progress.

Many thanks,
Kyle

Kyle Moyer

President, Kyle Moyer & Company

KM &CO

(602) 999-1727 (m)
KyleMoyer.com

From: Kurt A. Jones <kajones@tblaw.com>
Sent: Monday, May 19, 2025 4:46 PM
To: [redacted]
Subject: [Non-DoD Source] Notification of Planned Area Development (PAD) Submittal for Lone Mountain and 135th

You don't often get email from kajones@tblaw.com. Learn why this is important

Good afternoon,

Please see attached letter of notification regarding the above mentioned PAD submittal as required by the City of Peoria.

Please reach out to me directly with any questions or concerns.

Thank you,

Kurt Jones, Senior Planner
D: 602.452.2729 | M: 480.225.8937
TIFFANY & BOSCO, P.A.

Greetings,

Thank you for the opportunity to provide comments on the PAD for Lone Mountain and 135th Ave. The site is located approximately 6.50 miles outside the Luke Auxiliary Field #1 1988 JLUS 65 Ldn "high noise or accident potential zone" as defined by A.R.S. § 28-8461, and is located within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request will not have a negative impact on Luke AFB Flight Operations. The site is located within the "territory in the vicinity of a military airport" and it may be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform future tenant(s) about Luke AFB operations.

If applicable, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury's website: http://www.treasury.gov/cfius.

Christy Gerardi
Encroachment Specialist
Community Initiatives Team
Luke AFB, Arizona
[redacted]

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

RE: Considerations when reviewing the re-zoning request Case No: Z25-04
Lone Mountain and 135th Ave PAD

When it comes to evaluating the zoning request, the concept of duplicating surrounding neighborhoods and seeking low density PAD zoning makes sense and aligns with the 2040 City of Peoria Strategic Plan in general, so I have no objection to that.

However, when it moves towards the PAD development there are several areas of concern that I have that straddle zoning and PAD decision making.

Three different developers combined together to purchase the state land which, intended or not, eliminated competitive bidding on the state land and therefore the purchase price was secured at the asking price with only one bidder. This strategy definitely benefited the developers.

My concerns lie in two main areas:

1. The development of Trilogy West by Shea homes also required rezoning including an area planned for estate homes at a density of 0-2 homes per acre. That land was rolled into the overall development plan which combined several different parcels to arrive at the overall low density zoning approval. There were no estate homes built, so that section of property helped offset increased density in other areas. In the initial plan submitted by the three developers shows quite a difference in planned zoning density between the 3 builders. I believe that the low density zoning request with an average of 2.31 homes per acre should apply equally and separately to each developer and not be averaged across all the PAD. The Lennar homes plan directly behind Montansoro Lane is the highest density of homes in entire PAD, which backs directly onto arguably the most expensive homes in Mita which all paid a premium for each lot.

2. Protecting the wildlife corridor behind the North side of Mita is critical. The rapid growth and continuous development of the Vistancia area has resulted in rapid displacement of natural wildlife which is disrupting the eco-system. Currently, there are several large packs of coyotes that travel along the back fence of Mita to and from the wash where they hunt. I have seen and have on camera several packs numbering 6 or more. Donkeys, Bobcats, Javelina's, rabbits, hares, horned owls, falcons etc. also make up the fauna that rely on the corridor daily to actively hunt and move between open spaces. Protecting the corridor with an appropriate set back between the proposed neighborhoods and Trilogy West is critical to ensure the natural eco system is maintained. Cutting this off will result in the continued increases in domestic animal attacks in neighborhoods and increased accidents with wildlife on the roadways, which we have been witnessing on social media websites. We must find a way to co-exist with the wildlife and take responsible measures to do so.

Clearly, well planned, thoughtful residential growth is important to the economy of Peoria and builds the community. Protecting open space, natural washes and the surrounding beauty is something the City should be proud of. The City should also be equally supportive of protecting the investment current residents have made in their homes and the type of residential environment the City purports to desire.

We look forward to working collaboratively with the City and the Developers and hope our concerns as established residents and taxpayers will be taken seriously.

Thank you for the opportunity to share our comments. We look forward to continued dialogue.

Sincerely

Linda Simpson

[redacted]

Ms. Simpson,
Thank you for your message and your thoughtfully worded concerns. I have forwarded your comments to the appropriate development team members for review and feedback. I will follow up with you directly once I have a response. In the meantime, I would like to extend an individual invitation for you to join us at our Neighborhood Preview Meeting next Wednesday evening, June 4th from 6:00-7:30pm at Vistancia Elementary School located at 30009 N Sunrise Point. We will have many of our expect development team members such as designers, architects and engineers present to answer questions and address concerns. This will be an excellent opportunity to get acquainted with the key planners as the project moves through the public process. I hope that you will be able to join us.

Again, thanks for your inquiry and friendly approach. I look forward to continuing our dialogue and fostering a positive working relationship.

Best,
Kyle

Kyle Moyer

President, Kyle Moyer & Company

KM
&CO

From: [redacted]
Date: Thursday, August 7, 2025 at 11:06 AM
To: Kyle Moyer <kyle@kylemoyer.com>
Subject: Update on Shea land development

Hello Kyle

I hope you are having a good summer and trying to stay cool.

I just wanted to check in with you on the progress for the land development. I can see the case is still under review for the zoning change. I wanted to see if you thought the timelines were still holding with a potential decision in September.

After that I know Shea submits their plans for review and that opens up another comment period. Can you let me know when that occurs? That is the time where we will be most interested in providing feedback, hopefully a lot of what was shared at the open house will be already taken into consideration with the plans.

Feedback I heard regarding the open house was generally very positive. People were pleased with the upfront presentation and the informal opportunity to provide comments. A good model for other developers to adopt.

Appreciate any updates you can provide.

Sincerely

Linda Simpson

August 25, 2025

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

RE: Comments regarding the proposed PAD development P25-09

I submitted some initial comments on May 25, 2025 in response to the proposed re-zoning Case No: Z25-04 Lone Mountain and 135th Ave PAD. I requested copies of the file P25-09 which were submitted simultaneously with the zoning request by the developer. The City clerk promptly sent me the non-confidential versions which is appreciated. Ms. Dircks has also been very helpful via email and offered to meet to answer any questions. I truly appreciate the partnership between the City and its residents.

There are many aspects of the PAD that are well thought out and ensure the new development fits in well with surrounding developments. The two areas of concern I raised before still apply namely, the density of the Lennar homes and the significant impact this development will have on the ecological aspects of the area.

Lennar homes, Parcel 2 is proposed at 3.79 DU/DA, has the largest number of homes overall (n=163) the smallest lot sizes overall with no lot over 5400 sq ft, and the second to smallest % of usable open space (5%). Parcel 2 is also the third largest area of the PAD 43.01 acres and should be amended to bring the DU/DA down to a more reasonable level. I recognize that the all the developers are calculating the average across the entire PAD but they also benefited by securing a lower price at auction by having only Shea bid and split the development up amongst themselves.

Track K homes (Lennar) back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane. The Western most wash is designated 404 and travels throughout Trilogy and out to the Golf Course open space. This wash is used by countless types of wildlife including Horned owls, Hawks, Bobcats, Coyotes, Donkeys, Rabbits, Hares and many other animals in the food chain. The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy.

The impact of urbanization and limited wildlife corridor development has been well documented and is considered by many leading edge Cities such as Buckeye,AZ in their land development plans.(ref 1 and 2). I urge the City of Peoria to do so as well as the growth and development is rapid, is increasing the heat island trends (Ref 3), and affecting the natural habitat we all came here to live amongst.

I would request the reviewers to carefully consider a few options:

1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100' and allowing only single family homes along the back will help ensure three things:

    1. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.

2. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia blvd in favor of using the washes.
3. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150- 133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots will improve both circumstances.

I appreciate the opportunity to comment and I hope these concerns will be given appropriate consideration during the review process.

Sincerely

Linda Simpson
[redacted]

Attachments

1. Buckey Wildlife Corridors. Best Practice Guide, July 26, 2021. https://www.buckeyeaz.gov/home/showpublisheddocument/10898/637716390475800000
2. The Impact of Urbanization on Wildlife Habitats: Challenges and Solutions. https://uppcsmagazine.com/the-impact-of-urbanization-on-wildlife-habitats-challenges-and-solutions/
3. Heat Island Trends. United States Environmental Protection Agency. https://www.epa.gov/heatislands/heat-island-trends

From [redacted]
Date: Wednesday, September 3, 2025 at 1:44 PM
To: kajones@tblaw.com <kajones@tblaw.com>, Kyle Moyer <kyle@kylemoyer.com>
Cc: Sarah.Dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>, Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: Re: Comments regarding the proposed PAD development P25-09

Kyle & Kurt,

Pursuant to the email chain below with Sarah can you please consider the items I have identified in my correspondence listed below dated August 28, 2025, when you revise your pre-plat submittal and provide a written response to each item listed.

I appreciate the opportunity to provide feedback and your consideration in addressing our concerns.

Best Regards,

Dan & Cindy Dolan
[redacted]

From: [redacted]
Date: Tuesday, September 2, 2025 at 3:00 PM
To: Kyle Moyer <kyle@kylemoyer.com>
Cc: 'Diego Ortiz' <diego.ortiz@collierseng.com>
Subject: RE: Preliminary Plat Application Lone Mountain and 135th Ave

Hello Kyle,

At the 135th Ave cross section shown on drawing CV02, there is an 8' PUE shown on both sides of the road. On the east side of the road, adjacent to the Trilogy subdivision, is the 8' PUE within the existing 10' tract? I've noted my question on the attached scan.

The cross section calls the 55' R/W as "proposed" however there is existing 55' and 10' tracts shown on drawings PP17, PP18, and PP19, and there is a lot line shown within the existing 55' tract. Is that lot line simply offset for illustrative purposes?

It would be very helpful if the Trilogy properties that border 135 Ave. as well as W. Montansaro Lane be shown on drawing DT01 in the same way as it shows the Vistancia Village G1 subdivision. Would it be possible to get that overlayed and sent to me?

Thanks,
Victoria

From: [redacted]
Date: Tuesday, September 2, 2025 at 3:00 PM
To: Kyle Moyer <kyle@kylemoyer.com>
Cc: 'Diego Ortiz' <diego.ortiz@collierseng.com>
Subject: RE: Preliminary Plat Application Lone Mountain and 135th Ave

Hello Kyle,

At the 135th Ave cross section shown on drawing CV02, there is an 8' PUE shown on both sides of the road. On the east side of the road, adjacent to the Trilogy subdivision, is the 8' PUE within the existing 10' tract? I've noted my question on the attached scan.

The cross section calls the 55' R/W as "proposed" however there is existing 55' and 10' tracts shown on drawings PP17, PP18, and PP19, and there is a lot line shown within the existing 55' tract. Is that lot line simply offset for illustrative purposes?

It would be very helpful if the Trilogy properties that border 135 Ave. as well as W. Montansaro Lane be shown on drawing DT01 in the same way as it shows the Vistancia Village G1 subdivision. Would it be possible to get that overlayed and sent to me?

Thanks,
Victoria

From: [redacted]
Sent: Wednesday, August 13, 2025 9:44 AM
To: Diego Ortiz <Diego.Ortiz@collierseng.com>
Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>; matt.bullock@peoriaaz.gov
Subject: Fw: Neighborhood Rezoning Meeting

Good Morning Diego. I believe we met at the Pre=Zoning meeting a few months back. By way of re-introduction, my name is Mary Cassellius and I live at 30799 N. 137th Avenue in Desert Vista. After the meeting, I submitted a list of my questions/comments and concerns to Josh Hansma (Associate with Kyle Moyer) and to Sarah Dircks (City Staff Member) (see e-mail string below). I continued to follow-up with Josh, but no response. (I did receive an initial response from Ms. Dircks with the City, and can provide a copy of that e-mail to you should you wish to review it.)

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions received at the meeting or any other form of communication received regarding the application, responses to comments/questions, and any mitigation issues identified as a result of the comments and concerns received." We submitted a Citizen Involvement Plan and report with our second resubmittal on July 24. A copy is attached.

I appreciate your timely response.

Sincerely,

Mary J. Cassellius
Larry D. Grace

From: [redacted]
Date: Thursday, June 5, 2025 at 11:41 AM
To: Josh Hansma <josh@kylemoyer.com>, sarah.dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>
Subject: Neighborhood Rezoning Meeting

It was a pleasure to meet you during our brief discussion last evening. As a reintroduction, my name is Mary Cassellius, and I am the homeowner at [redacted] When my home was constructed in 2017, I was aware that the adjacent state land would be developed at some point in the future. While I had hoped—optimistically—that such development would be far off, the time has now arrived.

After reviewing the **Follow-up Pre-Application Submittal** prepared on December 26, 2024, and the **Preliminary Application Information** from the meeting on January 15, 2025, I have a few questions, comments, and concerns that I hope can be addressed as part of this process.

1. **Traffic Impacts on Lone Mountain Parkway**

According to the Pre-Application Submittal:

- Page 4 states that "traffic for the area is anticipated to predominately utilize Lone Mountain Road for its direct connection to State Route 303 or Vistancia Boulevard."

- Page 6 (Master Plat for Infrastructure) references improvements to Lone Mountain Road, which is also mentioned under **Preliminary Application Comments** (page 9, Traffic Division).

Traffic Growth and Safety Concerns:
ABC 15 Arizona reported in December 2024 that "The city says the Vistancia Boulevard and Lone Mountain Parkway intersection saw a 375% increase in crashes in 2024." While I do not necessarily agree with the City's decision, it was reported that the Peoria City Council unanimously approved a roundabout project to address this issue, with completion expected sometime in 2025.

Additionally, based on **Motley Fool's 2025 Car Ownership Statistics**, Arizona households average **2.3 cars per household**, meaning the anticipated addition of **600+ new homes** in the development could introduce as many as **1,200 additional vehicles** to Vistancia's surface streets.

With these factors in mind, I would like clarification on the anticipated improvements to Lone Mountain Parkway, including but not limited to the following:

- Planned lane restrictions or closures during construction. We intend to follow the City's lane closure policies in addressing any work on Lone Mountain for the median and the proposed entrances to our community.

Projected timelines and phased implementation

- Estimated timeline of PAD entitlements 2025, subdivision platting and permitting in 2026 and infrastructure and models approx. 4th quarter 2026 or early 2027

- Construction is expected to begin approximately one year after final approvals, likely in mid-2026, pending permitting. The full buildout is estimated to take 2–3 years, with completion projected around 2028–2029. These timelines are preliminary and subject to change.

- Increased safety for vehicles, pedestrians and cyclists We will follow all City policies for safety for pedestrians, cyclists and cars. There will be internal trails within the project and connections and extensions to other regional trails within Vistancia/Trilogy. Lone Mountain has a dedicated bike lane on both the east and westbound lanes. Internal sidewalks will be provided to allow for easy pedestrian and biking options.

- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield? The City makes land use and traffic decisions based on their General Plan to determine current and future development impacts on

- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield? The City makes land use and traffic decisions based on their General Plan to determine current and future development impacts on roadways. Our proposal is in conformance with the City's General Plan so we are not adding any increase in traffic that was part of the City's decision to construct a roundabout. Our traffic analysis is still a work in progress as we work with the City on the design of 135th Avenue through our project and locations of our street connections to Lone Mountain. Again, since our proposal meets the projected densities approved in the City's General Plan, right turn deceleration lanes and appropriately designed median breaks will provide safe and efficient access to our single-family residential neighborhoods.

2. **Comprehensive Mass Grading – specifically on Parcel 3**

Page 6 of the Pre-Application Submittal mentions that "Comprehensive Mass Grading is contemplated." This is a broad statement, and I would appreciate further details regarding:

The specific grading methods to be used (excavation, fill, compaction, etc.)
The grading and drainage design will prepared in accordance with all City of Peoria and Maricopa County engineering standards ensuring that there are no negative impacts to properties downstream. Lots will be designed to drain from the rear yard to the roadways and ultimately discharge into the retention basins

the rear yard to the roadways and ultimately discharge into the retention basins throughout the site. The existing major washes traversing the site will be maintained as best as possible to preserve their natural look. Major trees that are salvageable will be boxed and re-planted throughout the project. This grading and drainage design will be consistent with the approach taken for the Desert Vista subdivision.

- Whether blasting is anticipated; if so, will pre-blast inspection surveys be offered to nearby homeowners? Concerns have previously been raised by NorthPoint residents regarding property damage reportedly caused by blasting activities. Protecting my home's value and integrity is a top priority. We totally understand. If blasting is necessary, the developers will follow all of the rules and regs regarding blasting. I don't believe there are any areas that require blasting but will check with the home builders on this issue.

- Expected commencement and completion dates for grading. At this time, we do not have estimated commencement and completion dates for grading.

- Dust mitigation strategies – residents along 137th Avenue all have view fences. The developers will comply with all dust mitigation requirements of constructing a residential community. There will be signage of the contractors information when development starts and contact numbers if for some reason dust

There will be signage of the contractors information when development starts and contact numbers if for some reason dust seems to be an issue during construction for you contact either the contractor or the City directly. Dust mitigation regulations are enforced by Maricopa County.

3. **New Development's Impact on my property – specifically Parcel 3**

- Construction fence details, including height, material, and placement. Typical construction fencing is chain link with some sort of wrap that shields the view of the construction activity. Construction fences are typically 6 feet high.

- Clarification of the proposed walkway shown – lighting/gravel. Is this calculated in the setback of the properties? This walkway will need to be signed strictly prohibiting motorized vehicles. The proposal will have a combination of soft, compacted trails and larger hard paved trails. The subdivision is not gated so full pedestrian access will be available through the project. Signage will be a part of the trail system on the purpose and use of the trails.

- The anticipated height of homes, particularly those adjacent to properties on 137th Avenue, will these be two-story homes? Secondarily, what is the grading plan for Final Plat Parcel 3. We do not have a specific grading plan at this point of the project. Grading plans will be a part of the subdivision process. At this point there are no two-story home restrictions proposed. Like

properties on 137th Avenue, will these be two-story homes? Secondarily, what is the grading plan for Final Plat Parcel 3. We do not have a specific grading plan at this point of the project. Grading plans will be a part of the subdivision process. At this point there are no two-story home restrictions proposed. Like Desert Vista, home choice will be up to the future resident.

- Will the homes in the new development that butt up against those existing homes on 137th have view fences. I am not excited about looking out in my backyard's view fence to a 6-8' tall block wall. There is an open space setback from our property to the backs of your homes/walls. So there will be an open space buffer on our property before the start of the rear walls to the new homes providing a nice natural buffer between the two communities.

4. **Sewer System Modifications**

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

4. **Sewer System Modifications**

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

- What steps will be taken during decommissioning? The process of decommissioning the existing facility will be led by the City of Peoria, who owns the system. Since there is an existing sewer main that was terminated at the community's south boundary, we plan to design the extension of that gravity main into our development. We expect that upon acceptance of this new gravity main, the flows will be rerouted south and no longer flow into the lift station.

- What structures or systems will remain after the process is completed? This will be led by the City and will likely incorporate their future plans for the site.

- Who will have the on-going maintenance of this decommissioned facility? We anticipate the facility will continue

- Who will have the on-going maintenance of this decommissioned facility We anticipate the facility will continue to be owned and maintained by the City. We do not know if the City has plans to repurpose the site or their future plans, but we can inquire.

5. **Project Liaison**

As this development progresses, I would appreciate the designation of a **liaison** who can serve as a point of contact for homeowners regarding potential **major concerns** that arise throughout the construction process. Shea homes representative?

Please advise how the questions/comments/concerns that were raised through your initial review process will be communicated, as well as any "next steps" that you may be aware of and the timing of those "next steps".

Thank you for your time, I look forward to hearing from you.

Mary J. Cassellius

Larry Grace

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Lisa Burch	[redacted]		
Mitch Shmigin			
Ron Polon			
Mary Cusselli			
Ron/Rhoda Bi			
J. Timmins			
Dianne Hutton			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Holly Bailey	[redacted]		
BOB SHAFER			
ROBERTSON			
LeFlore			
McKinstry Kathy & Ray			
Piper Jones			
Patricia Hanard			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Dave Fischer	[redacted]		
Eric Burch			
DANA MAUK			
Linda Simpson			
Alana Peters			
Cheryl Bordh			
Steve Bondhus			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting (Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Lorelei + Jud Lange	[redacted]		
Jim + Ellie Swinehart			
Anne Mattingly			
Steve Davitt			
Barry Gordon			
Pat Adler			
Ron Stewart			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Cathy Stano	[redacted]		
Tim Giles			
Tom Messer			
Larry & Sheri Boress			
John Rowe			
Ida Garcia			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Kapint Anne Thomas	[redacted]		
JOHN COBURN			
DENISE COBURN			
LINDA + ROD WIEMAN			[redacted]
Kathy + Earl DAY			
MARGARET BAIUG			
Terry & Randy Erickson			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Jim & Judy Davis	[redacted]		
Diane Jost			
CARLA WALLACE			

Exhibit 9 - Citizen Participation Report

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting (Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Jerry's Frank FRANKLIN	[redacted]		
Tim Hawdon Meadiel			
Ricky Gonzalez			

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
RICHARD STEKER	[redacted]		
PAUL SMITH			
Jennifer Machamer			
BILL KEIMEL			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Cody Gleason	[redacted]		
Christine Owen Smith			
Erika Mano			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting (Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
Mary Asquith	[redacted]		
BRIAN Hendershott			
Robert Downey			
Kim Stuhr			
Wendee Larson			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	[redacted]		
Mindi & Rick Verdi			
DAVID & JAYNE ZAVOS			
Shirley Erickson			
Ray & Nancy Hart			
Mary & Karl Kochl			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	[redacted]		
JIM BLOOM			
Steve Riggins			

Exhibit 9 - Citizen Participation Report

Lone Mountain and 135th Avenue Neighborhood Meeting
(Case No: Z25-04) Community Preview Sign-in Sheet

Name	Address	Phone	Email Address
TERESA LAMPNER	[redacted]		
SANDY & FRED KRAUS			
Michelle Daly			
Dennis Nowotarski			
Matt Bullock			
Sarah Dircks			

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: STEVE DAVITT Pho[redacted]

E[redacted]

PEORIA

Comments/Questions:

We live in Desert VISTA (NW Corner) on east edge w view fence. Concerns:

1) Grading issues / curve of the land / blasting
2) Setback concerns adjacent to us
3) Sewer Pump Station decommission

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Mary Asquith [redacted]

[redacted] com

Comments/Questions:

concerns about sewer

mostly concerned because of my "view fence"

facing your construction

any blasting proposed

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: John Weber Phone: [redacted]

Comments/Questions:

- Need 135th to be single lane each way.
- Round-About's - not a fan.

→ 2 lane drag strip with no outlets to the neighborhood.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Christine Smith Phone: [redacted]

[redacted]

Comments/Questions:

Please no two-story homes or RV parking garages that backs up to the Mattamy Homes on 137 AVE and our large green belt area (south end).

Thank You

Dust is also a concern.
Dynamiting the land.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Terry & Randy Erickson Phone: _____

[redacted] ess: _____

Comments/Questions: We asked These Questions and never got an answer.

* How much blasting is anticipated?
* What is the traffic plan to accomodate over 600 Families?
* When is the proposed start date and end date of the last phase?
* How are you planning for flood / drainage?

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Donna DeFiore Phone: [redacted]

[redacted]

Comments/Questions:

We live in Desert Vista [redacted]

View Fence

Yours ours - Why put houses in back of ours - Can't you spread out like you have to the left?

We need open space please

Please no 2 Story

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Robert Dsuenes Phone: [redacted]

Ema[redacted]

Comments/Questions: (1) 135th Ave is to. wide and will Be a RACEWAY is there Anything that can be dine to Make it NARrow with Some Speed Control on Bumps.

I would Like to Get in Contact with Someone to Go over Plans for 135th Ave.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: JAMES TIMMINS Phone: [redacted]

[redacted]

Comments/Questions: I LIVE ON THE LAST STREET FACING THE NEW DEVELOPMENT. WE ALL PAID LOT PREMIUMS FOR THE VIEWS. THOSE VIEWS COULD POSSIBLY BE AFFECTED. WOULD PREFER SINGLE STORY HOMES BEHIND US.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Jennifer Machamer Phone: [redacted]

[redacted]

Comments/Questions:

What is the plan if all 600 plus house are built to accomodate the traffic to get out of Vistancia? Currently, Lone Mountain & Jomax are the only avenues to get to town. If the addition of the multi family & Amkor are approved @ Ridgeline & Lone Mtn the road ways can not support the additional traffic.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Espen & Anne Thomas Phone: [redacted]

Email: _____ Address [redacted]

Comments/Questions: We paid premium for our lot to get the view and constructing houses that blocks the view is unacceptable -

What sq Ft houses are considered? How many?

One story house only behind the existing houses

When we bought the lot 3-4 years ago we were told for atleast 10 years ~~the~~ the land ~~lot~~ behind us willnot be sold - Someone was dishonest - 3 years into our stay here Land is sold & new development is coming up. Disappointing.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: MARGARET Phone: [redacted]

Email [redacted]

Comments/Questions:

I Live in Vistancia for over 15 years
I am very exioled about the project
I am looking to buy another home and hoping you will offer
NEXTJENERATIOIN HOMES AND I WAS HOPING
FOR NICE COMUNITY CENIER WITH POOL AN
HOPEFUFY GAIED COMUNITY. MY SUN
AND COUPLE OF MY FRIENDS WILL LIKE TO MOVE TO GATED COMUNITY

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: PETE ASHER

Phone: [redacted]

Email: _____

Address: [redacted]

Comments/Questions: Suggest no 2 story homes on any perimeter lots

LANDSCAPING - DESERT ADAPTED LOW WATER USE COMPATIBLE WITH NEIGHBORING DEVELOPMENTS

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Diane Jost Phone [redacted]

[redacted]

Comments/Questions:

No 2-story behind Amberwing please

Bigger Drainage Channel behind Amberwing please

when will construction start + end?

How will you control traffic, noise, dust, blasting during construction?

How much notice will you give before blasting?

will there be more public meetings?

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Erika Marro

Phone: [redacted]

[redacted]

Address [redacted]

Comments/Questions:

- Will be there a perimetral wall arand this community?
- What is going to be done on Lone Mountain regarding traffic lights, etc?
- Is there going to be blasting to level the site?
-

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: ROD WIGMAN Phone: [redacted]

Email [redacted] Addres [redacted]

Comments/Questions: WE WOULD LIKE AS MUCH GREEN SPACE AS POSSIBLE BEHIND OUR VIEW FENCE. I WOULD PREFER NO WALKING TRAIL SINCE THAT WOULD TOTALLY TAKE AWAY OUR PRIVACY. WE HAD TO PAY EXTRA FOR OUR VIEW LOT. OUR ENTIRE 137TH AVE WITH 20 VIEW LOTS IS AFFECTED BY WHAT IS DEVELOPED BEHIND US. OUR BACK YARDS ARE OUR SANCTUARYS. AS I AM SURE YOURS ARE TOO. PLEASE NO TWO STORY HOMES BEHIND US.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: [redacted]

Phon [redacted]

Email: [redacted]

Addr [redacted]

Comments/Questions:

We have a view fence + would like to keep as much of our view as possible. No two story houses so we can still see from our yard. No walk path behind our view fence as it takes away from our privacy. We paid extra for our view lot + don't want to loose it.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: LON POLON

Phone: [redacted]

Email: [redacted]

Address: [redacted]

Comments/Questions:

CURRENTLY ZONED SR43. SHOULD BE KEPT SR43
I DON'T THINK 135th SHOULD GO THROUGH FROM
LONE MOUNTAIN TO DIXILETA. THIS WILL JUST BE
A RACEWAY AS A SHORT CUT FROM LONE MOUNTAIN.
ALSO, THE McMICKEN WASH IS HIGHLY USED
BY WILDLIFE. SHOULD NOT RESTRICT THE WILDLIFE
CORRIDOR WITH A BRIDGE.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: JOHN COBURN Phone: [redacted]

Email: _____ Address: _____

Comments/Questions: _____

- OPEN FORUM WAS GREAT
- 135TH AVE TRAFFIC IS A REAL CONCERN
- HAVE PRESENTERS COMPILE ALL DISCUSSION POINTS

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Kathy DAU Phone: [redacted]

Email: [redacted] Address: [redacted]

Comments/Questions: ① Don't want 2 stories behind ② Blasting? ③ Area behind - how far is the easement ④ Water? ⑤ View fences/solid walls - where?

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Cathy STUNO Phone: [redacted]

Email [redacted] Address: [redacted]

Comments/Questions:

we would respectfully ask that you increase the setbacks between the North borders of Trilogy along the Lennar (Phase 2) home borders and please don't build 2 story homes along our back fence on Montansoro Lane

Thank You -

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: BOB SHAFER Phone: [redacted]

Email: [redacted] Address: [redacted]

Comments/Questions:

QUESTIONS - HOW CAN THE DEVELOPERS KEEP THE HOME SIZE TO SINGLE STORY. WHAT KIND OF LANDSCAPING WILL BE INSTALLED TO PROTECT THE VIEWS OF THE HOUSE ALONG W. MONTANSORO? WILL THERE BE TREES & WALLS INSTALLED TO BUFFER THE LOOK TO LENNAR HOMES? THANK YOU!

Bob Shafer

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: LARRY BORESS Phone: [redacted]

Email: [redacted] Address: [redacted]

Comments/Questions: I RECOMMEND HAVING ONLY 1 STORY, LARGE LOT HOMES BORDERING THE WEST AND NORTH TRILOGY WALLS AND HAVING A 100FT. SETBACK FROM THE WALLS BEFORE THE HOMES BEGIN

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: TIM GILES

Phone: [redacted]

Email: [redacted]

Address: [redacted]

Comments/Questions: VERY CONCERNED ABOUT THE WILDLIFE, THE VIEW AND PROXIMITY TO OUR HOME. WE BOUGHT A LOT FOR A $40K PREMIUM WITH DESERT VIEW NOT ANOTHER DEVELOPMENT

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: THOMAS BENEDICT RANDEL Phone: [redacted]

Email [redacted] Address: [redacted]

Comments/Questions:

PLEASE TRY NOT PUT HOUSES BEHIND US "WALK BEHIND OUR" LOT " PLEASE

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Linda Simpson Phone: [redacted]

Email [redacted] Address: [redacted]

Comments/Questions:

- Expand the setback to > 100' for the smallest lots by Lennar to allow wildlife movement along corridor.
- all developers should have to average 2.43 homes/acre not overall the entire development
- work w Trilogy HOA to close off 135th Ave back of Mira as a month to limit trespassing in Mira

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Ron Bindl Phone: [redacted]

Email: [redacted] Address: _____

Comments/Questions: WAY to Many Homes going in. Where are the existing Wild Life going to go? NOT fair to Drive all Life out of an area Just so Humans can Live. Were told NO Homes were going in ACROSS from Desert Vista south, I do NOT want to Look into the back end of another Home and Do Not want High Walls How about Water?? We don't have enough Now! Just getting Started!

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Rhonda Bindl Phone: [redacted]

Email: [redacted] Address: [redacted]

Comments/Questions: Concerns.....

Water availability? Destroying desert/mountain

Wild Life? views.

Traffic?

Overcrowded schools?

Fire / Safety for residents?

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Hilda Garcia [redacted] Phone: [redacted]

Email: [redacted] Address: [redacted]

Comments/Questions: I am interested in the traffic that is going to Vistancia Boulevard. We already have an issue with it being a Race track. How much more traffic / speeding will it bring? (2) The park [redacted] in front of my home, how will it be affected by the homes your building directly behind the park & walkway. [redacted]

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Richard Verdi Phone: [redacted]

Email: [redacted] Address: [redacted]

Comments/Questions:

Leave the Open Space Alone!

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Trish Hanard Phone: [redacted]

Email: [redacted] Address [redacted]

Comments/Questions:

1) We bought our home because of the view lot and all the wildlife. How can we compromise?
2) Are you providing pre blasting inspection?
3) How will you mitigate dust + noise?
4) What are your plans for ingress + egress?
5) What is your plan to control traffic on Lone Mt?
6) What is the future plans for homes on 138th Ave.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Shirley Eriksen Phone: —

Email: [redacted]

Comments/Questions:

This development should not happen!! We were told 15 years ago that land would never be developed. We have friends that live in Desert Vista who paid extra for the desert view. How can this project be justified?!

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Dana Mark Phone: [redacted]

Email: [redacted]

Comm[redacted]

① Can the set back from Trilogy increase

② Can 2 story homes be built closer to the Lone Mountain

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Dave Fischer [redacted]

Email: [redacted]

Comments/Questions: I am concerned about:

- additional students to schools
- enviromental impact
- traffic impact

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Ray McKinstry

Phone: [redacted]

Email: [redacted]

Address [redacted]

Comments/Questions:

It's difficult for me personally to believe any developers "plan" "builder "plan" - style of house etc is fine

Whose amenities will this "neighbor" use?

Plans for taking on these "new" youngsters

Plans for traffic flow problems?

Who is paying for all the infrastructer necessay with all of the new roads etc. that don't exist now?

Will police (additional) be provided by developer etc.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Tom Messer

Phone: [redacted]

Email: [redacted]

Address: [redacted]

Comments/Questions:

My concern after 8 years of incredible desert beauty – was hoping for a green area running North-South behind my property seperating my home from the new homes being built behind me.

Green strip would be as amazing seperation ~~from~~ From My house – To New houses

Thank You,
Tom Messer

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Trish Hanare [redacted]

[redacted]

Comments/Questions:

1) We bought our home because of the view lot and all the wildlife. How can we compromise?
2) Are you providing pre blasting inspection?
3) How will you mitigate dust + noise?
4) What are your plans for ingress + egress?
5) What is your plan to control traffic on Lone Mt?
6) What is the future plans for homes on 135th Ave.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Shirley Eriksen Phone: —

[redacted]

Comments/Questions:

This development should not happen!! We were told 15 years ago that land would never be developed. We have friends that live in Desert Vista who paid extra for the desert view. How can this project be justified?!

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: Dana Mark Phone: [redacted]

[redacted]

① Can the set back from Trilogy increase

② Can 2 story homes be built closer to the Lone Mountain

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: KATHLEEN MCKINSTRY Phone [redacted]

Comments/Questions: I am opposed to this development. This community will have to pass what has become the most dangerous intersection in the community - 2 pedestrians hit - one of those was a fatality. Our schools are way overcrowded, and cannot handle 600+ more homes. We have a factory being built with hazardous

Exhibit 9 - Citizen Participation Report

chemicals at one of only ~~three~~ two exits from this community. The current residents could not get out safely if there was an accident there and you are going to add 60 more houses. Common sense dictates that this is NOT the time or place to Rezone this area. It is also in the middle of a master planned community and has no amenities of its own. It is certain that they will find their way into our amenities. Please concern yourselves with the current residents. We have enough massive construction going on.

Exhibit 9 - Citizen Participation Report

Comment Card:

Lone Mountain & 135th Avenue Neighborhood Meeting (Case No: Z25-04)

Name: MARY GRAHAM Phone [redacted]

Comments/Questions: (SORRY DIDN'T HAVE MY GLASSES)

1. GOOD BUFFER ZONES BETWEEN COMMUNITIES ?
2. AMBIENT / LOW LIGHT MAINTAINED ?
3. BLAST ZONES & PRIOR NOTIFICATION WITH POSSIBLE INSPECTIONS IF ANY ?
4. MAINTAIN QUIET TIMES
5. DUST MITIGATION
6. TRAFFIC CONCERNS
7. TWO STORIES POSSIBLY AWAY FROM SINGLE STORY & VIEW FENCE

Exhibit 9 - Citizen Participation Report

From: [redacted]
To: Sarah Dircks
Subject: RE: Questions about Lone Mountain and 135th Ave PAD
Date: Saturday, May 10, 2025 3:41:00 AM

You don't often get email from [redacted] Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Sarah,

We had just bought into a 55+ community just 1 year ago and did not expect to have a high-density development next to us, nor a main road next to our home. When we bought our home, I researched Peoria planning and Maricopa maps to find out what the land use was next to us and found that the zoning is suburban ranch which I understand is high density 1 acre lots.

Yes, please include me in the interested party email list.

Thank you,
Victoria Suppo

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Thursday, May 8, 2025 5:02 PM
[redacted]
Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Victoria,
I will let the applicant, Kurt, address your concerns below related to their proposed design. I can include you in the interested party email list related to this case for the city. I will redact your contact information before saving this email to the public record related to comments received on this case. Is it appropriate to identify you are just interested general information and that you are not opposed or in support of this project.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**

[redacted]
Sent: Thursday, May 8, 2025 4:20 PM
To: kajones@tblaw.com
Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>; [redacted]
Subject: Questions about Lone Mountain and 135th Ave PAD

You don't often get email from [redacted] Learn why this is important

⚠ ⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠ ⚠

Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135th Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD.
3. Is a traffic study under way yet?
4. Will 135th be maintained by the city or is it a private road within the PAD?

Thank you,
Victoria Suppo

From: [redacted]
To: Sarah Dircks
Subject: Rezoning Request Case # Z25-04
Date: Wednesday, May 7, 2025 9:48:27 AM

You don't often get email from [redacted] Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Sarah,

This area in Vistancia and North Peoria does not need more mid to high density housing. Traffic is currently a challenge to get in and out of the area due to the lack of access to Loop 303 North and South and to Happy Valley Road. Also, the "crown jewel" of this area is the wide open mountain views and desert landscape so why eliminate the very reason people choose to live here?

We are against rezoning this parcel and area to PAD. Leave the zoning as is at SR-43 to allow for lower density, desert beauty and less impact on the inadequate infrastructure.

John and Deanna Markosian

[redacted]

From: [redacted]
To: Sarah Dircks
Subject: Zone request Z25-04
Date: Wednesday, May 7, 2025 1:30:34 PM

You don't often get email from [redacted] Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good day Sarah,
This note is to let you know I oppose the project you are planning . A lot of people including myself moved to the area for the beauty of the open spaces (desert) and it seems the city is only thinking about the revenue that will be collected from the taxes that will be put into the city , county and state coffers. It use to be a beautiful drive down the 303 freeway and now all the desert is being developed . My home is on 138th Ave and I have a incredible view of the Desert and the Sunsets but at the rate you (the city) is allowing the building in the area you are ruining why we have purchased are homes here. I left California 25 years ago because of the same issue Arizona is doing now . Over development is not the answer for a great place to live . Please stop this if you can. There are other areas that can be developed that will not have such a impact on the beauty of the desert. the community I live is is wonderful its a short walk to the desert and a lot of people use the desert to walk in and enjoy its beauty and animals. This letter will most likely fall on def ears because money talks and the developer will win but it will destroy the beauty us that moved here years ago for the.... open desert

Thank you for taking the time to read my ranting I have never done this before but I feel very strongly that the City of Peoria is make a big mistake buy allowing all this building to go on . Hope we don't run out of water along with the beauty of the desert.

Address : [redacted]

Michael J. Simpson

[redacted]

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

RE: Considerations when reviewing the re-zoning request Case No: Z25-04
Lone Mountain and 135th Ave PAD

When it comes to evaluating the zoning request, the concept of duplicating surrounding neighborhoods and seeking low density PAD zoning makes sense and aligns with the 2040 City of Peoria Strategic Plan in general, so I have no objection to that.

However, when it moves towards the PAD development there are several areas of concern that I have that straddle zoning and PAD decision making.

Three different developers combined together to purchase the state land which, intended or not, eliminated competitive bidding on the state land and therefore the purchase price was secured at the asking price with only one bidder. This strategy definitely benefited the developers.

My concerns lie in two main areas:

1. The development of Trilogy West by Shea homes also required rezoning including an area planned for estate homes at a density of 0-2 homes per acre. That land was rolled into the overall development plan which combined several different parcels to arrive at the overall low density zoning approval. There were no estate homes built, so that section of property helped offset increased density in other areas. In the initial plan submitted by the three developers shows quite a difference in planned zoning density between the 3 builders. I believe that the low density zoning request with an average of 2.31 homes per acre should apply equally and separately to each developer and not be averaged across all the PAD. The Lennar homes plan directly behind Montansoro Lane is the highest density of homes in entire PAD, which backs directly onto arguably the most expensive homes in Mita which all paid a premium for each lot.

2. Protecting the wildlife corridor behind the North side of Mita is critical. The rapid growth and continuous development of the Vistancia area has resulted in rapid displacement of natural wildlife which is disrupting the eco-system. Currently, there are several large packs of coyotes that travel along the back fence of Mita to and from the wash where they hunt. I have seen and have on camera several packs numbering 6 or more. Donkeys, Bobcats, Javelina's, rabbits, hares, horned owls, falcons etc. also make up the fauna that rely on the corridor daily to actively hunt and move between open spaces. Protecting the corridor with an appropriate set back between the proposed neighborhoods and Trilogy West is critical to ensure the natural eco system is maintained. Cutting this off will result in the continued increases in domestic animal attacks in neighborhoods and increased accidents with wildlife on the roadways, which we have been witnessing on social media websites. We must find a way to co-exist with the wildlife and take responsible measures to do so.

Clearly, well planned, thoughtful residential growth is important to the economy of Peoria and builds the community. Protecting open space, natural washes and the surrounding beauty is something the City should be proud of. The City should also be equally supportive of protecting the investment current residents have made in their homes and the type of residential environment the City purports to desire.

We look forward to working collaboratively with the City and the Developers and hope our concerns as established residents and taxpayers will be taken seriously.

Thank you for the opportunity to share our comments. We look forward to continued dialogue.

Sincerely

[redacted]

From: [redacted]
To: diego.ortiz@collierseng.com
Cc: Sarah Dircks; Matt Bullock
Subject: Fw: Neighborhood Rezoning Meeting
Date: Wednesday, August 13, 2025 9:44:17 AM
Attachments: image001.png

You don't often get email from marycassellius@gmail.com. Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good Morning Diego. I believe we met at the Pre=Zoning meeting a few months back. By way of re-introduction, my name is Mary Cassellius and I live at [redacted] in Desert Vista. After the meeting, I submitted a list of my questions/comments and concerns to Josh Hansma (Associate with Kyle Moyer) and to Sarah Dircks (City Staff Member) (see e-mail string below). I continued to follow-up with Josh, but no response. (I did receive an initial response from Ms. Dircks with the City, and can provide a copy of that e-mail to you should you wish to review it.)

As shown in this string - Josh did respond initially (only to tell me he would be getting back to me) but I have not heard back from him to date. I now see that you are the Applicant Representative shown on the Notice of Development Application I received last week.

In addition to the comments below - please provide me with information relative to the Citizen Participation Process whereby "The applicant shall prepare and submit a report to the Planning Division that describes the meeting, number of individuals in attendance, any comments/questions received at the meeting or any other form of communication received regarding the application, responses to comments/questions, and any mitigation issues identified as a result of the comments and concerns received."

I appreciate your timely response.

Sincerely,

Mary J. Cassellius
Larry D. Grace

From: [redacted]
Sent: Wednesday, August 6, 2025 7:53 PM

To: Josh Hansma <josh@kylemoyer.com>
Subject: Re: Neighborhood Rezoning Meeting

Good Evening Josh. It's been a couple months now and I have yet to hear back from you regarding my questions for your development team. I have checked my spam/trash files and don't think I have missed any communication from you.

Can you please (a) confirm that you are receiving my e-mails and (b) advise me as to the anticipated timing of your response.

Thank you for your time.

Mary Cassellius
Larry Grace
[redacted]

From: [redacted]
Sent: Monday, June 30, 2025 3:41 PM
To: Josh Hansma <josh@kylemoyer.com>
Subject: Re: Neighborhood Rezoning Meeting

Good Afternoon Josh. I was just following up with the questions I had presented to you. I know that some of them are "forward thinking" but didn't want my concerns to fall through the cracks.

Please advise

Thank you for your time.

[redacted]

From: Josh Hansma <josh@kylemoyer.com>
Sent: Thursday, June 5, 2025 3:39 PM
To: [redacted]
Subject: Re: Neighborhood Rezoning Meeting

Mary—once again it was very nice to meet you last night. I wanted to follow up with you and let you know that I have forwarded your questions over to our development team. Please allow a few days for each of our team members to answer your questions. Once I have the information from the team I will get back to you. I hope you have an fantastic end to your week and once

again it was lovely to meet you last night. Thanks Mary!

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company

(616) 540-5825
Josh@kylemoyer.com
KyleMoyer.com

From: [redacted]
Date: Thursday, June 5, 2025 at 11:41 AM
To: Josh Hansma <josh@kylemoyer.com>, sarah.dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>
Subject: Neighborhood Rezoning Meeting

It was a pleasure to meet you during our brief discussion last evening. As a reintroduction, my name is Mary Cassellius, and I am the homeowner at [redacted]. When my home was constructed in 2017, I was aware that the adjacent state land would be developed at some point in the future. While I had hoped—optimistically—that such development would be far off, the time has now arrived.

After reviewing the **Follow-up Pre-Application Submittal** prepared on December 26, 2024, and the **Preliminary Application Information** from the meeting on January 15, 2025, I have a few questions, comments, and concerns that I hope can be addressed as part of this process.

1. **Traffic Impacts on Lone Mountain Parkway**

According to the Pre-Application Submittal:

- Page 4 states that "traffic for the area is anticipated to predominately utilize Lone Mountain Road for its direct connection to State Route 303 or Vistancia Boulevard."

- Page 6 (Master Plat for Infrastructure) references improvements to Lone Mountain Road, which is also mentioned under **Preliminary Application Comments** (page 9, Traffic Division).

Traffic Growth and Safety Concerns:
ABC 15 Arizona reported in December 2024 that "The city says the Vistancia Boulevard and Lone Mountain Parkway intersection saw a 375% increase in crashes in 2024." While I do not necessarily agree with the City's decision, it was reported that the Peoria City Council unanimously approved a roundabout project to address this issue, with completion expected sometime in 2025.

Additionally, based on **Motley Fool's 2025 Car Ownership Statistics**, Arizona households average **2.3 cars per household**, meaning the anticipated addition of **600+ new homes** in the development could introduce as many as **1,200 additional vehicles** to Vistancia's surface streets.

With these factors in mind, I would like clarification on the anticipated improvements to Lone Mountain Parkway, including but not limited to the following:

- Planned lane restrictions or closures during construction.
- Projected timelines and phased implementation
- Increased safety for vehicles, pedestrians and cyclists
- Was this development taken into consideration when determination was made for the roundabout? What information/recommendations did your traffic studies yield?

2. **<u>Comprehensive Mass Grading – specifically on Parcel 3</u>**

Page 6 of the Pre-Application Submittal mentions that "Comprehensive Mass Grading is contemplated." This is a broad statement, and I would appreciate further details regarding:

- The specific grading methods to be used (excavation, fill, compaction, etc.)
- Whether blasting is anticipated; if so, will pre-blast inspection surveys be offered to nearby homeowners? Concerns have previously been raised by NorthPoint residents regarding property damage reportedly caused by

blasting activities. Protecting my home's value and integrity is a top priority.

- Expected commencement and completion dates for grading.
- Dust mitigation strategies – residents along 137th Avenue all have view fences.

3. **New Development's Impact on my property – specifically Parcel 3**

- Construction fence details, including height, material, and placement.
- Clarification of the proposed walkway shown – lighting/gravel. Is this calculated in the setback of the properties? This walkway will need to be signed strictly prohibiting motorized vehicles.
- The anticipated height of homes, particularly those adjacent to properties on 137th Avenue, will these be two-story homes? Secondarily, what is the grading plan for Final Plat Parcel 3.
- Will the homes in the new development that butt up against those existing homes on 137th have view fences. I am not excited about looking out in my backyard's view fence to a 6-8' tall block wall.

4. **Sewer System Modifications**

According to Page 9 (Paragraph 23) of the Preliminary Application:

- The existing sewer pump station and sewer stub at the end of 137th Avenue must be incorporated into the project so the pump station can be decommissioned, as outlined in the City's Sewer Master Plan.

I would like additional details on the **decommissioning process**, including:

- What steps will be taken during decommissioning?
- What structures or systems will remain after the process is completed?
- Who will have the on-going maintenance of this decommissioned facility

5. **Project Liaison**

As this development progresses, I would appreciate the designation of a **liaison** who can serve as a point of contact for homeowners regarding potential **major**

concerns that arise throughout the construction process.

Please advise how the questions/comments/concerns that were raised through your initial review process will be communicated, as well as any “next steps” that you may be aware of and the timing of those “next steps”.

Thank you for your time, I look forward to hearing from you.

Mary J. Cassellius

Larry Grace

August 25, 2025

Ms. Dircks Sarah.Dircks@peoriaaz.gov
Council Member Matt Bullock matt.bullock@peoriaaz.gov
Mr. Kurt Jones kajones@tblaw.com
Mr. Kyle Moyer kyle@kylemoyer.coc

RE: Comments regarding the proposed PAD development P25-09

I submitted some initial comments on May 25, 2025 in response to the proposed re-zoning Case No: Z25-04 Lone Mountain and 135th Ave PAD. I requested copies of the file P25-09 which were submitted simultaneously with the zoning request by the developer. The City clerk promptly sent me the non-confidential versions which is appreciated. Ms. Dircks has also been very helpful via email and offered to meet to answer any questions. I truly appreciate the partnership between the City and its residents.

There are many aspects of the PAD that are well thought out and ensure the new development fits in well with surrounding developments. The two areas of concern I raised before still apply namely, the density of the Lennar homes and the significant impact this development will have on the ecological aspects of the area.

Lennar homes, Parcel 2 is proposed at 3.79 DU/DA, has the largest number of homes overall (n=163) the smallest lot sizes overall with no lot over 5400 sq ft, and the second to smallest % of usable open space (5%). Parcel 2 is also the third largest area of the PAD 43.01 acres and should be amended to bring the DU/DA down to a more reasonable level. I recognize that the all the developers are calculating the average across the entire PAD but they also benefited by securing a lower price at auction by having only Shea bid and split the development up amongst themselves.

Track K homes (Lennar) back up directly to a wildlife corridor that connects the two washes on either side of Montansoro Lane. The Western most wash is designated 404 and travels throughout Trilogy and out to the Golf Course open space. This wash is used by countless types of wildlife including Horned owls, Hawks, Bobcats, Coyotes, Donkeys, Rabbits, Hares and many other animals in the food chain. The corridor connects along the back fence of Mita to the East side wash which also traverses through Trilogy.

The impact of urbanization and limited wildlife corridor development has been well documented and is considered by many leading edge Cities such as Buckeye,AZ in their land development plans.(ref 1 and 2). I urge the City of Peoria to do so as well as the growth and development is rapid, is increasing the heat island trends (Ref 3), and affecting the natural habitat we all came here to live amongst.

I would request the reviewers to carefully consider a few options:

1. The Lennar homes are the most densely laid out homes with the smallest lots. Increasing the width of the lots to reduce the density along the wildlife corridor, increasing the set back to 100’ and allowing only single family homes along the back will help ensure three things:

    1. The home density per acre of this subdivision will fall more in line with the overall City zoning objective and help reduce the impact on radiant heat.

2. The amount of noise and light pollution will be reduced helping to ensure the ongoing use of the wildlife corridor by native species. It will also help prevent wildlife crossing 135th avenue and Vistancia blvd in favor of using the washes.
3. The grading plan shows a variance of 13+ feet in elevation gain between the homes along Montansoro Lane and Lots 150- 133 due to the contours of the land. The height of the homes will be significantly higher and create a negative visual impact and lack of privacy. Extending the setback and increasing the width of the Lennar home lots will improve both circumstances.

I appreciate the opportunity to comment and I hope these concerns will be given appropriate consideration during the review process.

Sincerely

Attachments

1. Buckey Wildlife Corridors. Best Practice Guide, July 26, 2021. https://www.buckeyeaz.gov/home/showpublisheddocument/10898/637716390475800000
2. The Impact of Urbanization on Wildlife Habitats: Challenges and Solutions. https://uppcsmagazine.com/the-impact-of-urbanization-on-wildlife-habitats-challenges-and-solutions/
3. Heat Island Trends. United States Environmental Protection Agency. https://www.epa.gov/heatislands/heat-island-trends

From: [redacted]
To: Matt Bullock
Cc: Sarah Dircks
Subject: Re: MESQUITE DISTRICT EXPANSION
Date: Thursday, November 13, 2025 1:16:08 PM
Attachments: Outlook-3nz3smzi.png

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You don't often get email from [redacted] Learn why this is important

Lone Mountain and 135th

On Nov 13, 2025, at 1:14 PM, Matt Bullock <matt.bullock@peoriaaz.gov> wrote:

Hi Carla & Charles,

Are you asking about the new Peoria Innovation Core or the North Peoria Gateway or some other expansion (since we have many projects proposed over the next 2 years). Thanks.

<Outlook-3nz3smzi.png>

Matt Bullock
City Council Representative
Mesquite District

P: 623-773-7608 **E:** matt.bullock@peoriaaz.gov
W: Council webpage

Signup for email alerts Facebook page

From: [redacted]
Sent: Thursday, November 13, 2025 9:44 AM
To: Matt Bullock <matt.bullock@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov>
Subject: MESQUITE DISTRICT EXPANSION

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Matt Bullock/Sarah Dircks,

We are writing this email to let you and the city know we are not happy with the current proposal for the Mesquite District Expansion. Following are our major issues:

1) Parcel 2's housing density is greater than 4.5 dwelling units per acre, which is the highest housing density in the entire new development and 60% greater than the adjacent Trilogy density.

2) Parcel 2's level of housing density means lot widths of only 45 feet and we worry that this will lead to 2-story home being built on these lots. The minimum width should be 60 feet with only 1 story homes allowed in this area.

3) It would be nice to have a Wildlife Corridor and lots adjacent to Trilogy should have a specified minimum set-back distance.

We appreciate you voicing our concerns. We bought our home in the past year knowing that there would be a development adjacent to our backyard. We paid a premium for it assuming the new development would have similar requirements to the existing Trilogy development.

We would appreciate whatever you can do to voice our concerns.

Thanks,

Carla & Charles Karpinske
[redacted]

From: [redacted]
To: Sarah Dircks
Subject: Fw: Lone Mountain/135th development behind Trilogy
Date: Wednesday, November 12, 2025 8:53:51 PM

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You don't often get email from [redacted]. Learn why this is important

---

From: david zavos
Sent: Wednesday, November 12, 2025 8:51 PM
To: Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: Lone Mountain/135th development behind Trilogy

Hello Matt,

I just wanted to drop you an email to add to the public input on this project.

My wife Jayne and I live at [redacted] directly facing Parcel 1 to our north. Shea Homes sold us our lot as a "premium view lot", with a premium price of $35,000 above base.

Our concern is that parcel sizes will be considerably smaller than ours and lead to the possibility of 2 story homes being constructed that would block our views to the north. We would request that the city limit the lot sizes of Parcel 1 to 60' minimums and prohibit the building of 2 story homes backing to Trilogy. We believe that this is a reasonable request of Shea, given that they sold our lots as "view". We are dismayed that Shea decided to finagle the bid process with State Land by forming an agreement with Lennar and Toll Brothers, thus eliminating the competition. Shea can say all they want that the other builders are out of their control but they have proven that they can influence the others and they can make clear the deals they made with the residents on the north side of Montansoro. Shea should be well informed, that if they proceed in a manner that is not consistent with our ability to enjoy our view lots as sold to us, then we will actively take to informing their future customers of this complete lack of customer service. They need to stay good neighbors.

Thank you for service to the community,

David & Jayne Zavos

[redacted]

Exhibit 10

From: [redacted]
To: Sarah Dircks
Subject: Fwd: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm
Date: Thursday, November 13, 2025 8:37:46 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

You don't often get email from [redacted] Learn why this is important

Sarah, could you please put us on the notification list for this as we are one of the homes affected. Thank you.
Juan P. Caldentey
[redacted]

Begin forwarded message:

From: Andrea Caldentey [redacted]
Date: November 13, 2025 at 7:47:39 AM MST
To: Juan Caldentey [redacted]
Subject: Fwd: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm

It looks like Shae was the only bidder! How is that possible?
Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: November 12, 2025 at 3:21:46 PM MST
To: [redacted]
Cc: [redacted]

Exhibit 10

[redacted]

Subject: Re: Update on Shea/Lennar/Tollbrothers development - Meeting at the Mita Culinary Kitchen Monday Nov 17th 2-4 pm

Melissa,

Thanks for the information. Do you or anyone else have a template of item's we should address. If it is just the lot size we don't need one. Also, is it better to send a letter to city hall or should we send an email?

[redacted]
Sent from my iPhone

On Nov 12, 2025, at 3:09 PM, Melissa Porta [redacted]

Linda,

Thank you for the update and providing an opportunity for Trilogy residents to meet with Council Member Bullock. We would like to provide additional information for this group.

We spoke with Sarah Dircks from the City of Peoria. She told us there was a small number of nearby residents who provided comments to the city. Without more people raising concerns, likely no action will be taken to change the plans.

It is important for everyone in Trilogy to understand that the lots directly behind Montansoro are proposed to be only 45' wide. Think about how much narrower this is than your current lot. With this lot size, 2-story homes backing up to Trilogy are very likely. This lot size will result in a housing density for Parcel 2 that is greater than 4.5 dwelling units per acre. Parcel 2 has the highest housing density for the entire new development and is nearly 60% greater than the adjacent Trilogy density.

We urge you to attend the meeting with Council Member Bullock if you are available **and** provide written comments to him and the City of Peoria. We can't stress enough how your written comments matter in this process. Thank you.

Melissa and Greg McAllister

On Wed, Nov 12, 2025 at 11:00 AM L S [redacted] wrote:

> Here is the latest update from the City regarding the re-zoning application and the PAD.
>
> A preliminary plat is an administrative review. The preliminary plat layout has not been submitted for 2nd review. The applicant is seeking to get on the agenda next month for the zoning case Z25-04, which is an entitlement case that will go before Planning and Zoning Commission and City Council.
>
> When a meeting is scheduled, the site posting on the property will be updated, an ad will be posted in the Peoria Times, a postcard will be mailed to those within the required noticing area, and those who emailed me and were placed on the interested party list will be emailed. I just verified, your email is included in the interested party list for Z24-04. As a result, at minimum you will be notified by email once a meeting has been scheduled.
>
> Sarah Dircks, MCP, AICP
> Senior Planner
> 623-773-7514
> Sarah.Dircks@PeoriaAZ.gov

We will have the opportunity to attend the City Council meeting to discuss the re-zoning which is the Z24-04 application. As a reminder, the land is currently zoned RU-43 which is rural designation designed to limit housing to one house per acre and open space. The request is being made in line with the long term City development plan to approve the property as planned area development (PAD) (application P25-09) which then allows a developer to submit a plan to design a neighborhood with more density and some open space which Shea has also done but it still being reviewed and changes made to it per Sarah's note above.

The issue I have with this process is that Shea was the only bidder on the state land so they got it for the lowest price possible. They had a Joint Venture already established with Toll Brothers and Lennar homes to co develop the land. The PAD they are submitting shows an average of 2.43 homes per acre, however different builders have different densities of homes in their respective sections. Lennar homes has the highest density of homes on the smallest lots and likely will have the most 2 story homes which back directly up to homes along Montansoro Lane. It also sounds like 135th ave will be larger than the developers originally shared at the community meeting - as a result of push back from the City.

Council Member Bullock, Mr. Moyer from the developers PR firm and hopefully the lawyer from Shea have agreed to meet with us again on Monday Nov 17th from 2-4 pm at the Mita Club in the Culinary kitchen. Here is the agenda they will cover:

Welcome and recap of the history of the project up to today

What changes have ben made from resident input and suggestions

What the city still needs to decide on before and after plan submission

What can the builder still make changes on and what is final (discussing how development is a partnership and a compromise)

Update on the 135th Ave alignment and road

improvements

I would urge you to attend and voice any concerns you have at this meeting. The developers are not obligated to make any changes the City does not request and I am hearing rumblings that they are less likely to work with us based on the City feedback for increased setbacks for 135th avenue. If they don't hear from the residents then we know what the outcome will be. If you know of people who back on to what will be 135th ave they are more than welcome to attend as well.

Sincerely

Linda Simpson

From: [redacted]
To: Sarah Dircks
Cc: [redacted]
Subject: Re: Case Z25-04
Date: Wednesday, November 5, 2025 10:14:59 AM

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ok, thank you for the information.

On Wed, Nov 5, 2025 at 10:11 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

> Joe,
>
> The applicant has requested to form their own planned area development. The city does not regulate HOAs. Those are typically tied to CC&Rs and private agreements.
>
> **Sarah Dircks, MCP, AICP**
>
> Senior Planner
>
> 623-773-7514
>
> Sarah.Dircks@PeoriaAZ.gov
>
> **City of Peoria** | **Planning Department**
>
> 9875 N. 85th Avenue, Peoria, AZ 85345
>
> Monday through Thursday, 7am to 6pm | **Closed Friday**
>
> **Peoriaaz.gov/planning**
>
> ---
>
> **From:** Joe Golio[redacted]
> **Sent:** Wednesday, November 5, 2025 7:45 AM
> **To:** Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
> **Cc:** Nancy Golio [redacted]

Exhibit 10

Subject: Re: Case Z25-04

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You don't often get email from [redacted]. Learn why this is important

Thank you Sarah. Would this development be considered part of Vistancia and part of our HOA or would it be some separate entity?

On Wed, Nov 5, 2025 at 7:41 AM Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

> Joe,
>
> Congratulations on your recent home purchase and welcome to Peoria. The applicant has requested to building single family residential. The case is currently in second review. They are hoping to get on a Planning and Zoning Commission Agenda in December or January. No meeting date has been scheduled.
>
> A postcard will be mailed to residents within 1320 linear feet of the property about 2 weeks before the meeting to notify people of a public meeting before the request is heard. I have attached the two mailers that went out. The notice of application (NOA) was sent by the city when the application was submitted to the city. The neighborhood meeting was sent by the applicant when they hosted their neighborhood meeting to discuss the project with residents. The applicant may be able to tell you more about their long-term plans on construction if you reach out to them via the number they provided in the flyer. If you want to see what they submitted to the city, you could (1) make a records request through the clerks office to receive documents, or (2) you are welcome to come to our office and I can pull up the plans for you to look at on a computer screen at the counter.
>
> **Sarah Dircks, MCP, AICP**
>
> Senior Planner
>
> 623-773-7514
>
> Sarah.Dircks@PeoriaAZ.gov

Exhibit 10

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | **Closed Friday**

Peoriaaz.gov/planning

From: Joe Golio[redacted]
Sent: Tuesday, November 4, 2025 11:02 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Cc: Nancy Golio [redacted]
Subject: Case Z25-04

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You don't often get email from [redacted] Learn why this is important

Hi Sarah,

My wife Nancy and I just purchased a home in Peoria (Vistancia) and were on a walk this AM and noticed a Public Notice sign for a request to rezone property at Lone Mountain Parkway & 135th Ave (Case Z25-04).

Your name was on the sign as the city contact. We missed the Neighborhood Meeting that took place on June 4, 2025 as we were not yet here in our new home. I also see that the Planning and Zoning Commission Hearing is still TBD.

I was wondering if you had any information about this project from the Neighborhood Meeting or any information in general that you could share with us on this proposed project. Looks like the Proposed Use is for Single Family Residential. Any idea on the timing of this project?

Thanks very much for any info that you might be able to provide us.

Joe

From: [redacted]
To: Sarah Dircks
Cc: Matt Bullock
Subject: Re Zoning lots near Trilogy West
Date: Thursday, June 19, 2025 10:53:13 PM

You don't often get email from [redacted]. Learn why this is important

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Hello,

I just wanted to urge consideration when re zoning the 1 acre lots to higher density parcels for the property north and west of the Mita side of Trilogy. Please consider the setback to be 50ft or further so streets, walls and homes are not easily seen from Trilogy homes along the borders. Everyone who bought into this area came for the desert and mountain landscapes.

I'll also recommend the developer limiting homes on the Trilogy borders to single level lots, so there aren't any 2-story homes overlooking Trilogy backyards.

Thank you for your consideration,

Joel L. Resnick
[redacted]

From: Sarah Dircks
To: [redacted]
Subject: RE: Lone Mountain & 135th Lennar Parcel 2....
Date: Thursday, June 5, 2025 2:01:00 PM
Attachments: image001.png

Ron,
I am the assigned city reviewer for this rezoning application. I will document opposition from Ron Stewart (residing at [redacted] A compilation of public comment that will be shared with the applicant team, Planning and Zoning Commission, and Council. I will also add you to the interested party email list so you can receive future updates related to meetings.

It sounds like your email was already provided to the applicant's public outreach group. I can also provide you the applicant's contact information if you want to talk someone else from their team related to their proposed design. At this time, a formal submittal has not been made for the layout of the development. The conceptual exhibits on posters at the meeting provided more information than that was previously provided to the city. Please let me know if you have any further questions related to the review process.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: Matt Bullock <matt.bullock@peoriaaz.gov>
Sent: Thursday, June 5, 2025 11:35 AM
To: Ron Stewart [redacted] Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Re: Lone Mountain & 135th Lennar Parcel 2....

Hi Ron,

I'll pass your email on to Kyle Moyer whose company is the developer representative tasked with the event last night and future community events to gather resident input and see what changes can possibly be implemented.

Matt Bullock
Council Representative

Mesquite District

P: 623-773-7328 **E**: matt.bullock@peoriaaz.gov
W: Council webpage

Signup for email alerts Facebook page

From: Ron Stewart [redacted]
Sent: Thursday, June 5, 2025 11:31 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: Lone Mountain & 135th Lennar Parcel 2....

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Good morning Sarah and Matt,
I live at [redacted] and was able to attend the new development meeting last night at Vistancia Elementary. I have to say that when I came upon the proposed layout behind my house, I thought I was looking at a condensed military housing proposal with very little buffer area. I sure hope you will consider the long term positive effect that Trilogy and its residents have brought to Vistancia and do whatever you can to make the new development not be as intrusive as it looks, making current residents not be able to enjoy living here.
Thank you,
Ron Stewart
[redacted]

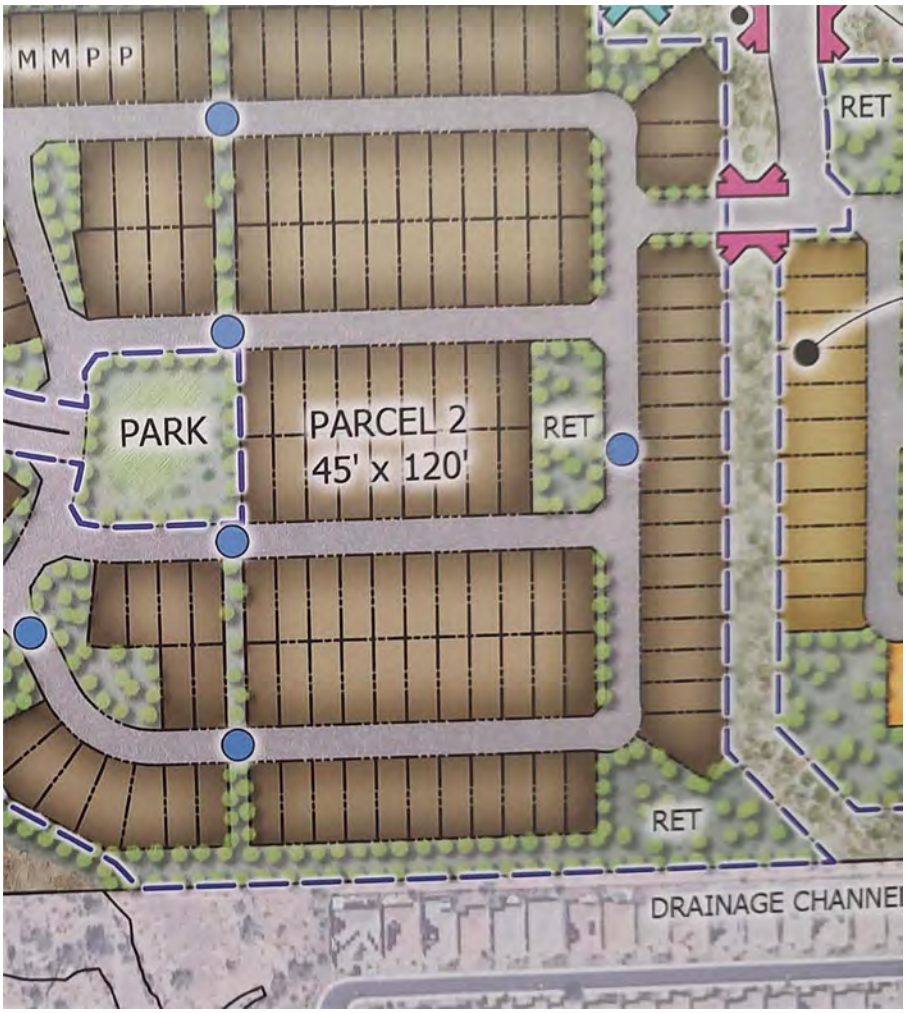

Exhibit 10

From: Sarah Dircks
To: [redacted]
Subject: RE: Rezoning request for new Shea development
Date: Tuesday, June 3, 2025 3:04:00 PM
Attachments: image001.png

Cathy,
I am the assigned city reviewer for this rezoning application. I will document opposition from Cathy Stano ([redacted] A compilation of public comment that will be shared with the applicant team, Planning and Zoning Commission, and Council. I will also add you to the interested party email list so you can receive future updates related to meetings.

As noted in the email below, there is an applicant hosted meeting tomorrow. This might be an opportunity for you to have additional dialog with the applicant design team. Please let me know if you have any further questions related to the review process.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: Matt Bullock <matt.bullock@peoriaaz.gov>
Sent: Tuesday, June 3, 2025 2:54 PM
To: Cathy Stano [redacted] Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Re: Rezoning request for new Shea development

Hello Cathy and Rob.

Are you able to make it to the first community meeting tomorrow night, June 4th at Vistancia Elementary School (starting at 6pm)? That would be a great time to meet the developer and their land-use attorney and discuss what they are anticipating for the plat map ad overall design. If you can't make it, I would be happy to connect you with the developer's community outreach team.

Let me know.

Matt Bullock
Council Representative
Mesquite District

P: 623-773-7328 **E**: matt.bullock@peoriaaz.gov
W: Council webpage

Signup for email alerts Facebook page

From: Cathy Stano [redacted]
Sent: Tuesday, June 3, 2025 2:48 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>; Matt Bullock <matt.bullock@peoriaaz.gov>
Subject: RE: Rezoning request for new Shea development

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Dear Sarah Dircks and Matt Bullock,

We are sending you this letter regarding the rezoning request made by Shea, Toll Brothers and Lennar for the land bordering the north and west boundaries of Trilogy at Vistancia.

We have been living on Montansoro Lane for over 2 years with the understanding that somewhere down the road the land bordering (North) of our home would be developed.

Our main concerns would be that the developers will take into consideration putting in larger lot sizes that border us directly to maintain the density to be in more in alignment with Trilogy.

Additionally, keeping as much open space as possible as to not impact the beauty of the open desert and mountain views, and to maintain our existing property values as we paid an additional lot premium when we purchased in March 2023.

In addition, there is a very active wildlife corridor (which we encourage)that will be taken away along the boundary of our homes.

We would appreciate all parties to consider larger set backs from our Trilogy property lines, taller walls to be installed, and landscaping to blend in with the desert flora, and ideally one story homes.

Thank you for your consideration,

Kindly,

Cathy Stano & Bob Shafer
[redacted]

Exhibit 10

From: [redacted]
To: Sarah Dircks
Cc: [redacted]
Subject: Re: Rezoning Application Z25-04
Date: Tuesday, June 3, 2025 6:47:13 PM

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Hi Sarah,

This is Sally Pyles. Please not that As residents of [redacted] I also object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We understood that the beauty of our views and natural environment would be protected because of what was put in place. I do not want higher-density housing than was originally planned/agreed to.

Thank you,
Sally Pyles

Sent from my iPhone

> On Jun 3, 2025, at 3:17 PM, Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:
>
> As residents of [redacted] we object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We do not want higher-density housing than was originally planned/agreed to.

From: [redacted]
To: Sarah Dircks
[redacted] [redacted]
Subject: Rezoning Application Z25-04
Date: Thursday, May 29, 2025 9:22:22 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hi Sarah,

We're unable to attend the neighborhood meeting on June 4, 2025 pertaining to Rezoning Application Z25-04 (south of Lone Mountain Rd at the 135th Alignment; brought forth by Shea Homes and Kurt Jones from Tiffany & Bosco, P.A.). In absentia of that meeting, here is our statement:

As residents of [redacted] we object (are opposed) to this rezoning application. We bought into Vistancia/Peoria because of the planning/permitting that was in place as of May 2024. We do not want higher-density housing than was originally planned/agreed to.

Thank you,
Roger & Sally Pyles
Pyles Family Revocable Trust
[redacted]

From: [redacted]
To: Sarah Dircks
Cc: Sandra Zarcone
Subject: Shea Homes Development Project
Date: Sunday, June 1, 2025 9:44:32 AM

You don't often get email from [redacted] Learn why this is important

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This is the 646 homes proposed on the south side of Lone Mountain and 135th Ave. We live in Desert Vista, and our view lot, for which we paid a premium, is adjacent to Plat Parcel 3 of this proposal.

We are extremely concerned regarding the multiple dynamite blasting's damage to our property, the added congestion of approximately 1200 vehicles on the nearby roads, our home value if we lose our view lot, the strain on our sewer system which already emits an odor, and the home density in this area.

Thank you for your consideration.

John McClure and Sandra Zarcone
[redacted]

From: [redacted]
To: Sarah Dircks
Subject: Neighborhood Meeting - Application Z25-04
Date: Sunday, May 25, 2025 11:51:23 AM

You don't often get email from [redacted]. Learn why this is important

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Hi Sarah,

As identified in the homeowner notification letter, your the contact assigned for homeowners impacted to gain additional information before this scheduled meeting.

As a homeowner directly impacted by this proposed rezoning, I formally request all available public information in related to the applicants "site plan review application", including the citizen participation plan for proposed rezoning and construction of the proposed 641 single family residential homes.

Please kindly provide all available public information prior to the neighborhood meeting on June 4th, 2025, but not limited to; all submitted information by applicant, any construction plans, plat maps, traffic revisions plans, off-site improvements, building heights, open space plans, road alterations and/or Improvements, set backs, landscaped areas, traffic congestion reports, construction timelines for full development, any blasting plans, impact to wildlife reports, parks & recreations plans, rural environment impact information, and any other information related to the construction of the site and impact on the neighboring homes and environment.

Thank you,

Vistancia Entrada Homeowner,

Jeff Derryberry
[redacted]

From: [redacted]
To: Sarah Dircks
Subject: Re: Shea Homes Rezoning
Date: Thursday, May 22, 2025 2:53:03 PM

You don't often get email from [redacted] Learn why this is important

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Thank you Sarah for your prompt and clear response.

Get Outlook for iOS

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Thursday, May 22, 2025 2:41:15 PM
To: [redacted]
Subject: RE: Shea Homes Rezoning

Jake,
The neighborhood meeting for Z24-04, on June 4th is an applicant hosted meeting. I believe they are hosting it as an open house and should have exhibits and maps to share. You should not need to make reservations.

I am the assigned City staff reviewer. They have not submitted a preliminary plat application for the ultimate layout of the development. There are some plans that are available in our office that can be brought up on a computer screen to share. Their attorney's contact is, Kurt Jones, from Tiffany & Bosco, P.A. is (602) 452-2729 or kajones@tblaw.com. Their public outreach person is Josh Hansma and they can be contact at Josh@kylemoyer.com or (480) 372-1976. They might have additional information to share beyond what we have available at this time.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: [redacted]

Sent: Thursday, May 22, 2025 11:00 AM
To: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Shea Homes Rezoning

You don't often get email from [redacted] Learn why this is important

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Good morning, Sarah,

I am contacting you because I received a notice from Shea Homes concerning a rezoning meeting at Vistancia Elementary School on June 4, 2025. The notice had a general map of the proposed development. Two things with which I need your help.

- Map of Proposed Development- this there a map or rendering of the proposed development?
- June 4 Meeting- it this an open forum or are reserved attendance required?

Thanks for your help in advance. If you cannot answer the questions I have, can you point me in the right direction?

All the best

Jake Timmins
[redacted]

Exhibit 10

From: [redacted]
To: Sarah Dircks
Cc: Josh Hansma
Subject: Re: Request for Rezoning Application Details and Community Investment Consideration
Date: Wednesday, May 21, 2025 3:35:29 PM
Attachments: image001.png

You don't often get email from [redacted] Learn why this is important

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Dear Mr. Hansma,

Thank you for your response to my inquiry regarding the development proposal. As a homeowner, I wanted to confirm there were no plans for multifamily or apartment units or stores proposed for this site, and a significant allocation of open space and community amenities. I along with many of our neighbors walk, ride our bike on Lone Mountain and would like to see that area conserved for nature.

I will send you suggestions regarding community investment and youth development programs in a separate email in the coming week. I welcome the opportunity to discuss what is possible for ensuring our youth grow intellectually through skills and knowledge building and well-being as our community grows. I am confident there are creative ways to integrate some of these concepts into our broader vision for the area.

Sarah ~

Thank you for your email and the clarification regarding the applicant portal. I saw applicant credentials were required. I will follow-up to share my home address to be included on the interested list.

Thank you again for your time and thorough response.

Warm regards,
~***drC***loretta

On Wed, May 21, 2025 at 3:07 PM Sarah Dircks <sarah.dircks@peoriaaz.gov> wrote:

> Loretta,
>
> I have added you to the City's interested party list for this case and will save your email as an information inquiry related to the project to include with the public record for this case. If you would like to email me separately with your address I can add it to the record. We redact contact information before emails are shared externally, however it is often of general interest where inquiries are received from.
>
> Josh & Loretta,

Based on the email response below I wanted to clarify the Development Service portal referenced below is an applicant portal for applicants to submit documents and receive comments from the city. Only those associated to an application can access documents from the portal for a case. Unfortunately Loretta will not be able to access her requested information from the portal.

Members of the public are welcome to the Planning office Monday -Thursday 7am -6pm and we can always pull plans up at the counter (we are closed Memorial Day). We cannot print or email documents without an official records request. Records request are process through the City Clerk's office: https://www.peoriaaz.gov/government/departments/city-clerk-office/records-request. There are some limitations to what engineering documents can be sent out by the city. In some cases, depending on the type of documents requested, the public would have to reach out directly to the applicant's design team / engineer if they sealed the plans. The plans are currently out to applicant for revision. Ideally the most up-to-date information, exhibits, and/or handouts would be available at the applicants meeting next month.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

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From: Josh Hansma <josh@kylemoyer.com>
Sent: Wednesday, May 21, 2025 2:32 PM
To: Loretta Cheeks, Ph.D. [redacted]
Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: Re: Request for Rezoning Application Details and Community Investment Consideration

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Dear Dr. Cheeks,

Thank you for your message and for your interest in the proposed rezoning of the Shea, Toll Brothers and Lennar property at 138th Ave and Lone Mountain. At this time, the rezoning application is still in the initial stages of the public review process; however, the application can be reviewed in the city's website within the planning department.
https://devservices.peoriaaz.gov/devservices/Default.aspx

Additionally, I would like to personally invite you to attend our neighborhood open house on June 4th from 6PM-7:30PM at Vistancia Elementary to speak with and have your questions answered by our team and project experts.

The proposal includes a variety of single-family residential lot sizes and a significant allocation of open space and community amenities; there are no multifamily or apartments proposed for this site. Any future changes to land use beyond what is proposed in the PAD would require a formal amendment and subsequent public review process. The development team is mindful of community input and looks WE LOOK forward to ongoing engagement as the process moves forward.

We also appreciate your suggestions regarding community investment and youth development programs. While those types of items are not typically addressed through zoning applications, we understand the importance of such initiatives and are happy to discuss your ideas further with the development team.

Should you have additional questions or would prefer to speak in more detail, I'd be happy to schedule a phone call at your convenience. Please let me know if this would be of interest to you.

Thank you again for your engagement and thoughtful inquiry.

Josh Hansma

Josh Hansma

Associate, Kyle Moyer & Company

(616) 540-5825

Josh@kylemoyer.com

KyleMoyer.com

From: Loretta Cheeks, Ph.D. [redacted]
Date: Tuesday, May 20, 2025 at 6:06 PM
To: Josh Hansma <josh@kylemoyer.com>
Cc: sarah.dircks@peoriaaz.gov <sarah.dircks@peoriaaz.gov>
Subject: Request for Rezoning Application Details and Community Investment Consideration

Hello Mr. Hansma,

I trust this message finds you well. My name is Dr. Loretta H. Cheeks, a resident of Entrada; home built/purchased by Shea Homes in 2010.

I am writing to request a copy of the proposed application for the rezoning of the 280-acre property from Suburban Ranch 43 (SR-43) to Planned Area Development (PAD). I would appreciate it if you could include the specific terms and details associated with the application.

Additionally, I have a few questions to help me better understand the scope and intent of the proposed development:

Land Use Mix:
Will the PAD application include only single-family homes, or are multifamily units (such as apartments or townhomes) and commercial uses (such as stores or offices)

also being proposed?

Lot Sizes and Density:
The information I have indicates 641 single-family residential lots, ranging from approximately 5,400 to 10,800 square feet. Can you confirm these figures and provide a breakdown of the lot size distribution?

Open Space and Shared Infrastructure:
What percentage of the total acreage is planned for parks, trails, community amenities, and other shared open spaces? Could you provide a conceptual layout or description of these areas?

Future Amendments:
If the PAD is approved as proposed, would any changes—such as adding apartments or commercial uses—require a formal amendment and additional public review?

Community Amenities:
Are there any plans for amenities such as playgrounds, sports fields, clubhouses, or community gardens within the development?

In addition to the above, I would like to request that a percentage of funds from the project be specifically designated for investing in community and youth development programs. These funds could support initiatives such as after-school activities, youth sports, STEAM/STEM programs related to workforce development, educational workshops, and other opportunities that benefit local families and help foster a vibrant, inclusive community. Could you let me know if this is something that can be incorporated into the development agreement? If so, I would appreciate information on how the percentage might be determined, how the funds would be allocated, and what types of programs might be eligible for support.

Please let me know if you need any clarification regarding my questions. I look forward to reviewing the proposed application and learning more about the vision for this project, as well as how it can positively impact the broader community.

Thank you for your time and assistance.

--

Loretta Cheeks, Ph.D.

Artificial Intelligence | Machine Learning | Data Science | STEAM

[redacted]

[redacted]

Strong TIES and DS Innovation, Founder & CEO

[redacted]

Strong TIES

"Great minds discuss ideas, medium minds discuss events, and little minds discuss people."

From: Kurt A. Jones
To: [redacted]
Cc: Sarah Dircks; [redacted]
Subject: RE: Questions about Lone Mountain and 135th Ave PAD
Date: Friday, May 16, 2025 10:20:04 AM

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Victoria, please see our responses in red below to your initial four (4) questions email.

As for your open house questions, we have legally advertised for the June 4 open house and notices went out to all your neighbors within 1,350 feet of our property. We intend to hold an open house that evening and allow attendees to visit with our development team and ask questions and have dialogue with them. There will not be an official presentation. Our outreach team will be happy to reach out to you and meet with you individually if you'd like. They could meet you at your home, a nearby coffee shop or your clubhouse. Let me know if you want them to reach out to you to set up a time. Please let me know if you have any other questions. Kurt

Kurt A. Jones | Senior Planner | 602.452.2729

TB TIFFANY & BOSCO P.A.

From: [redacted]
Sent: Wednesday, May 14, 2025 4:17 PM
To: Kurt A. Jones <kajones@tblaw.com>
Cc: sarah.dircks@peoriaaz.gov; 'Paul Suppo' <BigKupuna@outlook.com>
Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Kurt,

Thank you for your response and I look forward to finding out the details. Unfortunately, we will not be able to attend the meeting on June 4th. Is there any possibility to postpone it to the following week? Will there be video of the presentation available to view afterwards?

Victoria

From: Kurt A. Jones <kajones@tblaw.com>
Sent: Wednesday, May 14, 2025 3:56 PM
To: [redacted]
Cc: sarah.dircks@peoriaaz.gov; [redacted]

Exhibit 10

Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Victoria, thank you for reaching out with your questions/concerns regarding the proposed PAD change zoning amendment at Lone Mountain and 135th Avenue in Peoria, AZ. We appreciate your interest and understand the importance of clear, open, communication during this process. I apologize for the timing of my response. Our engineering team has been working with the City engineers on the design of 135th Avenue and I should know more in a few days. Our submittal is being reviewed by the City staff and their first review comments to us will be back hopefully sometime next week. Once I receive this information, I will forward answers to your questions below.

We would also like to extend and invitation to you to attend our upcoming neighborhood meeting . We are hosting a project open house on Tuesday June 4th at 6PM at Vistancia Elementary 30009 N Sunrise Point, Peoria, AZ 85383. We will have several development team representatives present to share images and exhibits regarding the development as well as answer any questions you may have. The meeting is open the public and all residents and neighbors are welcome to attend.

Again, I will follow up with answers your specific questions in the next few days. Kurt

Kurt Jones, Senior Planner
D: 602.452.2729 | M: 480.225.8937
TIFFANY & BOSCO, P.A.

[redacted]
Sent: Thursday, May 8, 2025 4:20 PM
To: kajones@tblaw.com
Cc: sarah.dircks@peoriaaz.gov; [redacted]
Subject: Questions about Lone Mountain and 135th Ave PAD

Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135th Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
   We are working with City staff through our TIA to determine final design of 135th Ave. We won't know for a few months exactly what will be required to be built.
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD. There is an existing 10' landscape tract that is between the existing dedicated right-of-way and the existing Trilogy West wall. The 10' tract is currently part of the Trilogy at Vistancia Community Association. The east half of the 135th right-of-way dedication and

landscape tract was part of the Trilogy West plat when the community was constructed. Trilogy West did an in-lieu payment to defer the roadway construction since the roadway was not needed at that time. The proposed development will now construct that portion of the existing right-of-way.

3. Is a traffic study under way yet? A TIA was submitted with the PAD.
4. Will 135th be maintained by the city or is it a private road within the PAD? It is a public roadway and the City will maintain the roadway, but the HOA's that abut the roadway will maintain the landscaping.

Thank you,
Victoria Suppo

From: [redacted]
To: Sarah Dircks
Subject: RE: Questions about Lone Mountain and 135th Ave PAD
Date: Saturday, May 10, 2025 3:41:00 AM

You don't often get email from [redacted]. Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Sarah,

We had just bought into a 55+ community just 1 year ago and did not expect to have a high-density development next to us, nor a main road next to our home. When we bought our home, I researched Peoria planning and Maricopa maps to find out what the land use was next to us and found that the zoning is suburban ranch which I understand is high density 1 acre lots.

Yes, please include me in the interested party email list.

Thank you,
Victoria Suppo

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Thursday, May 8, 2025 5:02 PM
To: [redacted]
Subject: RE: Questions about Lone Mountain and 135th Ave PAD

Victoria,
I will let the applicant, Kurt, address your concerns below related to their proposed design. I can include you in the interested party email list related to this case for the city. I will redact your contact information before saving this email to the public record related to comments received on this case. Is it appropriate to identify you are just interested general information and that you are not opposed or in support of this project.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | **Closed Friday**

From: [redacted]
Sent: Thursday, May 8, 2025 4:20 PM
To: kajones@tblaw.com
Cc: Sarah Dircks <sarah.dircks@peoriaaz.gov>; [redacted]
Subject: Questions about Lone Mountain and 135th Ave PAD

You don't often get email from [redacted]. Learn why this is important

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Hello Kurt,

We received a notice regarding the application for rezoning request. I also saw a slide show .pdf that has some diagrams showing the conceptual site plan. Can you give me some information specifically about the 135th Avenue alignment?

1. Is this going to be a 4 lane with boulevard, a 2 lane with boulevard, or just a 2 lane road?
2. How wide would the landscape buffer be between the existing west CMU wall of Trilogy and the curb of the road? Same question for the east side of said PAD.
3. Is a traffic study under way yet?
4. Will 135th be maintained by the city or is it a private road within the PAD?

Thank you,
Victoria Suppo

From: [redacted]
To: Sarah Dircks
Subject: Rezoning Request Case # Z25-04
Date: Wednesday, May 7, 2025 9:48:27 AM

You don't often get email from [redacted] Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Sarah,

This area in Vistancia and North Peoria does not need more mid to high density housing. Traffic is currently a challenge to get in and out of the area due to the lack of access to Loop 303 North and South and to Happy Valley Road. Also, the "crown jewel" of this area is the wide open mountain views and desert landscape so why eliminate the very reason people choose to live here?

We are against rezoning this parcel and area to PAD. Leave the zoning as is at SR-43 to allow for lower density, desert beauty and less impact on the inadequate infrastructure.

John and Deanna Markosian
[redacted]

Exhibit 10

From: [redacted]
To: Sarah Dircks
Subject: Zone request Z25-04
Date: Wednesday, May 7, 2025 1:30:34 PM

You don't often get email from [redacted]. Learn why this is important

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good day Sarah,
This note is to let you know I oppose the project you are planning . A lot of people including myself moved to the area for the beauty of the open spaces (desert) and it seems the city is only thinking about the revenue that will be collected from the taxes that will be put into the city , county and state coffers. It use to be a beautiful drive down the 303 freeway and now all the desert is being developed . My home is on 138th Ave and I have a incredible view of the Desert and the Sunsets but at the rate you (the city) is allowing the building in the area you are ruining why we have purchased are homes here. I left California 25 years ago because of the same issue Arizona is doing now . Over development is not the answer for a great place to live . Please stop this if you can. There are other areas that can be developed that will not have such a impact on the beauty of the desert. the community I live is is wonderful its a short walk to the desert and a lot of people use the desert to walk in and enjoy its beauty and animals. This letter will most likely fall on def ears because money talks and the developer will win but it will destroy the beauty us that moved here years ago for the.... open desert

Thank you for taking the time to read my ranting I have never done this before but I feel very strongly that the City of Peoria is make a big mistake buy allowing all this building to go on . Hope we don't run out of water along with the beauty of the desert.

Address : [redacted]

Michael J. Simpson

Hells Gate Hot Dog CO.
[redacted]

Exhibit 10

From: Sarah Dircks
To: [redacted]
Subject: RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)
Date: Wednesday, November 19, 2025 5:50:00 PM

Good Afternoon,
Preliminary plats are an administrative process and are approved at the staff level. The meetings will be to focus on the proposed development standards in the PAD.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
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Peoriaaz.gov/planning

From: [redacted]
Sent: Wednesday, November 19, 2025 4:53 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)

⚠ ⚠ This email arrived from an external source. Please exercise caution when opening attachments or clicking on links. ⚠ ⚠

Sarah,

Are these 2 meetings addressing just the rezoning or is it also for the Plat?

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Wednesday, November 19, 2025 3:13 PM
Cc: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Lone Mountain & 135th Avenue: Rezone (Z25-04)

Good Morning,
You are being contacted because you reached out to City identifying you were interested in the Lone Mountain & 135th Avenue: Rezone (Z25-04). Your public comment has already been documented for the case and will be shared with Planning

and Zoning Commission and City Council in advance of the meeting. I am reaching out to you to let you know that the rezoning application has been scheduled for public hearing. Upcoming meeting dates are as follows:

- **Planning and Zoning Commission**
  - The applicant is seeking a recommendation to City Council
  - Thursday, December 11, 2025, at 6:00 p.m.
  - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
- **City Council Hearing**
  - The applicant is seeking City Council's vote and approval
  - Tuesday, January 27, 2025, beginning at 6:00 p.m.
  - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
  - Should this meeting date be cancelled, this item will be forwarded to the next scheduled meeting.

A notice of hearing was also sent to neighboring property owners within the noticing area and register HOAs within a mile.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
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From: [redacted]
To: Matt Bullock
Cc: Sarah Dircks
Subject: Re: MESQUITE DISTRICT EXPANSION
Date: Thursday, November 13, 2025 1:16:08 PM
Attachments: Outlook-3nz3smzi.png

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You don't often get email from [redacted] Learn why this is important

Lone Mountain and 135th

On Nov 13, 2025, at 1:14 PM, Matt Bullock <matt.bullock@peoriaaz.gov> wrote:

Hi Carla & Charles,

Are you asking about the new Peoria Innovation Core or the North Peoria Gateway or some other expansion (since we have many projects proposed over the next 2 years). Thanks.

<Outlook-3nz3smzi.png>

Matt Bullock
City Council Representative
Mesquite District

P: 623-773-7608 **E:** matt.bullock@peoriaaz.gov
W: Council webpage

Signup for email alerts Facebook page

From: Chuck Karpinske[redacted]
Sent: Thursday, November 13, 2025 9:44 AM
To: Matt Bullock <matt.bullock@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov>
Subject: MESQUITE DISTRICT EXPANSION

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Matt Bullock/Sarah Dircks,

We are writing this email to let you and the city know we are not happy with the current proposal for the Mesquite District Expansion. Following are our major issues:

1) Parcel 2's housing density is greater than 4.5 dwelling units per acre, which is the highest housing density in the entire new development and 60% greater than the adjacent Trilogy density.

2) Parcel 2's level of housing density means lot widths of only 45 feet and we worry that this will lead to 2-story home being built on these lots. The minimum width should be 60 feet with only 1 story homes allowed in this area.

3) It would be nice to have a Wildlife Corridor and lots adjacent to Trilogy should have a specified minimum set-back distance.

We appreciate you voicing our concerns. We bought our home in the past year knowing that there would be a development adjacent to our backyard. We paid a premium for it assuming the new development would have similar requirements to the existing Trilogy development.

We would appreciate whatever you can do to voice our concerns.

Thanks,

Carla & Charles Karpinske
[redacted]

[redacted]

To: Sarah Dircks

Subject: Re: Rezoning concerns re: File P25-09

Date: Thursday, November 20, 2025 2:34:11 PM

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Thank you Sarah.

Cathy Stano

> On Nov 20, 2025, at 2:31 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:

>

> Cathy,

> Your opposition has been recorded for Z25-04 Lone Mountain and 135th Avenue PAD. Your comments will be shared with Planning and Zoning Commission in advance of the 12/11 meeting.

>

> Sarah Dircks, MCP, AICP

> Senior Planner

> 623-773-7514

> Sarah.Dircks@PeoriaAZ.gov

>

> City of Peoria | Planning Department

> 9875 N. 85th Avenue, Peoria, AZ 85345

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> Peoriaaz.gov/planning

>

> -----Original Message-----

> From: Cathy Stano [redacted]

> Sent: Thursday, November 20, 2025 10:05 AM

> To: Matt Bullock <matt.bullock@peoriaaz.gov>; Sarah Dircks <Sarah.Dircks@peoriaaz.gov>

> Cc: [redacted]>

> Subject: Rezoning concerns re: File P25-09

>>

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>>

> [You don't often get email from [redacted] Learn why this is important at https://gcc02.safelinks.protection.outlook.com/?

url=https%3A%2F%2Fprotect.checkpoint.com%2Fv2%2Fr01%2F___https%3A%2F%2Faka.ms%2FLearnAboutSenderIdentification___.YzJ1OmF6Y3JwY2l0eXBlb3JpYTpjOm86MTRiOTBmYmM0OTA4YzgyNTIxYWViZGM3ZTRmOTFmOWM6NzplZmFmOjYzYjE3NDNjNTRiMjBhOWY5MzhlNDA3ZTA1NWUxMjg2MTY1N2FkNTU2OTg5NWNlYWEyYmU1N2Y0ZDQ0NDZhNDE6cDpUOkY&data=05%7C02%7CSarah.Dircks%40peoriaaz.gov%7Cb15c689b91a94aebe69f08de287c8937%7Ce9fbf376af0b4f6fac1bcd357220c7c1%7C0%7C0%7C638992712503991489%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=MY6wlnnk6c9cZ6lDR6FkMluumonx9KqLLabEFSCuXdo%3D&reserved=0

]

>

> To all of us this may concern-

>

> Dear Congressman Bullock and the City of Peoria Planning Dept.,

>

> We purchased our lot and home on [redacted] in February 2023, with a significant lot premium fee attached to it. We were made aware that the land North of us was State owned and future development was possible.

>

> Our major issue is Shea partnered with Lennar and Toll Brothers and now they are proposing significantly smaller lot sizes, higher density homes and most likely 2 story Lennar homes behind us. (North border of Mita).

>

> We can appreciate the growth and development the City is planning, but, we feel very strongly about having a say in what abuts our property and the setback distance and home design.

> We are asking that you consider single level ranch homes and less density per acre on all Trilogy property borders.

> This is a very active, year round wildlife corridor as well. We are requesting a larger setback, at least 100 feet from the North fence line on Montansoro Lane.

>

> With kind regards,

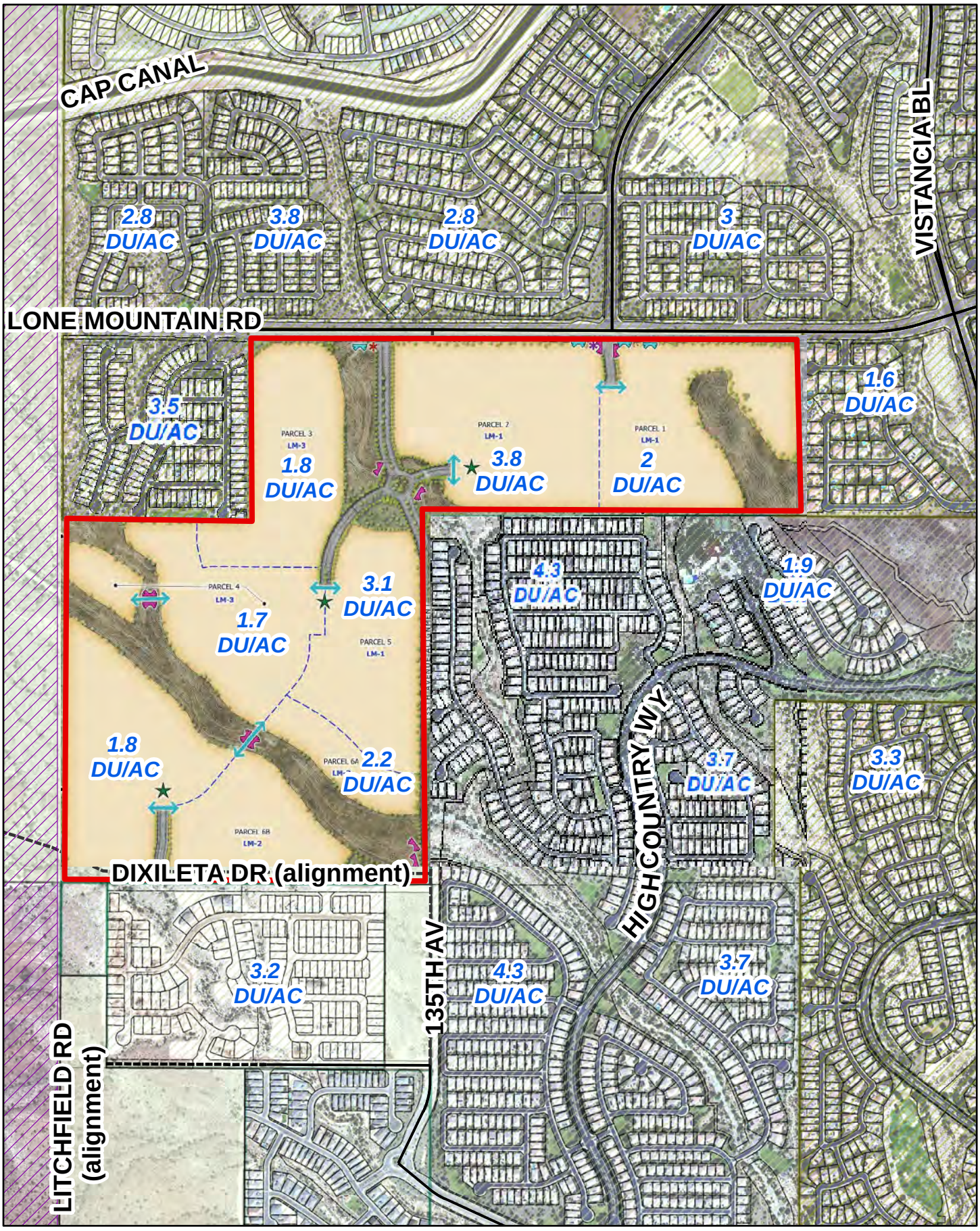
>

> Cathy Stano and Bob Shafer

[redacted]

Dwelling Units Per Acre (DU/AC) | Exhibit 11

LONE MOUNTAIN & 135TH AVENUE (Z25-04)



From: Kurt A. Jones
To: Sarah Dircks
Cc: Lorie Dever; Cody Gleason
Subject: FW: Peoria Zoning Cases adjacent to Vistancia/Trilogy - Shea Z25-04
Date: Friday, December 12, 2025 7:38:24 AM

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Sarah, please see the email chain below with the PUSD folks. Sorry, I forgot to share this info with you. They sent us a WORD document to fill out to start the developer assistance agreement for when we process the plat. I will reach out to Shea to see where they are with the school district on this agreement. Great job last night! Kurt

DEVELOPER ASSISTANCE AGREEMENT

This Agreement is entered into on_____, 202_, between the following parties:

PEORIA UNIFIED SCHOOL DISTRICT NO. 11
(hereafter "PUSD")
6330 West Thunderbird Road
Glendale, Arizona 85306

and

(Insert Name of Developer HERE)
(hereafter "Developer")
(Insert Street Address)
(Insert City, State and Zip Code)

Developer and PUSD may be collectively referred to herein as "Parties."

I. RECITALS

The purpose of this Agreement is to provide PUSD students with greater opportunities to learn based on enhanced resources provided by the Developer and to foster and improve communication and cooperation between PUSD and Developer in developing the residential community to be known as (insert name of project here) and the schools that serve that community.

II. COVENANTS

A. PUSD's Obligations: PUSD will provide a statement to the Cities, Towns, and/or County of Peoria, Glendale, Surprise, Youngtown and/or Maricopa upon Developer's request and will work collaboratively with Developer to accomplish the Parties' mutual objective of providing high quality educational opportunities for the children of (insert name of project) and of the District.

B. Developer's Obligations: Developer shall pay to PUSD $1,250 per house constructed in (insert name of project) to be used by PUSD for capital facilities and/or general maintenance and operations expenses. Such payment shall be made by Developer to PUSD no later than 30 days after each house closes escrow with a third-party buyer. That specific consideration is detailed in Exhibit "A" attached hereto. Under no circumstances shall this Agreement have any legal effect without the PUSD Governing Board approving the contents of Exhibit "A".

C. Default:

1. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of consideration for this Agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

Kurt Jones, Senior Planner
D: 602.452.2729 | M: 480.225.8937
TIFFANY & BOSCO, P.A.

From: Mike Maas [redacted]
Sent: Thursday, October 16, 2025 10:50 AM
To: Kurt A. Jones <kajones@tblaw.com>
Subject: RE: Peoria Zoning Cases adjacent to Vistancia/Trilogy - Shea Z25-04

Good morning Kurt,

Sorry for the delay in responding, but we have been closed until today for Fall Break.

We appreciate you sharing the plans for this site being developed in the Vistancia area. We are always supportive of managed growth for the city and school district. We have attached a Developer Assistance agreement that we would like all home builders to review. These agreements greatly impact the ability of the district to continue to provide a quality education for the students. We have agreements like this with each of these homebuilders at other sites and appreciate their continued support of the district.

Let me know if you need additional assistance and we look forward to working together in the future.

Mike Maas

Mike Maas
Director, Research, Planning and Assessment
Peoria Unified School District

From: Kurt A. Jones <kajones@tblaw.com>
Sent: Friday, October 10, 2025 1:09 PM
To: Mike Maas [redacted]
Subject: [EXTERNAL] Peoria Zoning Cases adjacent to Vistancia/Trilogy - Shea Z25-04

This message originated from outside the district. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

Mike, very nice to meet you this morning. I have attached the graphics for the Shea case to this email that we discussed this morning.

Case # Z25-04 is a request to rezone 280 acres to a Planned Area Development (PAD) for approx. 641 single family dwelling units to be built by Lennar, Shea and Toll Brothers.

We are respectfully requesting the school district to send back some sort of communication on our proposal based on our meeting this morning so that we can forward onto the City of Peoria for their case processing. Please make sure to include the case # Z25-04 in your response.

If you have any questions, please do not hesitate to reach back out to me.

Thank you for your time and consideration regarding this case. Kurt

Kurt Jones, Senior Planner
D: 602.452.2729 | M: 480.225.8937
TIFFANY & BOSCO, P.A.

NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) regarding the official business of the Peoria Unified School District. Any unauthorized review, use, disclosure, or distribution is prohibited. Arizona public records law prohibits the destruction of this communication, and it may be subject to

disclosure unless made exempt by state or federal law.

From: [redacted]
To: Sarah Dircks
Cc: [redacted]
Subject: Re: Lone Mountain & 135th Avenue: Rezone (Z25-04)
Date: Thursday, December 11, 2025 12:51:08 PM

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Hello Ms. Dircks,

I am reaching out to you as I can't make the meeting tonight regarding the above issue.
I would like to add comments on the construction of 135th Ave.

There are trees and and bushes now on the outside of the western wall of Trilogy where 135th Ave will be built . Trilogy HOA maintains that property now, will they still maintain it and will those trees and bushes that are there now stay or be removed and replaced?

Also there has not been much about how the roadway will be built and also and most importantly the wash area that a bridge or something with have to be built and what will be distributed in that wash area .

Right now there is a drainage pipe that comes out from a catch basin that is currently in the ground where 135th ave will be built and empties directly behind my house and into the wash area. How will this be affected??

Is there a way to have any plans that they have for drainage and the wash area that they need to span be sent to me or let me know how I can get that or someone to contact about that.

Also which company will be building 135th ave? Will it be the city or a sub contractor of the city or will it be the builders of the above property.

I would appreciate if you could get answers to these questions or guide me to were I can get these answers.

Thank you,

[redacted]

Get Outlook for iOS

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Wednesday, November 19, 2025 3:13:15 PM
Cc: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Lone Mountain & 135th Avenue: Rezone (Z25-04)

Good Morning,
You are being contacted because you reached out to City identifying you were interested in the Lone Mountain & 135th Avenue: Rezone (Z25-04). Your public comment has already been documented for the case and will be shared with Planning and Zoning Commission and City Council in advance of the meeting. I am reaching out to you to let you know that the rezoning application has been scheduled for public hearing. Upcoming meeting dates are as follows:

- **Planning and Zoning Commission**
  - The applicant is seeking a recommendation to City Council
  - Thursday, December 11, 2025, at 6:00 p.m.
  - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
- **City Council Hearing**
  - The applicant is seeking City Council's vote and approval
  - Tuesday, January 27, 2025, beginning at 6:00 p.m.
  - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
  - Should this meeting date be cancelled, this item will be forwarded to the next scheduled meeting.

A notice of hearing was also sent to neighboring property owners within the noticing area and register HOAs within a mile.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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From: [redacted]
To: Sarah Dircks
Subject: Re: Lone Mountain & 135th Avenue: Rezone (Z25-04)
Date: Thursday, December 11, 2025 3:34:13 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Thank you for all your information

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From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Thursday, December 11, 2025 3:15:57 PM
To: Robert Dsurney [redacted]
Subject: RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)

Robert,
Zoning establishes development standards like lot width, lot area, permitted used, required open space, required amenities, etc. Zoning can identify a required planting ratio, such as 1 tree and 3 shrubs every 1000 square feet, however it doesn't specify exact placement of a shrub or tree on the property.

The proposed PAD captures additional landscape buffer requirements to add separation between existing properties in Trilogy West C48 and future lots on Parcel 2. Looking at your question below, there is a landscape track refenced within Trilogy West. The conceptual plans all identify Trilogy West maintaining their landscape tract and this development adding additional width adjacent to the Trilogy landscape tract resulting in approximately 60 feet of separation between lots. The proposed development would only develop and plant their approximately 40' wide landscape tract.

Preliminary Plats are an administrative process reviewed at a staff level based on established development requirements. This is more of a technical review of the site based on the existing development requirements include standards related to layout, landscaping, engineering, utilities, design, roadways etc. There is not a public hearing process requirement associated a preliminary plat review.

The last meeting anticipated for the zoning case would be City Council on January 27, 2025.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
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Peoriaaz.gov/planning

From: Robert Dsurney [redacted]
Sent: Thursday, December 11, 2025 1:45 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Cc: [redacted] Matt Bullock [redacted]
Subject: Re: Lone Mountain & 135th Avenue: Rezone (Z25-04)

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Ms. Dircks,

Thank you for getting back to me. So really the only thing tonight is to move forward with changing the zoning and the process of planning the layout and infrastructure will continue without public input??

So I would guess we would have to connect with the builder and hope that they listen or will there be other planning board meetings as this process continues with public comments.

Will the builders be open do more community meetings and input?

I know some other people have been in contact with the builders with their own concerns with view from property and other visual and noise concerns.

Thank you
Robert Dsurney

Get Outlook for iOS

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Thursday, December 11, 2025 13:29

To: Robert Dsurney [redacted]
Subject: RE: Lone Mountain & 135th Avenue: Rezone (Z25-04)

Robert,
The referenced case is related to the development standards requested on an undeveloped property. The actual layout, landscape plan, and drainage plan will be reviewed through a separate administrative review process. The city has only reviewed the 1st set of plans related to the actual layout (pre-plat). The applicant has just submitted new plans this week, which we should review by next month.

Shea homes is the listed property owner, however they are partnering with Toll Brothers and Lennar. I am not sure what their contract structure looks like. You could try reaching out to them, their contact information is provided on the mailed postcards.

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
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Peoriaaz.gov/planning

From: Robert Dsurney [redacted]
Sent: Thursday, December 11, 2025 12:51 PM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Cc: [redacted]
Subject: Re: Lone Mountain & 135th Avenue: Rezone (Z25-04)

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Hello Ms. Dircks,

I am reaching out to you as I can't make the meeting tonight regarding the above issue.
I would like to add comments on the construction of 135th Ave.

There are trees and and bushes now on the outside of the western wall of Trilogy where 135th Ave will be built . Trilogy HOA maintains that property now, will they still maintain it and will those trees and bushes that are there now stay or be removed and replaced?

Also there has not been much about how the roadway will be built and also and most importantly the wash area that a bridge or something with have to be built and what will be distributed in that wash area .

Right now there is a drainage pipe that comes out from a catch basin that is currently in the ground where 135th ave will be built and empties directly behind my house and into the wash area. How will this be affected??

Is there a way to have any plans that they have for drainage and the wash area that they need to span be sent to me or let me know how I can get that or someone to contact about that.

Also which company will be building 135th ave? Will it be the city or a sub contractor of the city or will it be the builders of the above property.

I would appreciate if you could get answers to these questions or guide me to were I can get these answers.

Thank you,

Robert Dsurney

[redacted]

Get Outlook for iOS

From: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Sent: Wednesday, November 19, 2025 3:13:15 PM
Cc: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: Lone Mountain & 135th Avenue: Rezone (Z25-04)

Good Morning,

You are being contacted because you reached out to City identifying you were

interested in the Lone Mountain & 135th Avenue: Rezone (Z25-04). Your public comment has already been documented for the case and will be shared with Planning and Zoning Commission and City Council in advance of the meeting. I am reaching out to you to let you know that the rezoning application has been scheduled for public hearing. Upcoming meeting dates are as follows:

- Planning and Zoning Commission
    - The applicant is seeking a recommendation to City Council
    - Thursday, December 11, 2025, at 6:00 p.m.
    - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
- City Council Hearing
    - The applicant is seeking City Council's vote and approval
    - Tuesday, January 27, 2025, beginning at 6:00 p.m.
    - Public Safety Administration Building in the Peoria Room, 8351 W. Cinnabar Avenue, Peoria Arizona 85345.
    - Should this meeting date be cancelled, this item will be forwarded to the next scheduled meeting.

A notice of hearing was also sent to neighboring property owners within the noticing area and register HOAs within a mile.

Sarah Dircks, MCP, AICP

Senior Planner

623-773-7514

Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department

9875 N. 85th Avenue, Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | Closed Friday

From: [redacted]
To: Sarah Dircks
Subject: Lone Mountain and 135th Ave. Planned Development
Date: Monday, December 8, 2025 6:34:40 AM

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Hello Ms. Dircks:

We are Sandra Zarcone and John McClure. We live at [redacted] in the Desert Vista development adjacent to the proposed Shea Homes development on the west side. We live in one of the twenty-one homes that back up to the proposed development. My wife and I purchased our home in 2016, paying a premium for our view lot. We have enjoyed the peace and quiet of our back yards with our friends and families, especially due to the view fences.

We have watched with interest the development of the properties in and around Vistancia and how the City of Peoria is managing the open space requirements . We believe this project is in a unique situation that hasn't occurred very often. Specifically, there is a new development proposed that borders an existing neighborhood with full view fences.

Unfortunately, we were unable to attend the open house meeting at the elementary school in the spring, but our neighbors who were able to attend, spoke with the members of the development team about the project. We have seen the preapplication submittal and the proposed maps of the project. Our concerns, along with my neighbors, are focused on how the developers are going to address the area between the new lots and our property line. Our neighbors could not get an answer from anyone at the meeting about their plans for the area behind our homes. They were told by Kyle Moyer that this was a preliminary meeting and that there would be another neighborhood meeting in the fall when the weather was cooler. We will be discussing our concerns at the next meeting.

Here are our and our neighbors main concerns:

1. How much open space will there be between the property line and the new lots?
2. Will that space be wide enough to minimize the effect on the neighbors?
3. Can that space include retention basins and naturally occurring desert environment that doesn't look like what they did on the side of White Peak, for instance? Is it possible to put a park there?
4. Will the wash that is there now be retained?
5. How tall will the homes be that back up to the open space?
6. Will the Toll Brothers back fences be view fences or block fences?
7. How high will those fences be?

We have seen other developments in the Vistancia area where the space between back yards accommodates view fences on both sides and are far enough apart to make it feel very private. We all paid significant premiums for view lots, and should be considered in this project..

We will be attending the Planning and Zoning meeting on December 11, and we look forward to learning more about the project.

Thank you for your time. We look forward to speaking with you soon.

Sandra Zarcone
[redacted]

John McClure
[redacted]

[redacted]

From: [redacted]
To: Sarah Dircks
Subject: RE: FUTURE HOMES BORDERING 135th AVE
Date: Tuesday, December 16, 2025 9:23:43 AM

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You don't often get email from [redacted] Learn why this is important

Inquiry related to design. Thank you!

[redacted]

From: Sarah Dircks <sarah.dircks@peoriaaz.gov>
Sent: Monday, December 15, 2025 3:53 PM
To: Anita Fay [redacted]
Subject: RE: FUTURE HOMES BORDERING 135th AVE

Anita,
Your comments will be shared with city council prior to their scheduled meeting on 1/27/2025. I have added your comments to the interested party list. In response to your email, should I document your comments as opposition to the rezoning or an inquiry related to design?

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

City of Peoria | Planning Department
9875 N. 85th Avenue, Peoria, AZ 85345
Monday through Thursday, 7am to 6pm | Closed Friday
Peoriaaz.gov/planning

From: Anita Fay [redacted]
Sent: Saturday, December 13, 2025 8:07 AM
[redacted] Sarah Dircks <sarah.dircks@peoriaaz.gov>
Subject: FUTURE HOMES BORDERING 135th AVE

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You don't often get email from [redacted] Learn why this is important

Dear Ms. Dircks:

First, I would like to express my sincere gratitude for the opportunity to submit my comments/concerns regarding the proposed development. I am a current homeowner in Trilogy. Our home is located on [redacted]., i.e. bordering on the east side of the yet to be constructed 135th Ave. and the proposed development. As such our concerns/asks are as follows:

- Concern 1. Potential for noise and light pollution. Ask - *135 Ave. to be a 2 lane road with appropriately restricted speed limits (30 miles/hr.) and adequate control measures to minimize the potential for both noise and light pollution.*
- Concern 2. Potential to negatively impact existing view-scapes. Ask(s) - *Width of rights-of-way (ROW) and setbacks to total no less that 200 ft.. ROW vegetative screens (both median and road shoulders) to be established utilizing mature vegetation with a combination of adequate number of native plants (salvaged from the site) augmented with supplemental plants where required.*
- Concern 3. Potential to negatively impact existing view-scapes associated with the construction of future homes bordering 135 Ave.. *Ask(s) Construct a "digital twin" model that can be used to assess in real time from multiple locations the view impacts associated with the construction of homes along the eastern edge of the proposed development. The topography in this area is elevated, i.e. not flat. Additionally, I would ask for a physical site meeting including concerned Trilogy residents, developer's representatives and Peoria public officials be conducted prior to the completion of a lot plan for the new development.*

I look forward to your response and the opportunity to work cooperatively with both the city and developers to continue to grow a community that is truly world class.

[redacted]
Peoria

From: [redacted]
To: Sarah Dircks
Subject: Fwd: 135th Development Construction
Date: Tuesday, December 16, 2025 8:29:48 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

You don't often get email from [redacted] is important

Hello Sarah,
More for the design as I would like my concerns to be addressed. Thank you!
Karen Burns
[redacted]

> From: **Sarah Dircks** <Sarah.Dircks@peoriaaz.gov>
> Date: Mon, Dec 15, 2025 at 2:55 PM
> Subject: RE: 135th Development Construction
> To: Karen Burns [redacted]
>
> Karen,
>
> Your comments will be shared with city council prior to their scheduled meeting on 1/27/2025. I have added your comments to the interested party list. In response to your email, should I document your comments as opposition to the rezoning or an inquiry related to design?
>
> **Sarah Dircks, MCP, AICP**
>
> Senior Planner
>
> 623-773-7514
>
> Sarah.Dircks@PeoriaAZ.gov
>
> **City of Peoria | Planning Department**
>
> 9875 N. 85th Avenue, Peoria, AZ 85345
>
> Monday through Thursday, 7am to 6pm | **Closed Friday**
>
> **Peoriaaz.gov/planning**

From: Karen Burns [redacted]
Sent: Saturday, December 13, 2025 11:34 AM
To: Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
Subject: 135th Development Construction

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You don't often get email from [redacted] Learn why this is important

Dear Ms. Dircks

Firstly I would like to express my sincere gratitude for the opportunity to submit my comments/concerns regarding the proposed development. I am a current homeowner in Trilogy. Our home is located on [redacted] i.e. bordering on the east side of the yet to be constructed 135th Ave. and the proposed development. As such our concerns/asks are as follows:

- **Concern 1. Potential for noise and light pollution. Ask** - *135 Ave. to be a 2 lane road with appropriately restricted speed limits (30 miles/hr.) and adequate control measures to minimize the potential for both noise and light pollution.*

- **Concern 2. Potential to negatively impact existing view-scapes. Ask(s)** - *Width of rights-of-way (ROW) and setbacks to total no less that 200 ft.. ROW vegetative screens (both median and road shoulders) to be established utilizing mature vegetation with a combination of adequate number of native plants (salvaged from the site) augmented with supplemental plants where required.*

- **Concern 3. Potential to negatively impact existing view-scapes** associated with the

construction of future homes bordering 135 Ave.. ***Ask(s)*** *Construct a "digital twin" model that can be used to assess in real time from multiple locations the view impacts associated with the construction of homes along the eastern edge of the proposed development. The topography in this area is elevated, i.e. not flat. Additionally, I would ask for a physical site meeting including concerned Trilogy residents, developer's representatives and Peoria public officials be conducted prior to the completion of a lot plan for the new development.*

I look forward to your response and the opportunity to work cooperatively with both the city and developers to continue to grow a community that is truly world class.

Karen Burns

[redacted]

From: [redacted]
To: Sarah Dircks
Cc: [redacted]
Subject: Re: Rezoning Request (Case No: Z25-04) - Lone Mountain and 135th Avenue PAD
Date: Monday, December 15, 2025 3:14:21 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Yes, please put me in opposition until some of these concerns can be addressed. Thank you.

On Dec 15, 2025, at 2:07 PM, Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov> wrote:

Juan,
Your comments below were received after the packet was printed on 12/11 for Planning and Zoning Commission, however your comments will be shared with City council on 1/27/2025. Looking on my interested party contact list, I previously recorded that you inquired on the case and I shared your last email was shared with Planning and Zoning Commission. In response to your concerns, would you like to change my documentation of your comments to opposition?

Sarah Dircks, MCP, AICP
Senior Planner
623-773-7514
Sarah.Dircks@PeoriaAZ.gov

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Peoriaaz.gov/planning

From: Juan Caldentey [redacted]
Sent: Thursday, December 11, 2025 4:45 PM
To: Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov>
Cc: Andrea Caldentey [redacted]
Subject: Rezoning Request (Case No: Z25-04) - Lone Mountain and 135th Avenue PAD

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Dear Ms. Dircks

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Andrea & Juan Caldentey
[redacted]
[redacted]

From: [redacted]
To: Sarah Dircks
Cc: [redacted]
Subject: Re: Rezoning Request (Case No: Z25-04) - Lone Mountain and 135th Avenue PAD
Date: Monday, December 15, 2025 3:14:21 PM

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Senior Planner
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Sarah.Dircks@PeoriaAZ.gov

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From: Juan Caldentey [redacted]
Sent: Thursday, December 11, 2025 4:45 PM
To: Sarah Dircks <Sarah.Dircks@PeoriaAZ.gov>
Cc: Andrea Caldentey [redacted]
Subject: Rezoning Request (Case No: Z25-04) - Lone Mountain and 135th Avenue PAD

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Andrea & Juan Caldentey
[redacted]
[redacted]

From: [redacted]
To: Sarah Dircks
Subject: Re: Rezoning Z25-04
Date: Monday, December 15, 2025 4:51:44 PM

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Thanks Sarah. With people sharing concerns at meetings and via emails or in conversations I have been able to prioritize my concerns to a couple of issues. Thanks for the opportunity. Securing our community on the north side so people can get access to our gated community and single story homes along the north and west of our community.

MJ Seal

> On Dec 15, 2025, at 2:01 PM, Sarah Dircks <Sarah.Dircks@peoriaaz.gov> wrote:
>
> MJ,
> Your comments below were received after the packet was printed on 12/11 for Planning and Zoning Commission, however your comments will be shared with City council on 1/27/2025. Looking on my interested party contact list, I have already recorded your opposition and your last email was shared with Planning and Zoning Commission.
>
> Sarah Dircks, MCP, AICP
> Senior Planner
> 623-773-7514
> Sarah.Dircks@PeoriaAZ.gov
>
> City of Peoria | Planning Department
> 9875 N. 85th Avenue, Peoria, AZ 85345
> Monday through Thursday, 7am to 6pm | Closed Friday
> Peoriaaz.gov/planning
>
> **From:** Mary Jane Seal [redacted]
> **Sent:** Thursday, December 11, 2025 5:21 PM
> **To:** Sarah Dircks <Sarah.Dircks@peoriaaz.gov>
> **Subject:** Rezoning Z25-04
>
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caution when opening attachments or clicking on links. ⚠ ⚠

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MJ Seal and Clare Seal

From: William E. Lally
To: [redacted]; Matt Bullock; [redacted] Kurt A. Jones; Sarah Dircks
Cc: [redacted]
Subject: RE: Signatures from Trilogy petition
Date: Monday, December 22, 2025 9:30:11 AM

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Good morning Holly, thank you for your email. We will review and discuss with the builder team and get back to you. Have a wonderful holiday.

TIFFANY & BOSCO P.A.
William E. Lally | Shareholder | 602.452.2716 [o] 480.620.9272 [m]
wel@tblaw.com | Bio | vCard | Website | Practice Areas

From: Holly Hart [redacted]
Sent: Monday, December 22, 2025 7:05 AM
To: Matt Bullock <Matt.bullock@peoriaaz.gov>; Matt Telban <Matt.Telban@sheahomes.com>; William E. Lally <wel@tblaw.com>; Kurt A. Jones <kajones@tblaw.com>; Sarah.Dircks@peoriaaz.gov
Cc: Linda Simpson [redacted] Melissa Porta [redacted]
Subject: Signatures from Trilogy petition

You don't often get email from [redacted] Learn why this is important
As requested at the December zoning and planning meeting, I digitized the signatures so it could be e-mailed.
thank you
Holly Hart

More to come.

We, the undersigned residents of Trilogy of Vistancia, hereby present this petition to address matters of great importance.

SHEA/TOLL BROS/LENNAR DEVELOPMENT

PETITION FOR:

1) Secure Trilogy perimeter to maintain safety of Gated Community
2) Set backs of 100 feet, not proposed 65'
3) Build attractive wall along Montansoro to tennis courts ; not landscaped fence....creates no privacy
4) Single story homes all along Montansoro, not just adjacent homes
5) Density lessened by matching Montansoro lot lines of 50-70', not proposed 45'
6) Recognize wildlife corridor behind Montansoro homes

Print name	Lot #	Email	Signature
Joseph F. Merrick	[redacted]		
Ralph Lohman			
Richard Farrah			
Ed Masar			
Stan McAlpin			
Judy Pritts			
[illegible]			
Julie Gere			
Tammy Erickson			
Syd Erickson			
Toni Bennett			
Lawrence Gregor			
Linda McGregor			
Linda McGregor			
Malcolm & Elaine Unsa			
Bill + Mary Stefan			
Darrel + Carol B			
Robert Latta			
Robert Trel			
Gordon Rue			
Carol Bihr			
Norma Montag			

Print Name	Lot #	Email	Sign
JANET TRELLA	[redacted]		
DAVID RITTERLING			
Caroline Ritterling			

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SHEA/TOLL BROS/LENNAR DEVELOPMENT

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5) Density lessened by matching Montansoro lot lines of 50-70', not proposed 45'
6) Recognize wildlife corridor behind Montansoro homes

Print name	Lot #	Email	Signature
Aysin Raymond			
Greg Linder			
Diane Bancroft			
Kathy Mawford			
Michael Sauer			
Steve Rutkowski			
Patty Oliver			
Dori Drucker			
Kelly Sparks			
Jeff Sparks			
Sandra Campbell			
Fred Campbell			
Linda Cribbs			
Sam Cribbs			
John Sugerman			
Carol Dean			
Nita Cwiklik			
Karen Tollock			
[illegible]			

Name	lot #	email	signature
ISTEINER			
ALICIA ANDERSEN			
Patty Pederson			
Tom Fenske			
KEN HOWELL			
SUSAN Howell			
Patty Broderick			
KEVIN BRODERICK			
Debbie Fenske			
Elaine miller			
Lori Winn			
Vicki Malsed			
Kathy Sudermann			
KEVIN JUDD			
Jodi Judd			
Mark R JOHNSON			
Richard Johnson			
Jamie Pabrook			
Sandy Yonker			
Andrew Fontaine			
Melissa Hoth			
Caroline Pettaly			

We, the undersigned residents of Trilogy of Vistancia, hereby present this petition to address matters of great importance.

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5. Density lessened by matching Montansoro lot lines of 50-70', not proposed 45'
6. Recognize wildlife corridor behind Montansoro homes

Print name Lot #	Email	Signature	
Dan Dolan Lot 3195	[redacted]		
Cindy Dolan Lot 3195			

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SHEA/TOLL BROS/LENNAR DEVELOPMENT

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6) Recognize wildlife corridor behind Montansoro homes

Print name	Lot #	Email	Signature
Pauline Schock	[redacted]		
Peggy Gregory			
Richard G Kendall			
Rennae Ward			
JAMES RUETZ			
Carla Karpinske			
Chuck Karpinske			
Jim Lumpkin			
Tim Giles			
Honey DeArmond			
Anne Thomas			
Kaper Thomas			
Kim J. Giles			
Ron Stewart			
Sheila Finerty			
Dario Zaves			
Lai Shamm			
Brad Shamm			
Jana McClendon			

Sam McClendon Michelle Weikert Dana Mauk Jacob Fitzpatrick Linda Simpson Ian SIMPSON	[redacted]		

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SHEA/TOLL BROS/LENNAR DEVELOPMENT

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6) Recognize wildlife corridor behind Montansoro homes

Print name	Lot #	Email	Signature
Carey Cordal	[redacted]		
Carmen Timmins			
Kell Kent			
SAM Wilson			
Lana Hall			
LARRY BORESS			
Sheri Bores			
Rod Tofko			
Judith Schear			
Elliot Schear			
Linda Lowe			
Ron Byrne			
GREG REYNOLDS			
Robin Reinoehl			
DEBORA MARTIN			
Randi Levine			
Larry Levine			

From: [redacted]
To: Sarah Dircks
Cc: kajones@tblaw.com; [redacted]
Subject: Rezoning Request (Case No: Z25-04) - Lone Mountain and 135thg Avenue PAD
Date: Wednesday, December 10, 2025 5:05:03 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

You don't often get email from djdedo63@gmail.com. Learn why this is important

Dear Ms. Dircks

Firstly I would like to express my sincere gratitude for the opportunity to submit my comments/concerns regarding the proposed development. I am a current homeowner in Trilogy. Our home is located on the [redacted], i.e. bordering on the east side of the yet to be constructed 135 Ave. and the proposed development. As such our concerns/asks are as follows:

- **Concern 1. Potential for noise and light pollution. Ask** - *135 Ave. to be a 2 lane road with appropriately restricted speed limits (30 miles/hr.) and adequate control measures to minimize the potential for both noise and light pollution.*
- **Concern 2. Potential to negatively impact existing view-scapes. Ask(s)** - *Width of rights-of-way (ROW) and setbacks to total no less that 200 ft.. ROW vegetative screens (both median and road shoulders) to be established utilizing mature vegetation with a combination of adequate number of native plants (salvaged from the site) augmented with supplemental plants where required.*
- **Concern 3. Potential to negatively impact existing view-scapes** associated with the construction of future homes bordering 135 Ave.. ***Ask(s)*** *Construct a "digital twin" model that can be used to assess in real time from multiple locations the view impacts associated with the construction of homes along the eastern edge of the proposed development. The topography in this area is elevated, i.e. not flat. Additionally, I would ask for a physical site meeting including concerned Trilogy residents, developer's representatives and Peoria public officials be conducted prior to the completion of a lot plan for the new development.*

I look forward to your response and the opportunity to work cooperatively with both the city and developers to continue to grow a community that is truly world class.

Dan and Shelly Dedo
[redacted] Peoria AZ 85383
Cell number [redacted]

From: [redacted]
To: Sarah Dircks
Cc: [redacted]
Subject: Rezoning Request (Case No: Z25-04) - Lone Mountain and 135th Avenue PAD
Date: Friday, December 12, 2025 8:07:43 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

You don't often get email from [redacted] Learn why this is important

Dear Ms. Dircks

Firstly I would like to express my sincere gratitude for the opportunity to submit my comments/concerns regarding the proposed development. I am a current homeowner in Trilogy. Our home is located on [redacted]., i.e. bordering on the east side of the yet to be constructed 135th Ave. and the proposed development. As such our concerns/asks are as follows:

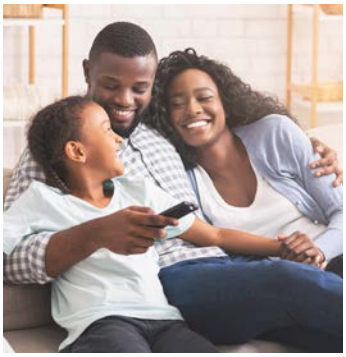
- Concern 1. Potential for noise and light pollution. Ask - *135 Ave. to be a 2 lane road with appropriately restricted speed limits (30 miles/hr.) and adequate control measures to minimize the potential for both noise and light pollution.*
- Concern 2. Potential to negatively impact existing view-scapes. Ask(s) - *Width of rights-of-way (ROW) and setbacks to total no less that 200 ft.. ROW vegetative screens (both median and road shoulders) to be established utilizing mature vegetation with a combination of adequate number of native plants (salvaged from the site) augmented with supplemental plants where required.*
- Concern 3. Potential to negatively impact existing view-scapes associated with the construction of future homes bordering 135 Ave.. *Ask(s) Construct a "digital twin" model that can be used to assess in real time from multiple locations the view impacts associated with the construction of homes along the eastern edge of the proposed development. The topography in this area is elevated, i.e. not flat. Additionally, I would ask for a physical site meeting including concerned Trilogy residents, developer's representatives and Peoria public officials be conducted prior to the completion of a lot plan for the new development.*

I look forward to your response and the opportunity to work cooperatively with both the city and developers to continue to grow a community that is truly world class.

Dan Stivers
[redacted]
Peoria, AZ 85383
Cell: [redacted]

LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD)
DEVELOPMENT STANDARDS



PREPARED: JANUARY 2026

CASE #	PURPOSE	ORDINANCE #	APPROVAL DATE
Z25-04	ESTABLISHING PAD		

Submitted to:
City of Peoria Planning and Community Development Department
9875 N. 85th Ave,
Peoria, AZ 85345

Exhibit 4

Development Team

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1. INTRODUCTION

This document establishes the development standards for the Lone Mountain and 135th Avenue Planned Area Development ("PAD"). The project is an approximately 279.68 gross acre (259.98 net acres) planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria (hereafter referred to as the "Site"). These standards are adopted pursuant to the City of Peoria Zoning Ordinance ("Ordinance") and in conformance with the Peoria General Plan.

1.1 Conceptual Master Plan

The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. Higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern. The overall layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community. Refer to **Exhibit 1: Conceptual Master Plan**.

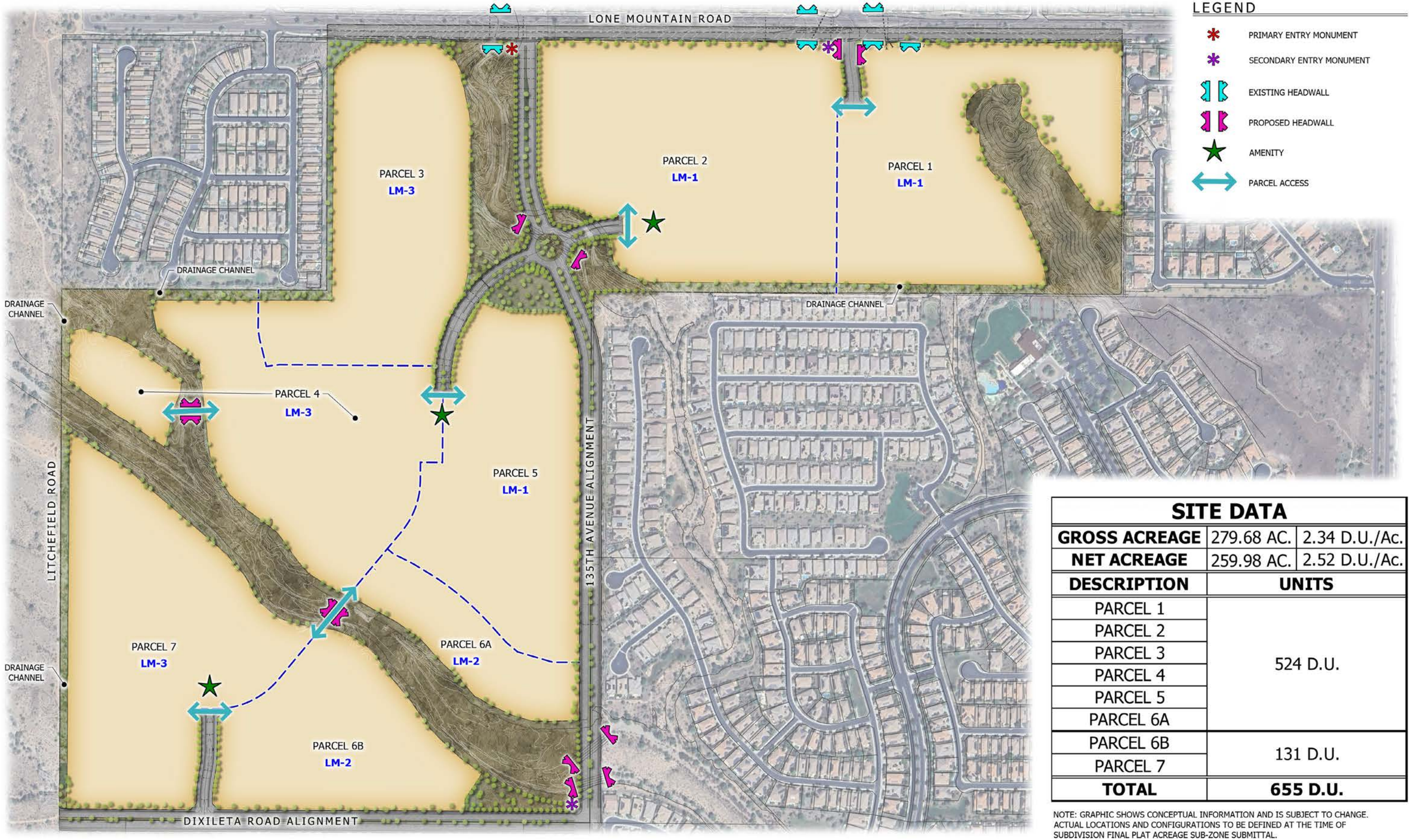
2. Zoning

2.1 Zoning

The PAD is separated into seven (7) parcels based on product theme or general location within the community. Refer to **Exhibit 1: Conceptual Master Plan** and **Table 2: Land Use and Sub-Zoning** for details on the land use, parcel gross acreage, and lot count for each development parcel within the PAD.

TABLE 2: LAND USE AND SUB-ZONING

PARCEL #	GROSS ACREAGE	DENSITY	MAX LOT	SUB-ZONING DISTRICT
PARCEL 1	203.15 AC	2.58 DU/AC	524 DU	LM-1
PARCEL 2				LM-1
PARCEL 3				LM-3
PARCEL 4				LM-3
PARCEL 5				LM-1
PARCEL 6A				LM-2
PARCEL 6B	76.53 AC	1.71 DU/AC	131 DU	LM-2
PARCEL 7				LM-3
TOTAL	**279.68 AC**	**2.34 DU/AC**	**655 DU**	



SITE DATA		
GROSS ACREAGE	279.68 AC.	2.34 D.U./Ac.
NET ACREAGE	259.98 AC.	2.52 D.U./Ac.
DESCRIPTION	**UNITS**	
PARCEL 1	524 D.U.	
PARCEL 2		
PARCEL 3		
PARCEL 4		
PARCEL 5		
PARCEL 6A		
PARCEL 6B	131 D.U.	
PARCEL 7		
TOTAL	**655 D.U.**	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION FINAL PLAT ACREAGE SUB-ZONE SUBMITTAL.

2.2 Permitted Uses

The permitted uses within the Site shall be in alignment with the Single-Family Residential Zoning District within the Peoria Zoning Ordinance, specifically Sections 21-416 (Permitted Principal Uses), 21-417 (Permitted Conditional Uses), and 21-418 (Permitted Accessory Uses), except as modified by this PAD.

3. Development Standards

The development standards established within this PAD regulate lot sizes, setbacks, building heights, lot coverage, and other dimensional criteria to ensure a cohesive and high-quality residential community. Development within the Site shall comply with the applicable City of Peoria standards and relevant sections of the Peoria Zoning Ordinance and the Peoria Community Design Guidelines, except as modified by this PAD. All references to the Ordinance herein shall refer to the City of Peoria Zoning Ordinance and Community Design Guidelines, as amended. The development standards outlined in this document provide modified development standards from the Single-Family Residential Zoning Districts to provide flexibility while maintaining compatibility with the surrounding residential developments.

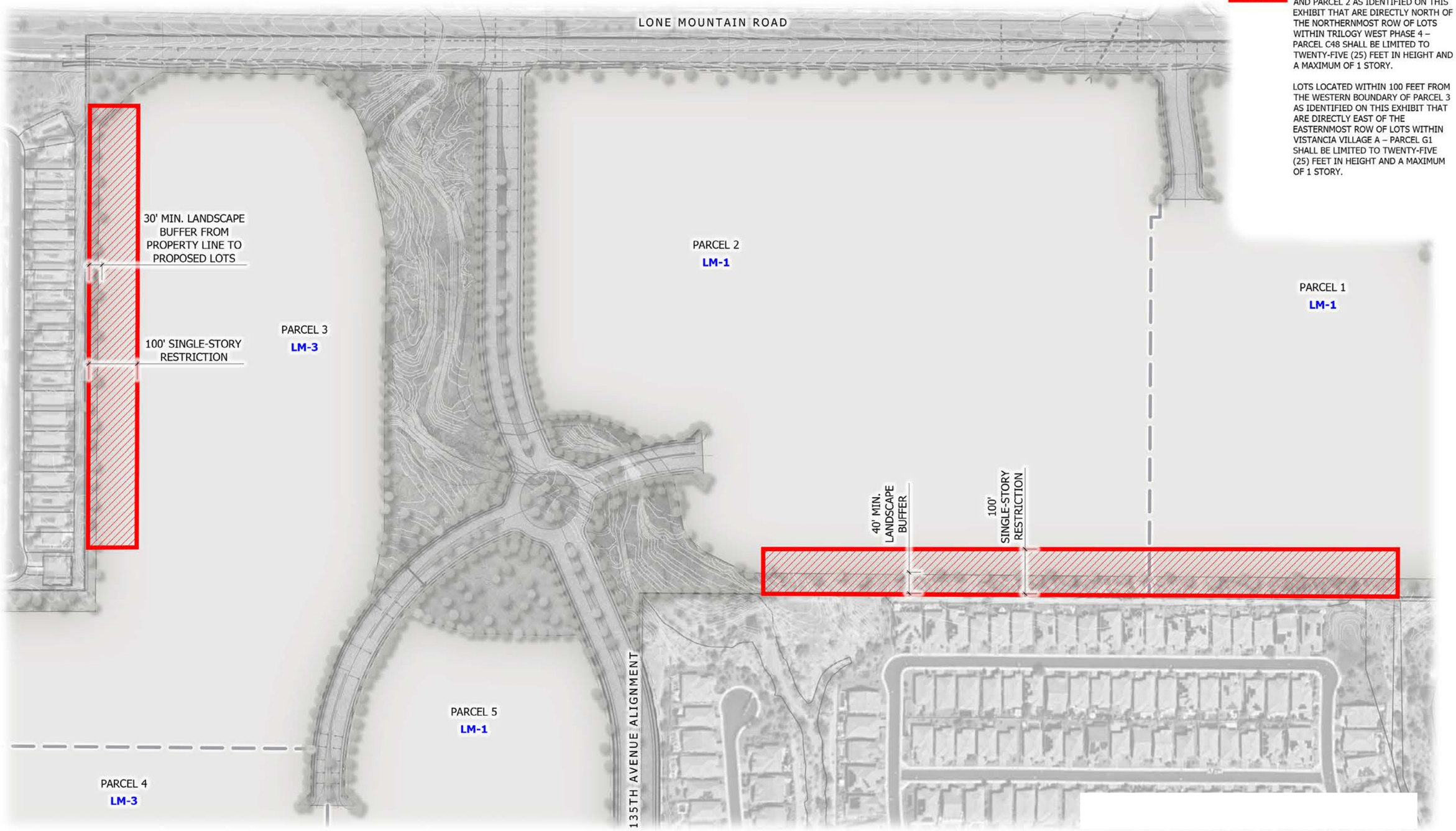
The PAD allows for a range of residential lot sizes to accommodate varying housing products, supporting a diverse and well-integrated community design. **Table 3: PAD Development Standards** outlines the specific lot and development regulations applicable to the Site.

In addition, **Exhibit 3: Landscape Buffer and Single-Story Restriction** identifies the locations within Parcels 1, 2, and 3 within the Site where existing residential lots back toward the Site and where future residential lots may be proposed. In these locations, a landscape buffer is included with the single-story restriction and is included not only to provide a visual separation and buffer between neighborhoods, but to accommodate the movement of wildlife through the area. **Exhibit 3: Landscape Buffer and Single-Story Restriction** illustrates the minimum required landscape buffer dimensions in these areas.

Table 3: PAD Development Standards			
Sub-Zoning District Standards:	**LM-1**	**LM-2**	**LM-3**
Lot Area (Square Feet):	5,000 SF	6,000 SF	9,000 SF
Minimum Lot Width (Feet):	45	55	70
Maximum Building Height (Feet): [2]	30	30	30
Maximum Lot Coverage:	50%	50%	45%
Minimum Collector and Local Street End Tract Width (Feet):	10	10	10
Minimum Building Setbacks			
Front Setbacks:			
Side Entry Garage or Livable Component (Feet) [1] **:**	10	10	10
Front facing garage (Feet):	20	20	20
Rear Setbacks (Feet):	15	15	15
Side Minimum/ Total Setback (Feet):	5/10	5/10	5/10
Corner Setback (Feet):	10	10	10
Accessory Structures:	Shall be constructed in accordance with the Peoria Zoning Ordinance.		

1. No more that 50% of the total front-facing elevation shall occur at the 10-foot setback.

2. Building height shall be limited except as modified below:
- Lots located within 100 feet from the southern boundary of Parcel 1 and Parcel 2 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 – Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
- Lots located within 100 feet from the western boundary of Parcel 3 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly east of the easternmost row of lots within Vistancia Village A – Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.



LEGEND

LOTS LOCATED WITHIN 100 FEET FROM THE SOUTHERN BOUNDARY OF PARCEL 1 AND PARCEL 2 AS IDENTIFIED ON THIS EXHIBIT THAT ARE DIRECTLY NORTH OF THE NORTHERNMOST ROW OF LOTS WITHIN TRILOGY WEST PHASE 4 – PARCEL C48 SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT AND A MAXIMUM OF 1 STORY.

LOTS LOCATED WITHIN 100 FEET FROM THE WESTERN BOUNDARY OF PARCEL 3 AS IDENTIFIED ON THIS EXHIBIT THAT ARE DIRECTLY EAST OF THE EASTERNMOST ROW OF LOTS WITHIN VISTANCIA VILLAGE A – PARCEL G1 SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT AND A MAXIMUM OF 1 STORY.

Exhibit 3: Landscape Buffer and Single-Story Restriction

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS

Exhibit 4

4. Open Space, Parks, and Trails

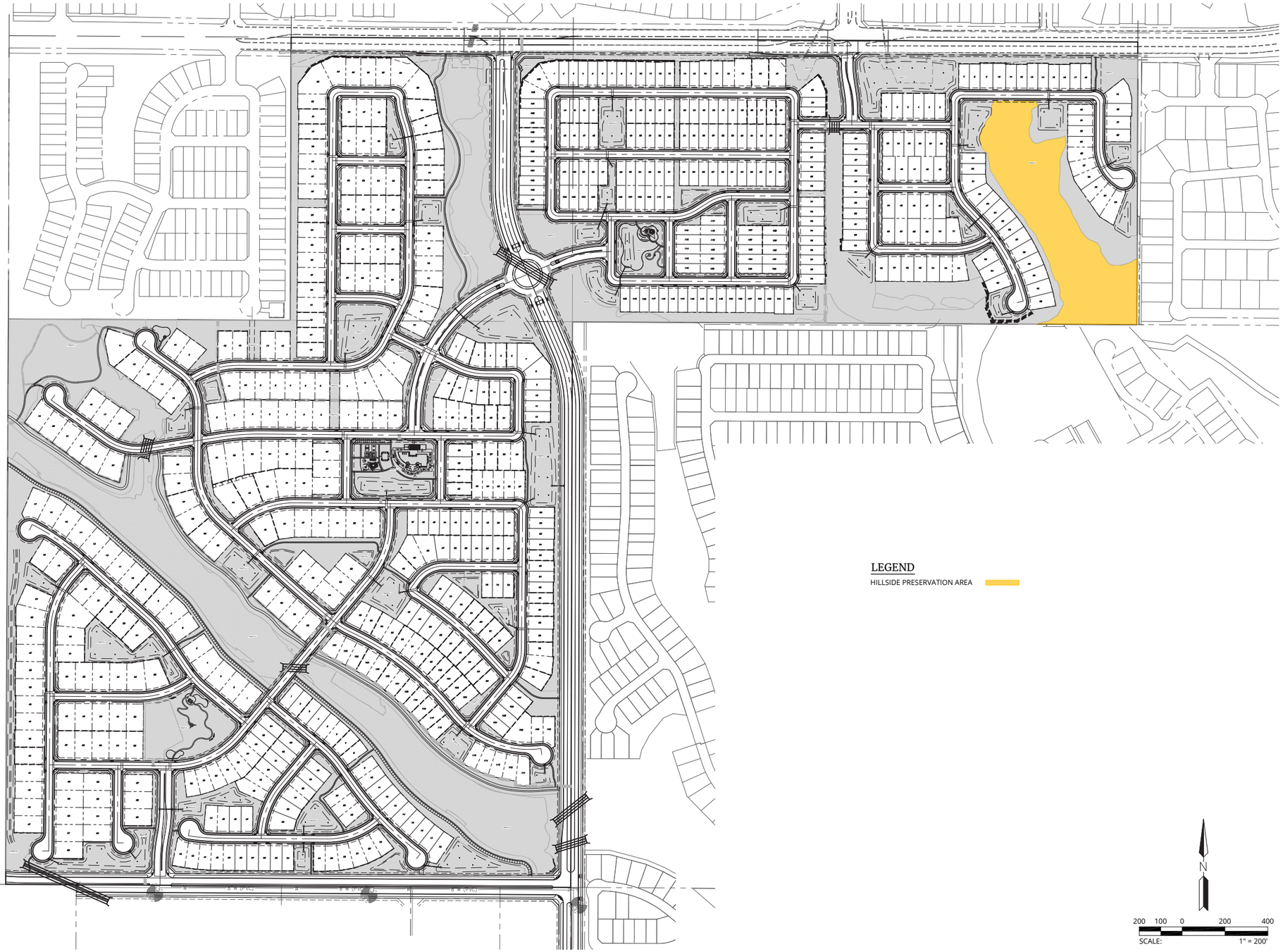
4.1 Open Space

Open space within the Site is composed of NOS which may include both undisturbed areas and disturbed areas that have been re-created to resemble native desert conditions; active open space; passive open space; landscape buffers, and retention areas. The PAD establishes a cohesive open space system designed to support recreation, drainage, and community connectivity through the integration of parks, trails, and natural features. The Site provides a minimum of thirty-five (35) percent of open space based on the net site area. This includes natural washes, active and passive recreation areas, and pedestrian corridors that promote both environmental sensitivity and community accessibility.

Within the overall open space allocation, a minimum of ten (10) percent of the net site area is designated as activated/usable open space. A minimum of fifteen (15) percent of the net site area is designated as NOS. The remaining open space area may consist of passive open space. For the purposes of this PAD, the NOS requirement is calculated as a single aggregate amount across the entire Site, without segmentation or categorization based on slope ranges This provision replaces the slope-based NOS calculation methodology outlined in Section 21-653 of the Ordinance. Distributed areas that are re-created to transition to undisturbed desert conditions, as defined within this PAD, shall be eligible to count toward the required NOS acreage.

The extent of the hillside preservation requirements for the Site is limited to the one (1) prominent hillside landform, located within Parcel 1 of the Site is identified for preservation and is shown on **Exhibit 4.1A: Hillside Preservation**. Final area of preservation will be coordinated with Staff during the Final Plat process.

Retention areas are designed as dual-use amenities where feasible, integrating stormwater management with landscape and pedestrian connections. Refer to **Exhibit 4.1B: Open Space and Parks Master Plan** for the spatial configuration of the open space network.



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Formerly HILGARTWILSON

REV.:

135TH AVENUE & LONE MOUNTAIN ROAD
135TH & LONE MOUNTAIN ROAD
PEORIA, ARIZONA

HILLSIDE PRESERVATION EXHIBIT

PROJ NO.:	2478
DATE:	NOV 2025
SCALE:	1" = 200'
DRAWN:	MR
DESIGNED:	JAF
APPROVED:	DO

DWG. NO.
1
SHT. 1 OF 1

U:\2400\2478\ENGR\EXHIBITS\2478 PRESERVATION EXHIBIT.dwg 11/11/2025 9:54 AM

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

SITE DATA		
GROSS ACREAGE	279.68 AC.	
NET ACREAGE	259.98 AC.	
DESCRIPTION	**ACREAGE**	**MINIMUM % OF SITE NET**
ACTIVE OPEN SPACE	26.00 AC.	10.00%
PASSIVE OPEN SPACE	65.00 AC.	25.00%
TOTAL OPEN SPACE	**90.99 AC.**	**35.00%**

LEGEND

PARK LOCATION/ ACTIVE OPEN SPACE [1]

PARCEL OPEN SPACE [2]

PATHS AND TRAILS/ ACTIVE OPEN SPACE

1. ACTIVE OPEN SPACE LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS AND PROGRAMMING TO BE DETERMINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

2. PARCEL OPEN SPACE WILL BE DISTRIBUTED WITHIN EACH PARCEL AND IS SUBJECT TO CHANGE. FINAL DESIGN AND LOCATIONS TO BE ESTABLISHED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL

NOTE: EACH PRELIMINARY PLAT SHALL PROVIDE A RUNNING TOTAL OF THE OVERALL OPEN SPACE REQUIREMENTS FOR THE ENTIRE SITE. OPEN SPACE OBLIGATIONS ARE TO BE MET CUMULATIVELY ACROSS ALL PLATS WITHIN THE SITE, AND ARE NOT REQUIRED ON A PER-PARCEL BASIS.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Exhibit 4.1B: Open Space and Parks Master Plan

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS

4.2 Paths and Trails

To highlight the NOS network, a continuous trail will be provided along the north side of the primary wash with a path on the south side to create an activated, accessible open space area that serves users of all ages and abilities. The overall path and trail system is designed to provide multimodal connectivity between residential neighborhood, park areas, preserved washes, and adjacent developments.

All paths and trails shall contain public access easements, be privately maintained, and will conform to the City's adopted Parks, Recreation Open Space, and Trails ("PROST") Master Plan and Peoria Engineering and Design Standards Manual ("PESM"), except as modified by this PAD. The paths and trails shall be publicly accessible, providing a benefit for both the residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

The PAD establishes a minimum twenty-five (25) foot trail corridor width to support integrated connectivity, wash enhancement and open space design. Refer to **Exhibit 4.2A: Path and Trails Master Plan** for the planning trail system and connectivity framework, and **Exhibit 4.2B: Trail Sections** for design specifications.

The twenty-five (25) foot trail corridor may overlap with the twenty-five (25) foot undisturbed buffer adjacent to the wash; however, the physical path or trail along with the associated soft shoulder shall be located entirely outside of the undisturbed buffer. This provision allows flexibility in trail alignment while maintaining the integrity of the environmental buffer and ensuring continued wash protection.

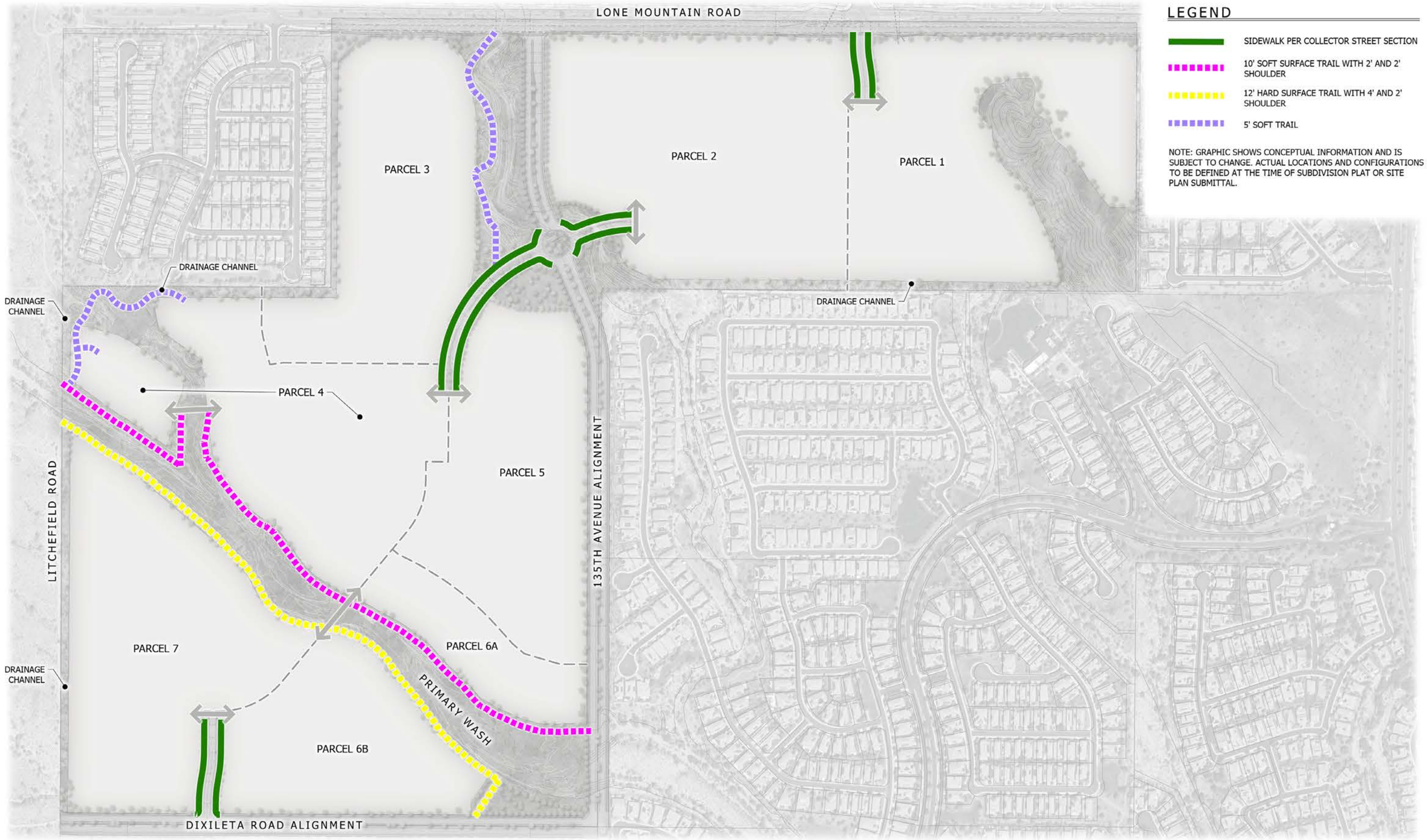
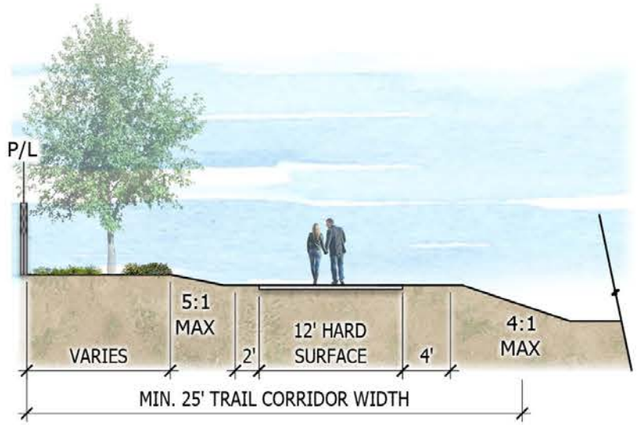


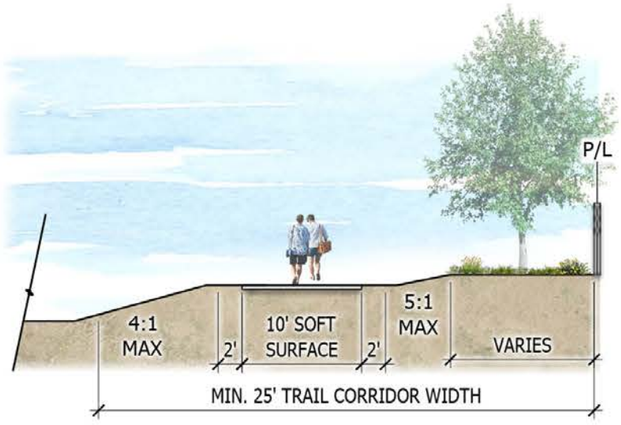
Exhibit 4.2A: Path and Trails Master Plan

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS



12' HARD SURFACE TRAIL WITH 4' AND 2' SHOULDER

SCALE: NTS



10' SOFT SURFACE TRAIL WITH 2' AND 2' SHOULDER

SCALE: NTS

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.

4.3 Parks

The Site will feature a minimum of three (3) pocket parks at a minimum size of one (1) acre each which shall be distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion.

A minimum of ten (10) percent of the project area is dedicated as activated (or usable) open space. All activated open space will provide a mix of shaded seating areas. Activated open space areas may include pool, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

5. Fences, Walls, and Screening

The Site will incorporate four (4) primary wall types: Theme Wall, Secondary Wall, and Partial View Fence.

A. Walls within or abounding the side or rear yard of a single-family residential lot adjacent to a tract may be approved up to 12 feet tall when measuring the tallest exposed wall height. This approval may be done through the preliminary plat process. The approval through the preliminary plat is dependent on visual mitigation utilized to the extent possible (e.g. tiered walls, view fencing, landscaping, grading, etc.) as determined by the Zoning Administrator during the preliminary plat review. All other walls shall comply with the City of Peoria Zoning Ordinance standards at the time of development.

B. The grading plan will incorporate appropriate drainage design and erosion control measures in conformance with the Master Drainage Report and City of Peoria grading requirements.

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 17R.

Date Prepared: 1/8/2026 Council Meeting Date: 1/27/2026

PRESENTER: Chris M. Jacques, AICP, Planning Director

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Chris M. Jacques, AICP, Planning Director

SUBJECT: Minor General Plan Amendment, Travesio, 95th Avenue and Happy Valley Road

Purpose:

Discussion and possible action 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.

Summary:

This request has been proposed in combination with the associated rezoning request Case Z25-10. These cases will be presented together but will be considered in separate actions.

Please note that the associated staff report, exhibits, and findings for the subject case are contained within the materials for Case Z25-10 to avoid redundancy.

Previous Actions/Background:

- On January 8, 2026, the Planning and Zoning Commission held a public hearing regarding this case. There were two (2) speakers present from the general public who spoke against the request.
- The Commission voted 5-0, recommending approval of the Minor General Plan Amendment.

Options:

A: Approve as recommended by the Planning and Zoning Commission; or
B: Approve with modifications; or
C: Deny; or
D: Continue action to a date certain or indefinitely; or

E: Remand to the Planning & Zoning Commission for further consideration.

Staff Recommendation:

APPROVE Case GPA25-05 as recommended by the Planning and Zoning Commission.

Fiscal Analysis:

This request is not expected to generate inordinate budgetary impacts to the City.

ATTACHMENTS:

Exhibit 1 - Vicinity Map
Exhibit 2 - Resolution

Contact Name and Number:
Chris M. Jacques, AICP, Planning Director (623) 773-7609
Elias Valencia, Senior Planner (623) 773-5044

Vicinity Map | Exhibit 1

TRAVESIO (GPA25-05)

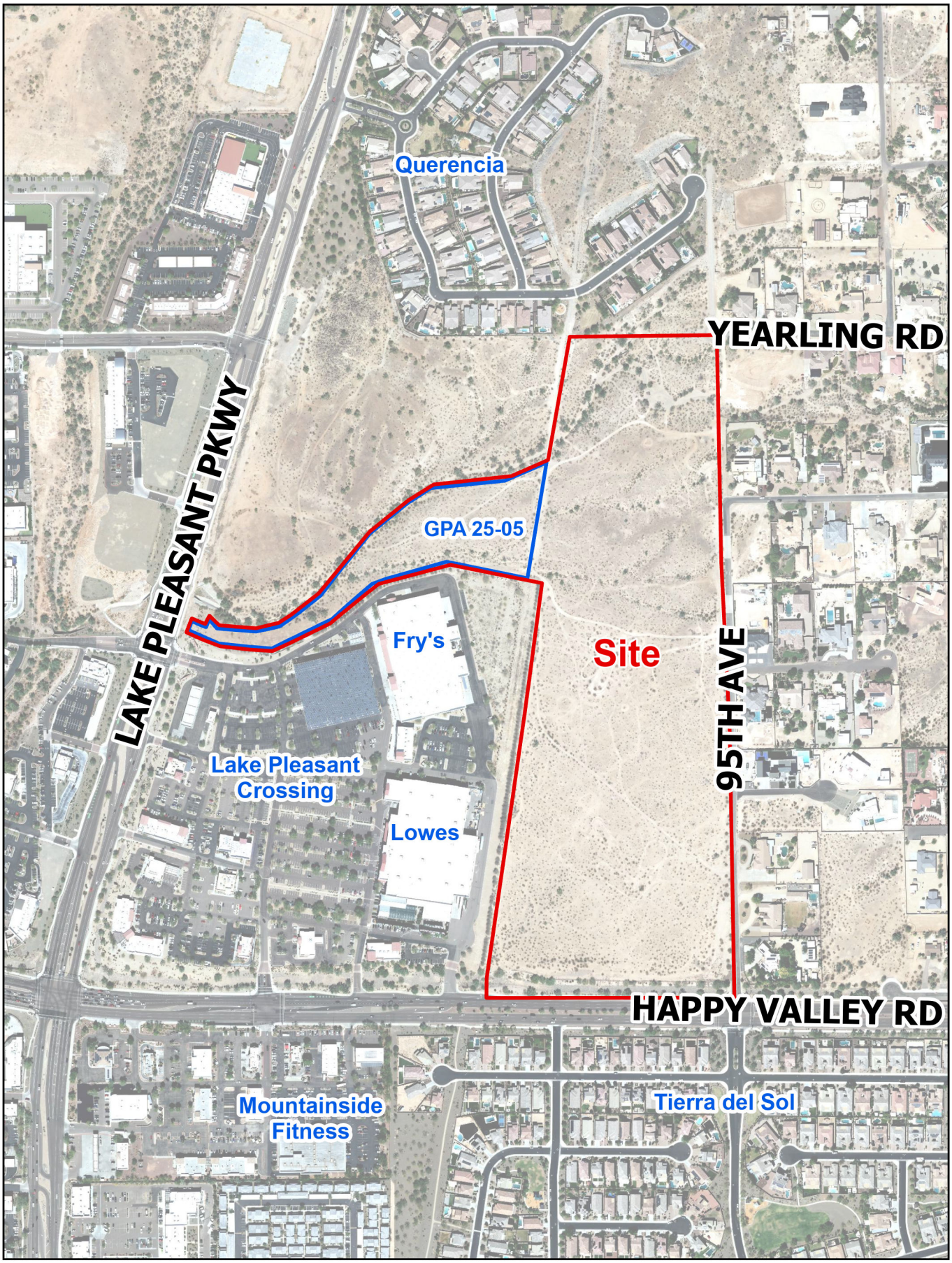


Exhibit 2
DRAFT RESOLUTION

Resolution 2026-13

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA AMENDING THE LAND USE MAP OF THE PEORIA GENERAL PLAN FROM MIXED USE NEIGHBORHOOD VILLAGE (12 – 20 DU/AC) TO TRADITIONAL RESIDENTIAL (2 – 5 DU/AC) FOR APPROXIMATELY 8.9 ACRES IN THE CITY OF PEORIA, ARIZONA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the General Plan heretofore adopted by the City of Peoria, Arizona provides for periodic review and amendment.

WHEREAS, the City of Peoria is required to follow the procedures of A.R.S. 9-461.06 in adopting any amendments to the General Plan; and

WHEREAS, the Peoria Planning and Zoning Commission, after due and proper notice as required by law, held a public hearing regarding Case GPA25-05, on January 8, 2026; and

WHEREAS, due and notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on December 11, 2025; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.E, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria.

WHEREAS, after such public hearing and consideration of Case GPA25-05, the Peoria Planning and Zoning Commission recommended approval of Case GPA25-05, a copy of which recommendation is on file with the City Clerk of the City of Peoria, Arizona, and which said Case GPA25-05 was transmitted to the Mayor and City Council of the City of Peoria prior to the meeting of January 27, 2026; and

WHEREAS, after due and proper consideration of Case GPA25-05, the Mayor and City Council of the City of Peoria, Arizona have found that Case GPA25-05 will properly aid in the orderly growth and development of the City of Peoria, Arizona.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA AS FOLLOWS:

SECTION 1. Amendment to the Peoria General Plan

The City Council of the City of Peoria, Arizona, does hereby accept and adopt amendment number GPA25-05, amending the Land Use Map of the Peoria General Plan, for the area described in Exhibits A and B.

SECTION 2. Severability

In the event any part, portion or paragraph of this Resolution is found to be invalid by any court of competent jurisdiction, the invalidity of such part, portion, or paragraph shall not affect any other valid part, portion, or paragraph of this Resolution and effectiveness thereof;

SECTION 3. Effective Date

This Resolution shall become effective in the manner provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 27th day of January 2026.

_____
Jason Beck, Mayor

_____
Date signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Published in: Peoria Times
Publication Date:
Effective Date:

Exhibit A

LEGAL DESCRIPTION FOR
TRAVESIO
GENERAL PLAN AMENDMENT

That part of the Southwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the City of Peoria Aluminum Cap flush marking the Center of said Section 4, from which the Brass Cap flush Stamped "S5 S4 2016 43994" marking the West Quarter Corner of said Section 4 bears South 89°33'42" West, a distance of 2677.33 feet;

Thence South 89°33'42" West, along the North line of said Southwest Quarter, a distance of 696.11 feet;

Thence South 00°26'18" East, departing said North line, a distance of 440.15 feet to the Point of Beginning;

Thence South 08°04'56" West, a distance of 508.99 feet;
Thence North 81°39'33" West, a distance of 288.54 feet;
Thence South 76°36'15" West, a distance of 253.76 feet;
Thence South 50°30'40" West, a distance of 250.62 feet;
Thence South 66°41'53" West, a distance of 253.92 feet;
Thence North 87°43'53" West, a distance of 122.26 feet;
Thence North 69°28'53" West, a distance of 210.96 feet;
Thence North 25°12'17" East, a distance of 87.34 feet;
Thence South 72°55'31" East, a distance of 80.00 feet;
Thence North 17°04'29" East, a distance of 73.10 feet;
Thence South 56°51'48" East, a distance of 61.19 feet;
Thence South 84°19'44" East, a distance of 114.30 feet;
Thence North 65°37'19" East, a distance of 92.68 feet;
Thence North 47°58'14" East, a distance of 156.19 feet;
Thence North 47°23'15" East, a distance of 78.56 feet;
Thence North 34°29'48" East, a distance of 46.49 feet;
Thence North 32°21'16" East, a distance of 47.12 feet;
Thence North 48°27'55" East, a distance of 68.25 feet;
Thence North 43°27'34" East, a distance of 135.29 feet;
Thence North 43°57'09" East, a distance of 72.67 feet;
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Thence North 64°11'10" East, a distance of 79.49 feet;
Thence North 70°33'49" East, a distance of 78.16 feet;
Thence North 74°37'05" East, a distance of 77.19 feet;
Thence North 81°54'13" East, a distance of 79.52 feet;
Thence North 87°15'15" East, a distance of 42.20 feet;

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Thence North 87°38'11" East, a distance of 145.99 feet to the Point of Beginning.

Containing 389,284 Square Feet or 8.937 Acres, more or less.

Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.

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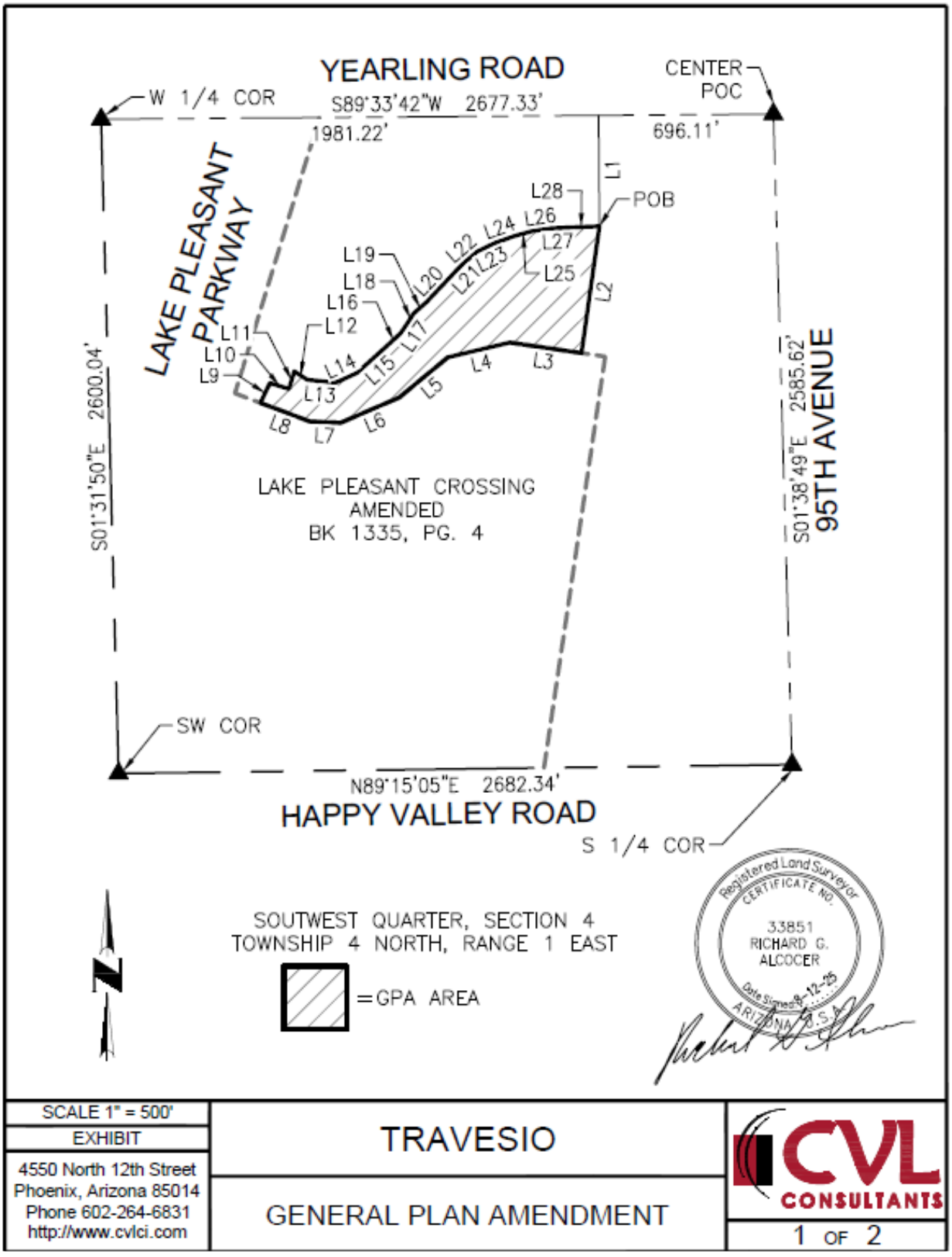
Exhibit B
Parcel Map



BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°26'18"E	440.15'
L2	S08°04'56"W	508.99'
L3	N81°39'33"W	288.54'
L4	S76°36'15"W	253.76'
L5	S50°30'40"W	250.62'
L6	S66°41'53"W	253.92'
L7	N87°43'53"W	122.26'
L8	N69°28'53"W	210.96'
L9	N25°12'17"E	87.34'
L10	S72°55'31"E	80.00'
L11	N17°04'29"E	73.10'
L12	S56°51'48"E	61.19'
L13	S84°19'44"E	114.30'
L14	N65°37'19"E	92.68'
L15	N47°58'14"E	156.19'
L16	N47°23'15"E	78.56'
L17	N34°29'48"E	46.49'
L18	N32°21'16"E	47.12'
L19	N48°27'55"E	68.25'
L20	N43°27'34"E	135.29'

BOUNDARY LINE TABLE		
NO.	BEARING	LENGTH
L21	N43°57'09"E	72.67'
L22	N49°19'21"E	78.23'
L23	N64°11'10"E	79.49'
L24	N70°33'49"E	78.16'
L25	N74°37'05"E	77.19'
L26	N81°54'13"E	79.52'
L27	N87°15'15"E	42.20'
L28	N87°38'11"E	145.99'

NO SCALE
EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

TRAVESIO

GENERAL PLAN AMENDMENT

CVL CONSULTANTS

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 18R.

Date Prepared: 1/8/2026 Council Meeting Date: 1/27/2026

PRESENTER: Chris M. Jacques, AICP, Planning Director

TO: Henry Darwin, City Manager

THROUGH: Mike Faust, Deputy City Manager

FROM: Chris M. Jacques, AICP, Planning Director

SUBJECT: Rezone, Travesio, 95th Avenue and Happy Valley Road

Purpose:

Discussion and possible action 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.

Summary:

Adam Baugh of Withey Morris Baugh, PLC on behalf of K. Hovnanian Great West Homes is requesting to *Rezone* approximately 56.1-acres from Suburban Ranch (SR-43) to a Planned Area Development (PAD) district. If approved, the rezone would facilitate the development of a gated, 139-lot single-family residential subdivision identified as Travesio. The site is generally located at the northwest corner of 95th Avenue and Happy Valley Road.

Site Location and Area Context:
The site is aptly characterized as an infill parcel providing transition from regional commercial uses within the “Four Corners” at Lake Pleasant Parkway/Happy Valley Road and outlying residential neighborhoods of varying densities. More locally, a major wash and 60-foot gas line corridor separate the site from vacant land to the northwest and the Querencia subdivision to the north. Querencia, which contains a mix of lots ranging in size between 9,000 – 12,000 square feet is located north of the site on an elevated parcel. Abutting the entire eastern boundary of the site is 95th Avenue, a collector roadway with a traffic signal at Happy Valley Road. East of 95th Avenue is an area of of larger lot homes, many of which were first established in the late 1990’s. Happy Valley Road, a limited access parkway (highest traffic volumes) bounds the site to the south, followed by the Tierra Del Sol subdivision. This portion of the Tierra Del Sol subdivision is comprised of single-family residential lots exceeding 6,000 square feet.

The subject site wraps the north and east sides of the existing Lake Pleasant Crossings

commercial shopping center which is anchored by Fry's Marketplace and Lowes. North and west of the wash that bounds the northwest portion of the subject site is vacant and is the remaining portion of the larger auctioned site. This area is designated on the Peoria General Plan for mixed-use.

Entitlement History:

The site was annexed into the City in November of 1989 in accordance with Ordinance No. 82-34. On January 9, 1991, the City Council adopted Ordinance No. 91-01 (Case Z90-26) approving the rezoning of the subject site as well as the surrounding area (including the intersection of Lake Pleasant Parkway and Happy Valley Road) to Suburban Ranch (SR-43). As was the case with the subject site, the SR-43 Zoning District often functions as a holding district until such time as a parcel is ready or available for further entitlement and development.

State Land Background:

The site is part of an overall portfolio of Arizona State Trust Lands exceeding 9.2 million acres statewide. Often, there are misconceptions that State Trust Lands are "open space." Rather, the Arizona State Land Department (ASLD), as the fiduciary for the Trust, has the responsibility to manage the assets of the perpetual trust to the benefit of thirteen (13) underlying beneficiaries, the largest of which is Common Schools (K-12 education). ASLD leases and sells lands at public auction for the benefit of Trust. On February 19, 2025, the Arizona State Land Department conducted a public auction for the overall 72.7-acre site. The applicant was the successful bidder.

Travesio Development Proposal:

The applicant is proposing a gated, single-family residential community of up to 139 lots across 56.1 gross acres for a density of 2.48 units per acre. The lots would transition in size from the larger lots located along 95th Avenue with interior lots within and abutting the commercial uses to the west. While the PAD minimum lot size standards require interior lots to be a minimum of 6,000 sf and lot along 95th Avenue to be 7,300 square feet, the Preliminary Plat submitted by the applicant illustrates a mix of different lot sizes, including the imposition of larger lots along 95th Avenue to range between 9,125 sf to 10,375 sf.

Additionally, the development plan identifies five (5) central amenity areas throughout the community. Open space tracts are proposed along the northeast corner of the development abutting Querencia and along the gas easement. The existing wash will accommodate a minimum of three connection points between the subject site and future development across the wash. The PAD requires a minimum of 18.36 acres be maintained as open space, which will consist of 8.4 acres of natural open space (NOS) and the balance as activated open space. Overall, 18.36 acres or approximately 33% of the overall 56.1-acre site will be utilized as open space.

Summary of General Plan Land Use Analysis:

The proposed land use change on the site is for 8.9 acres of the overall 56.1-acre site. The applicant is seeking to unify the development area located south and east of the wash and gas line easement. The existing gas line easement currently functions as the boundary for the two different Land Use designations that cover the overall 56.1-acre site. The area west of the gas line easement is currently designated Mixed-Use Neighborhood Village as it was previously part of the larger state land parcel that would have allowed for a transition at the gas line easement. Though the gas line functions as a practical barrier, the natural barrier of the wash presents

greater development obstacles in carrying a development pattern across the wash. To provide for General Plan uniformity across the site, the proposed change would modify the 8.9 acres west of the gas line easement and south of the wash to Traditional Residential (2-5 dwelling units per acre).

As it exists today, the Traditional Residential (2-5 du / ac) land use designation exists on most of the subject site. The proposed change would allow for Traditional Residential (2-5 du/ac) to continue up to a natural termination point. The proposed change facilitates an appropriate land use transition between the lower density Rural Residential (0-2 du/ac) east of 95th Avenue to the Mixed-Use Community District designation for the commercial shopping center along Lake Pleasant Parkway. Moreover, the proposal facilitates General Plan objectives for diversifying the housing stock, while providing for an appropriate land use transition to optimize compatibility. The proposal also facilitates the opportunity for housing to be located within proximity to goods and services.

Summary of Rezone Analysis:
The rezone request seeks to implement the General Plan Traditional Residential designation, by rezoning the overall 56.1-acre site from Suburban Ranch (SR-43) to a Planned Area Development (PAD) with tailored development standards. To accommodate the existing context of the area, the proposed development standards identify varying lot size minimums. This specific development standard would serve as a transition away from the larger lot single family area east of 95th Avenue to the smaller centralized lots within the subject development. The layout and conditions are responsive to concerns and comments articulated by the community during the outreach process.

The PAD and development plan proposes approximately 18.36 acres of total open space, which computes to approximately 33% of the site. Of this, approximately 8.4 acres or 15% will be provided as natural open space (NOS). The natural open space provides for the preservation of the existing wash and buffer areas adjacent to the north and west property line. In addition to the active open space, the development standards provide for points of connectivity throughout the development that will extend trail stubs to future areas to provide for a pedestrian network from the subject site that can connect to the surrounding developments, including the existing commercial development.

Overall, the proposed 139-lot single-family residential subdivision would result in a gross density of 2.48 units per acre. This designation is within the lower end of the density range for the Traditional Residential category (2-5 du/ac).

Infrastructure:
Within the area, the existing signalized intersection of 95th Avenue and Happy Valley Road provide protected local access to the area. Because Happy Valley Road is classified as a limited access parkway, the subdivision will be accessed from two driveways along 95th Avenue. This would provide for controlled access to Happy Valley Road both for the subject development as well as the existing residential areas to the east. The access point on 95th Avenue that is closest to Happy Valley Road is located approximately 650 feet north of the intersection of 95th Avenue and Happy Valley. To prevent additional through traffic, 95th Avenue would not continue north of the frontage for the subject site and would terminate. The streets within the subdivision

are currently proposed to be private, and vehicle access into the subdivision will be through a gated entry.

The Traffic Impact Analysis (TIA) submitted as a part of the development application indicates the proposed 139-lot development is expected to generate 101 trips in the morning peak hour and 135 trips in the afternoon / evening peak hour. This is just above the minimum threshold for even providing a TIA for development review. As a result of the proposed development, the developer will be required to provide half-street improvements along 95th Avenue and Happy Valley Road where applicable. These improvements include street widening, curb, gutter, sidewalk, traffic signal equipment, and 6-foot sidewalk. The development as proposed complies with City of Peoria improvement requirements, and Access Management Guidelines.

Water and sewer facilities exist adjacent to the site and have available capacity to serve the development.

Peoria Unified School District:
This site is located within the Peoria Unified School District (PUSD). Students generated by this development would attend Frontier Elementary (K-8) and Sunrise Mountain High School, respectively. PUSD has been provided information regarding the proposal and an opportunity to comment on the case. No formal comments have been received by the city to date. However, the applicant has stated that they have been in contact with the district regarding the proposal and they have confirmed sufficient capacity to serve the proposed development.

Neighborhood Meeting(s):
The City Code requires the applicant to hold at least one (1) neighborhood meeting on both cases. Accordingly, the applicant notified all property owners within a 1,320-foot radius of the site and all registered HOA's within one-mile. The neighborhood meeting was held on August 18, 2025, at 6:00pm at Sunset Heights Elementary School located at 9687 W Adam Ave in Peoria.
This neighborhood meeting was attended by fifty (50) persons, in addition to the applicant, development team, and City staff. In general, the questions and comments received pertained to infrastructure improvements, access, anticipated traffic generation, streetlights, and the density, lot sizes and character of the proposed subdivision.
A second neighborhood meeting was held on October 29, 2025, at 6:00pm at Sunset Heights Elementary School. The meeting was noticed and posted in the same manner as the initial neighborhood meeting.
The second meeting was attended by twenty (20) persons, in addition to the applicant, development team, and City staff. The project team began the meeting and reviewed specific items that were noted as concerns and areas to provide more information from the first meeting. This summary included the estimated traffic pattern, why potential vehicular access on Lake Pleasant Parkway and Happy Valley Road, were not feasible, confirmation that existing speed humps will be maintained and modified as directed by staff, and that low level lighting will be pursued throughout the development and along 95th Avenue. Elevation design examples and grading and drainage plans were shared with the residents. The attendee comments again focused on traffic patterns within the area and roadway access and capacity.

OVERALL DESIGN SOLUTIONS
To optimize compatibility and address concerns voiced from area residents, the applicant worked

with the city and the Mesquite Council Office on various layout and design solutions.

- The applicant has minimized the number of lots along the 95th Avenue frontage. Approximately, twenty-two (22) lots will be located along this frontage, interspersed with two open space breaks.
- Lots along the 95th frontage will be larger ranging between 9,125 sf to 10,375 sf, respectively (83'x125' and 73'x125').
- The applicant has also committed to limiting lots along 95th Avenue to 1-story, not to exceed 25 feet in height.
- Preserved open space along the northern portion of the site will provide for physical separation between the development and Querencia.
- The wash will be protected and improved with trails/access points for connectivity.
- To prevent cut-through traffic, 95th Avenue will terminate and not extend north of the access point into the site.
- To further mitigate traffic concern, the applicant has produced a revised development concept (see Exhibit 9 in P&Z Report) that demonstrates an offset from El Cortez to dissuade cut through traffic. The Traffic Division supports the plan in concept with final details to be confirmed during the subdivision process.
- The applicant has approached the city to pursue low-level design options for streetlights. This would reduce the number of streetlights along 95th Avenue to minimize nighttime impacts. All lighting is required to meet city requirements. The city is supportive in concept and will work with the applicant through a waiver process during subdivision review.

SUPPORT and OPPOSITION
At the time of this report, the city has received **six (6) letters in support**, and **four (4) letters in opposition** to the proposed General Plan Amendment and Rezoning cases.

Those in support generally cite: Well-planned development, compatibility with the area, integrated with open spaces, and in alignment with the General Plan.

Those in opposition generally cite: Concerns with traffic, impact to area infrastructure, school capacity and the loss of open space.

Previous Actions/Background:

- On January 8, 2026, the Planning and Zoning Commission held a public hearing regarding this case. There were two (2) speakers present from the general public who spoke against these requests.
- The Commission voted 5-0, recommending approval of the Rezoning.

Options:

A: Approve as recommended by the Planning and Zoning Commission; or
B: Approve with modifications; or
C: Deny; or
D: Continue action to a date certain or indefinitely; or
E: Remand to the Planning & Zoning Commission for further consideration.

Staff Recommendation:

APPROVE Case Z25-10 as recommended by the Planning and Zoning Commission.

Fiscal Analysis:

This request is not expected to generate inordinate budgetary impacts to the City.

ATTACHMENTS:

Exhibit 1 - Draft Ordinance
Exhibit 2 - P&Z Staff Report
Exhibit 3 - Correspondence

Contact Name and Number:
Chris M. Jacques, AICP, Planning Director (623) 773-7609
Elias Valencia, Senior Planner (623) 773-5044

Exhibit 1
DRAFT ORDINANCE

ORDINANCE NO 2026-03

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING REZONING SPECIFIED PROPERTY FROM SUBURBAN RESIDENTIAL (SR-43) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on January 8, 2026 for Case Z25-10 in the manner prescribed by law for the purpose of considering an amendment to the zoning district of a property within the City of Peoria, Arizona, to provide for rezoning of a parcel of land as described below, from Suburban Ranch (SR-43) to Planned Area Development (PAD) zoning district, as provided in Section 21-153 of Chapter 21 of the Peoria City Code; and

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on December 18, 2025; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.J, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria.

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Parcels of land in Peoria, Maricopa County, Arizona, which are more accurately described in Exhibits A and B, to this Ordinance are hereby rezoned from Suburban Ranch (SR-43) to Planned Area Development (PAD) zoning district.

SECTION 2. The amendment to the zoning herein provided is conditioned and subject to the following stipulations:

1. The development shall substantially conform to the Travesio Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 6) and associated Narrative (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated January 8, 2026, except as modified below.
    a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of council adoption addressing the following items:

i. The PAD shall clarify that open space percentages are based on the gross site area, and that the required 32.7% open space is inclusive of the required 15% natural open space.

ii. The PAD exhibits shall be updated to reflect the revised northernmost access point off 95th Avenue so that it is offset with El Cortez Place.

iii. The layout exhibit within the PAD shall be updated to correlate to the development standards table minimum lot sizes.

2. The Developer shall dedicate, design, and construct the following improvements in accordance with applicable City requirements prior to issuance of the Final Letter of Acceptance unless otherwise agreed to by the City Engineer:

   a. Dedicate thirty-five (35) feet of Right-of-Way and an eight (8) foot Public Utility Easement and provide half-street improvements along the entire frontage of the 95th Avenue alignment.

      i. Additional dedication and improvements may be required in order to accommodate any turn lanes required by the TIA.

   b. Dedicate sufficient Right-of-Way along the Happy Valley Road frontage to accommodate a sixty-five (65) foot half-street width and an additional eight (8) foot Public Utility Easement for Happy Valley Road.

   c. Dedicate a 30-foot by 30-foot chamfer at the northwest corner of the intersection of 95th Avenue and Happy Valley Road.

   d. Ancillary improvements including, but not limited to the crosswalks, pedestrian curb ramps, and traffic signal equipment shall comply with the Public Rights of Way Accessibility Guidelines (PROWAG).

3. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.

4. A Traffic Impact Analysis (TIA), which shall be signed/sealed by a Registered Professional Engineer in the State of Arizona shall be resubmitted with construction documents in alignment with the preliminary TIA unless otherwise approved by the City Engineer.

5. All offsite improvements shall be constructed with phase 1 of the development.

SECTION 3: The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and as defined by the Legal Descriptions as represented in Exhibit A, and the corresponding parcel map as shown as Exhibit B.

SECTION 4: If any section, subsection, sentence, clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this January 27, 2026.

_____
Jason Beck, Mayor

_____
Date signed

ATTEST:

_____
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

_____
Emily Jurmu, City Attorney

Published in: Peoria Times
Publication Date:
Effective Date: _____

Exhibit A
Legal Description

That part of the Southwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the City of Peoria Aluminum Cap flush marking the Center of said Section 4, from which the Brass Cap flush Stamped "S5 S4 2016 43994" marking the West Quarter Corner of said Section 4 bears South 89°33'42" West, a distance of 2677.33 feet;

Thence South 01°38'49" East, along the East line of the Southwest Quarter of said Section 4, a distance of 2585.62 feet to the South Quarter Corner thereof;

Thence South 89°15'05" West, along the South line of said Southwest Quarter, a distance of 987.93 feet;

Thence North 08°28'44" East, departing said South line, a distance of 1652.29 feet;

Thence North 81°39'33" West, a distance of 383.91 feet;
Thence South 76°36'15" West, a distance of 253.76 feet;
Thence South 50°30'40" West, a distance of 250.62 feet;
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Thence North 87°15'15" East, a distance of 42.20 feet;
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Thence North 08°04'56" East, a distance of 445.06 feet; to a point on the North line of said Southwest Quarter;

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Thence North 89°33'41" East, along said North line, a distance of 630.16 feet to the Point of Beginning.

Containing 2443765 Square Feet or 56.101 Acres, more or less
Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.

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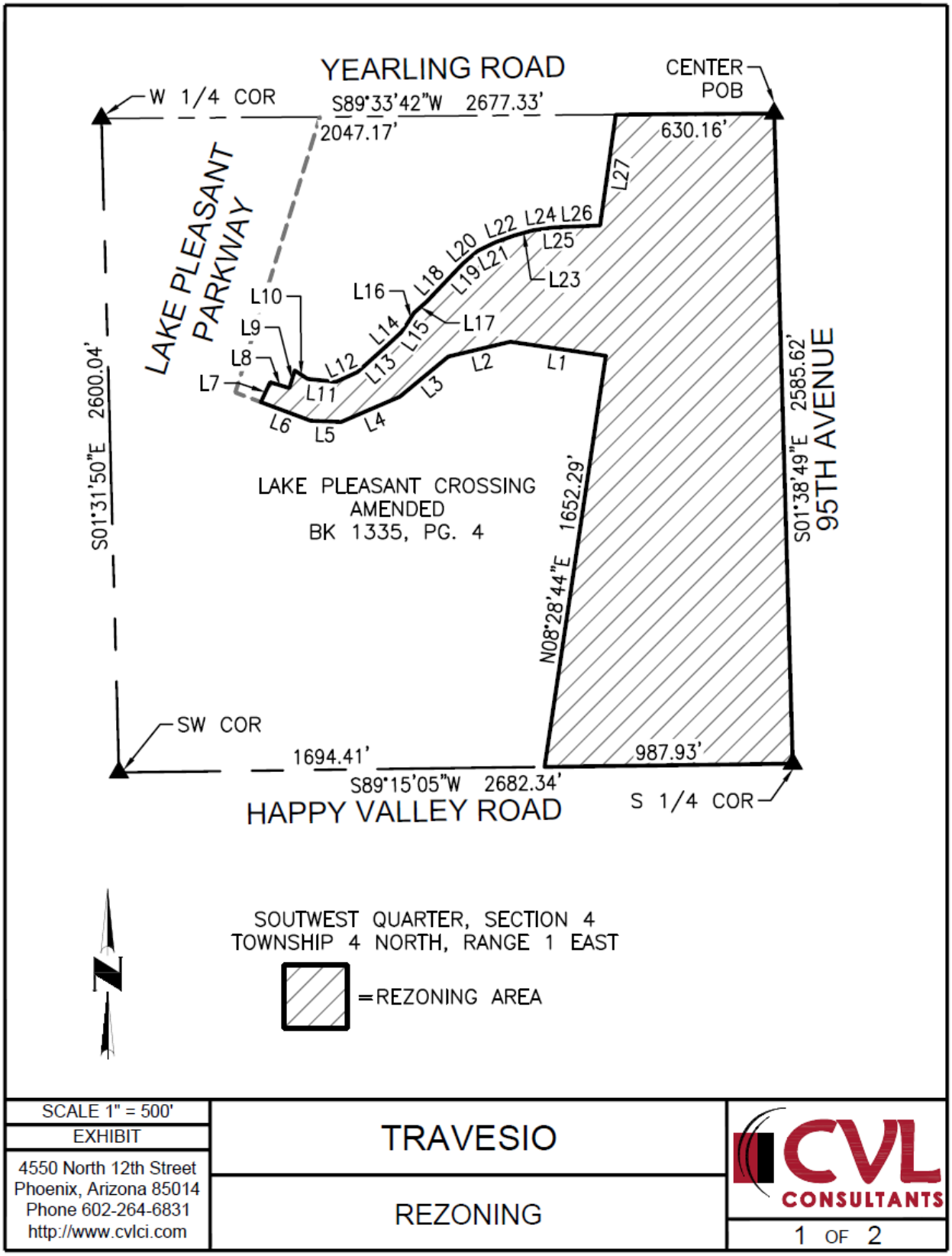
Exhibit B
Parcel Map



SCALE 1" = 500' EXHIBIT	TRAVESIO	CVL CONSULTANTS
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	REZONING	1 OF 2

N:\04277\Survey\Legal Descriptions\Exhibits\VX-PPLAT.dwg **Dominique August 20, 2025**

LINE TABLE		
NO.	BEARING	LENGTH
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L23	N74°37'05"E	77.19'
L24	N81°54'13"E	79.52'
L25	N87°15'15"E	42.20'
L26	N87°38'11"E	145.99'
L27	N08°04'56"E	445.06'

NO SCALE
EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

TRAVESIO

REZONING

CVL CONSULTANTS

2 OF 2

N:\04277\Survey\Legal Descriptions\Exhibits\VX-PPLAT.dwg **Dominique** **August 20, 2025**

PLANNING & ZONING COMMISSION
STAFF REPORT

Meeting Date: January 8, 2026
Agenda Item(s): 4R & 5R

TO: Planning and Zoning Commission

THROUGH: Chris M. Jacques, AICP, Planning Director

FROM: Elias Valencia, Senior Planner

SUBJECT: Travesio
Minor General Plan Amendment (GPA25-05) and Rezone (Z25-10)
NWC of 95th Avenue & Happy Valley Road

REQUEST

The applicant is requesting the approval of a Minor General Plan Amendment (4R) and Rezone (5R) to facilitate the development of a new 139-lot detached single-family residential subdivision on an approximately 56.1-acre site located at the northwest corner of 95th Avenue & Happy Valley Road.

APPLICATION INFORMATION

Case Numbers: General Plan Amendment (GPA25-05) and Rezone (Z25-10)

Applicant: Adam Baugh of Withey Morris Baugh, PLC on behalf of K. Hovanian Great Western Homes

Request:

1. Amend the General Plan Land Use Map designation on a portion of the site (8.9 acres) from Mixed Use Neighborhood Village to Traditional Residential (2.0 – 5.0 dwelling units per acre).
2. Rezone the 56.1-acre site from Suburban Ranch (SR-43) to the Travesio Planned Area Development (PAD).

BACKGROUND AND CONTEXT

SUBJECT SITE

The subject site is located at the northwest corner of 95th Avenue and Happy Valley Road, as depicted in **Exhibit 2**. It is approximately 56.1 acres in size and is an irregularly shaped parcel. The site contains two major physical constraints that extend on to adjacent properties. The northern portion of the site is bisected by a 60-foot-wide gas line easement that precludes physical improvements across it other than roads and pathways. Additionally, the northern boundary of the site is encumbered by a major wash corridor that extends up to, and under Lake Pleasant Parkway.

More recently, the site was included within a larger 72-acre Arizona State Trust Land public auction. The balance of the auctioned land is located north and west of the wash near Lake Pleasant Parkway and is being processed separately from these requests.

CONTEXT

The site is aptly characterized as an infill parcel providing transition from regional commercial uses within the "Four Corners" at Lake Pleasant Parkway/Happy Valley Road and outlying residential neighborhoods of varying densities. More locally, a major wash and 60-foot gas line corridor separate the site from vacant land to the northwest and the Querencia subdivision to the north. Querencia, which contains a mix of lots ranging in size between 9,000 – 12,000 square feet are located north of the site on an elevated parcel. Abutting the entire eastern boundary of the site is 95th Avenue, a collector roadway with a traffic signal at Happy Valley Road. East

Exhibit 2

of 95th Avenue is an pocket of large lot homes, many of which were first established in the late 1990's. Happy Valley Road, a limited access parkway (highest traffic volumes) bounds the site to the south, followed by the Tierra Del Sol subdivision. This portion of the Tierra Del Sol subdivision is comprised of single-family residential lots exceeding 6,000 square feet.

The subject site wraps the north and east sides of the existing Lake Pleasant Crossings commercial shopping center which is anchored by Fry's Marketplace and Lowes. North and west of the wash that bounds the northwest portion of the subject site is vacant and is the remaining portion of the larger auctioned site. This area is designated on the Peoria General Plan for mixed-use.

APPLICANT'S PROPOSAL

The applicant is proposing a gated, single-family residential community of up to 139 lots across 56.1 gross acres for a density of 2.48 units per acre. The lots would transition in size from the larger lots located along 95th Avenue with interior lots within and abutting the commercial uses to the west. The PAD provides 117 lots with a minimum lot size of 6,000 square feet, and 22 lots with a minimum lot size of 7,300 square feet. While the *minimum lot sizes* within the PAD are proposed to be 7,300 square feet along 95th and 6,000 square feet interior, respectively, the conceptual site plan illustrates a mix of four different lot sizes including 83'x125', 73'x125', 60'x120', and 60'x125'.

There are two (2) requests accompanying the proposed development. The first request (4R) is a Minor General Plan Amendment (GPA) (**Exhibit 3**) seeking to change the Land Use designation for approximately 8.9 acres from *Mixed Use Neighborhood Village* (12-20 dwelling units per acre) to *Traditional Residential* (2-5 dwelling units per acre). If approved, the entire 56.1-acre site would be designated Traditional Residential (2-5du/ac) on the General Plan.

The second request (5R) seeks to rezone (**Exhibit 4**) the overall 56.1-acre site from Suburban Ranch (SR-43) to a Planned Area Development (PAD) to facilitate the new development pursuant to the General Plan designation for the majority of the site.

If approved, the development plan would provide for five (5) central amenity areas throughout the community. In addition, open space tracts are proposed along the northeast corner of the development abutting Querencia and along the gas easement. The existing wash will be maintained in an open-space tract to accommodate a minimum of three connection stubs between the subject site and future development across the wash. As currently proposed the development standards for the site would require a minimum of 18.36 acres be maintained as open space, which will consist of 8.4 acres of natural open space (NOS) and the balance as activated open space. Overall, 18.36 acres or approximately 33% of the overall 56.1-acre site will be utilized as open space.

DEVELOPMENT INFORMATION:

Existing Use:	Vacant
Proposed Use	139-lot detached single-family residential subdivision
Property Size:	56.1 acres
Existing General Plan Designations:	Mixed Use Neighborhood Village (12 - 20 du/ac) on 8.9 acres and Traditional Residential (2-5 du/ac) on the

	balance of the site.
Proposed General Plan Designation:	Traditional Residential (2 – 5 dwelling units per acre)
Existing Zoning:	Suburban Ranch (SR-43)
Proposed Zoning:	Planned Area Development (PAD)
Existing Minimum Lot Size:	43,560 square feet (1-acre)
Proposed Minimum Lot Size:	Two (2) minimum lot sizes: Lots along 95th Avenue: 7,300 square feet; and Interior Lots: 6,000 square feet
Existing Building Height:	30 feet (2-stories);
Proposed Building Height:	Lots along 95th Avenue: 1-story and 25 feet Interior Lots: 2-stories or 30 feet
Density Proposed:	2.48 dwelling units per acre

STAFF ANALYSIS

SITE HISTORY

The site was annexed into the City in November of 1989 in accordance with Ordinance No. 82-34. On January 9, 1991, the City Council adopted Ordinance No. 91-01 (Case Z90-26) approving the rezoning of the subject site as well as the surrounding area (including the intersection of Lake Pleasant Parkway and Happy Valley Road) to Suburban Ranch (SR-43). As was the case with the subject site, the SR-43 Zoning District often functions as a holding district until such time as a parcel is ready or available for further entitlement and development.

The site is part of an overall portfolio of Arizona State Trust Lands exceeding 9.2 million acres statewide. Often, there are misconceptions that State Trust Lands are "open space." Rather, the Arizona State Land Department (ASLD), as the fiduciary for the Trust, has the responsibility to manage the assets of the perpetual trust to the benefit of thirteen (13) underlying beneficiaries, the largest of which is Common Schools (K-12 education). ASLD leases and sells lands at public auction for the benefit of Trust. On February 19, 2025, the Arizona State Land Department conducted a public auction for the overall 72.7-acre site. The applicant was the successful bidder.

GENERAL PLAN LAND USE ANALYSIS

The proposed land use change on the site is for 8.9 acres of the overall 56.1-acre site. The applicant is seeking to unify the development area located south and east of the wash and gas line easement. The existing gas line easement currently functions as the boundary for the two different Land Use designations that cover the overall 56.1-acre site. The area west of the gas line easement is currently designated Mixed-Use Neighborhood Village as it was previously part of the larger state land parcel that would have allowed for a transition at the gas line easement. Though the gas line functions as a practical barrier, the natural barrier of the wash presents greater development obstacles in carrying a development pattern across the wash. To provide for General Plan uniformity across the site, the proposed change would modify the 8.9 acres west of the gas line easement and south of the wash to Traditional Residential (2-5 dwelling units per acre).

As it stands currently, the Traditional Residential (2-5 du / ac) land use designation exists on most of the subject site. The proposed change would allow for Traditional Residential (2-5 du/ac) to continue up to a natural termination point. The proposed change facilitates an appropriate land use transition between the lower density Rural Residential (0-2 du/ac) east of 95th Avenue to the Mixed-Use Community District designation for the commercial shopping center along Lake Pleasant Parkway. Moreover, the proposal facilitates General Plan objectives for diversifying the housing stock, while providing for an appropriate land use transition to optimize compatibility. The proposal also facilitates the opportunity for housing to be located within proximity to goods and services.

GENERAL PLAN GOALS AND POLICIES

As part of the General Plan analysis, Staff identified relevant General Plan goals and policies that are most pertinent to the proposal with staff analysis in *italics* based on the goal or policy:

SMART GROWTH GOALS

1. Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces.

The proposed change unifies an "enclave area" separated by a wash/gas line easement within an overall development plan that advances the predominant General Plan designation on the site; and provides for an appropriate land use transition between an established community and commercial intensity along Lake Pleasant Parkway.

5. Complete Neighborhoods: Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.

The proposed land use change allows for the natural termination of the Traditional Residential Land Use for a holistic and functional single-family neighborhood that will wrap the existing commercial complex while accommodating transition at the natural barrier of the wash for the next land use transition.

POLICIES

Balanced Land Uses

Policy LUC-4: Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities.

The proposal will provide for the development of an infill parcel that is proximate to goods and services, thereby expanding a lifestyle option in the community. The development will provide for wider connectivity through pedestrian pathways, particularly along the wash that allows pedestrians to access the pedestrian underpass under Lake Pleasant Parkway

Complete Neighborhoods

Policy CN-3: Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.

The proposed land use change will unify an area split by natural and physical determinates within the predominant General Plan land use designation. The context-sensitive design strategies within the conceptual development plan will provide an appropriate transition that respects the character of established communities in the area.

It should be noted that the applicant's analysis of the General Plan's goals and policies for their proposed General Plan Amendment is incorporated as part of the application narrative (**Exhibit 5**).

GENERAL PLAN AMENDMENT KEY FINDINGS

1. The proposed amendment unifies an enclave area split by natural/physical determinates within the predominant General Plan land use designation on the site; and
2. At 2.48 units per acre, the gross density is in conformance with the Traditional Residential (2-5 du/ac) land use designation; and
3. The change provides for an appropriate infill development that will advance housing stock and lifestyle options within proximity to goods and services.

REZONE ANALYSIS

The rezone request seeks to implement the General Plan *Traditional Residential* designation, by utilizing the Peoria R1-6 zoning district as a base, with tailored development standards. To this end, the proposal would rezone the 56.1-acre site from Suburban Ranch (SR-43) to the Travesio PAD seeks to accommodate a 139-lot detached single-family residential subdivision at a density of approximately 2.48 units per acre. The proposed PAD seeks to provide a tailored response to the site's geographic constraints while addressing the contextual circumstances of the existing development patterns.

To accommodate the existing context of the area, the proposed development standards (**Exhibit 6**) identify varying lot size minimums. This specific development standard would serve as a transition away from the larger lot single family area east of 95th Avenue to the smaller centralized lots within the subject development. Lots along the eastern boundary of the development will have a minimum lot size of 7,300 square feet, while lots interior to the development would have a minimum lot size of 6,000 square feet. To provide for a connected development that features a surplus of open space, the applicant has also sought to modify the proposed maximum lot coverage from 45% to 55% so that larger common useable open spaces are a feature of the development rather than isolated within private open space.

AMENITIES AND OPEN SPACE

The PAD and development plan proposes approximately 18.36 acres of total open space, which computes to approximately 33% of the site. Of this, approximately 8.4 acres or 15% will be provided as natural open space (NOS). The natural open space provides for the preservation of the existing wash and buffer areas adjacent to the north and west property line. In addition to the active open space, the development standards provide for points of connectivity throughout the development that will extend trail stubs to future areas to provide for a pedestrian network from the subject site that can connect to the surrounding developments, including the existing commercial development (**Exhibit 8**).

The Development Plan includes five central amenity areas with a ramada, picnic table, bench seating, and turf. The existing wash on the north and west sides of the property will be maintained in its natural condition with the addition of trail connections to the adjacent developments as well as the Lake Pleasant Parkway pedestrian underpass.

TRAFFIC

Within the area, the existing signalized intersection of 95th Avenue and Happy Valley Road provide protected local access to the area. Because Happy Valley Road is classified as a limited access parkway, the subdivision will be accessed from two driveways along 95th Avenue. This would provide for controlled access to Happy Valley Road both for the subject development as well as the existing residential areas to the east. The access point on 95th Avenue that is closest to Happy Valley Road is located approximately 650 feet north of the intersection of 95th Avenue and Happy Valley. To prevent additional through traffic, 95th Avenue would not continue north of the frontage for the subject site and would terminate. The streets within the subdivision are currently proposed to be private, and vehicle access into the subdivision will be through a gated entry.

The Traffic Impact Analysis (TIA) submitted as a part of the development application indicates the proposed 139-lot development is expected to generate 101 trips in the morning peak hour and 135 trips in the afternoon / evening peak hour. This is just above the minimum threshold for even providing a TIA for development review. As a result of the proposed development, the developer will be required to provide half-street improvements along 95th Avenue and Happy Valley Road where applicable. These improvements include street widening, curb, gutter, sidewalk, traffic signal equipment, and 6-foot sidewalk. The development as proposed complies with City of Peoria improvement requirements, and Access Management Guidelines.

WATER/SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

PUBLIC SAFETY

There are no inordinate impacts to public safety anticipated because of this infill development proposal.

COMMUNITY INVOLVEMENT

PUBLIC NOTICE

The application was properly noticed pursuant to Section 21-146 of the Peoria Zoning Ordinance, which includes notification to all property owners within 1,320 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

OUTREACH REQUIREMENTS

The General Plan and Rezoning process requires that the applicant hold a neighborhood meeting. In accordance with Section 21-146 of the City Code, the applicant was required to notify all properties owners within a 1,320-foot radius of the site and all registered HOA's within one-mile. The neighborhood meeting was held on August 18, 2025, at 6:00pm at Sunset Heights Elementary School located at 9687 W Adam Ave in Peoria.

The first neighborhood meeting was attended by fifty (50) residents, in addition to the applicant, development team, and City staff. The applicant presented the details of the proposed project to the attendees. A summary of the questions and comments received during the meeting and related email messages received by the applicant are outlined in the Citizen Participation Report in **Exhibit 7**.

In general, the questions and comments received were pertained to infrastructure improvements, the anticipated traffic generated by the development, the type, size, and accessory structures of the proposed homes, and streetlights.

Concerns regarding infrastructure improvements were primarily related to 95th Avenue. Attendees identified concerns with the volume of traffic that would be accommodated by the roadway improvements and the potential for cut through traffic in the existing single family residential neighborhoods to the east. It was identified that the improvements to 95th Avenue should accommodate the associated increased traffic volumes in alignment with City standards. It was also identified that a wash crossing to allow secondary vehicular access to Lake Pleasant Parkway was not feasible. Inquiries regarding the development type sought information on whether the homes would have RV garages to which it was indicated that they would not. The team also received questions regarding lighting and whether the lighting levels would create night-time impacts in the area. It was identified that all lighting will be dark sky compliant.

A second neighborhood meeting was held on October 29, 2025, at 6:00pm at Sunset Heights Elementary School. The meeting was noticed and posted in the same manner as the required neighborhood meeting.

The second meeting was attended by twenty (20) residents, in addition to the applicants, development team, and City staff. The project team began the meeting and reviewed specific items that were noted as concerns and areas to provide more information from the first meeting. This summary included the estimated traffic pattern, why potential vehicular access on Lake Pleasant Parkway and Happy Valley Road, was not feasible, confirmation that existing speed humps will be maintained and modified as directed by staff, and that low level lighting will be provided throughout the development and along 95th Avenue. Elevation design examples and grading and drainage plans were shared with the residents. The attendee comments again focused on traffic patterns within the area and roadway access and capacity.

OVERALL DESIGN SOLUTIONS

To optimize compatibility and address concerns voiced from area residents, the applicant worked with the city and the Mesquite Council Office on various layout and design solutions.

- The applicant has minimized the number of lots along the 95th Avenue frontage. Approximately, twenty-two (22) lots will be located along this frontage, interspersed with two open space breaks.
- Lots along the 95th frontage will be larger at 10,375 SF and 9,125 SF, respectively (83'x125' and 73'x125').
- The applicant has also committed to limiting lots along 95th Avenue to 1-story or 25 feet in height.
- Preserved open space along the northern portion of the site will provide for physical separation between the development and Querencia.
- The wash will be protected and improved with trails/access points for connectivity.
- To prevent cut-through traffic, 95th Avenue will terminate and not extend north of the access point into the site.
- To further mitigate traffic concern, the applicant has produced a revised development concept (see Exhibit 9) that demonstrates an offset from El Cortez to dissuade cut through traffic. The Traffic Division supports the plan in concept with final details to be confirmed during the subdivision process.
- The applicant has approached the city to pursue low-level design options for streetlights. This would reduce the number of streetlights along 95th Avenue to minimize nighttime impacts. All lighting is required to meet city requirements. The city is supportive in concept and will work with the applicant through a waiver process during subdivision review.

SUPPORT/OPPOSITION

At the time of this report, the city had received two (2) letters in opposition to the proposed General Plan Amendment and Rezoning application(s). The concerns identified within the letters largely pertain to keeping the area rural residential and the project area preserved as well as traffic concerns. As noted in the land use analysis, the existing / proposed land use designation already allows for 2-5 du/ac density. At approximately 2.5 dwelling units per acre the proposed development aligns with the low end of the Traditional Residential Land Use category. Based on the TIA reviewed by the City's Traffic Division, the proposed traffic improvements will amount to an added 1.5 seconds in the AM peak and an additional 3.1 seconds of wait time during peak afternoon hours.

SCHOOL DISTRICT INFORMATION

This property is located within the Peoria Unified School District (PUSD). PUSD has been provided information regarding the proposal and an opportunity to comment on the project. The applicant has identified that they have been in contact with the school district regarding the proposal and they have confirmed sufficient capacity to serve the proposed development. No comments have been received from the School District to date.

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

KEY FINDINGS

1. The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan;
2. At 2.48 du/ac, the PAD is consistent with and conforms to the General Plan Traditional Residential (2 – 5 du/ac) land use designation; and
3. The development proposal provides for a transition in intensity from existing lower density residential areas to higher intensity commercial land uses; and
4. This rezoning request will result in a residential development that is compatible with the existing adjacent neighborhood(s), while preserving sensitive natural features; and,
5. The applicant/owner has submitted a signed and notarized Proposition 207 waiver, which will be recorded with the Conditions of Approval **(Exhibit 1)**.

POSSIBLE RECOMMENDATION ACTIONS / OPTIONS

A: Approve as recommended by staff; or

B: Approve with modifications; or

C: Deny; or

D: Continue action to a date certain or indefinitely.

RECOMMENDATION

Staff recommend that the Planning and Zoning Commission take the following actions:

1) **Recommend APPROVAL of General Plan Amendment GPA25-05 to the City Council.**
2) **Recommend APPROVAL of Zoning Case Z25-10 to the City Council.**

STAFF CONTACT

Elias Valencia, Senior Planner
623-773-5044
Elias.Valencia@peoriaaz.gov

The rezoning request for the above-mentioned property is subject to the following Conditions of Approval to protect the public health, safety, and welfare of the City of Peoria:

1. The development shall substantially conform to the Travesio Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 6) and associated Narrative (Exhibit 5) as contained in the staff report to the Planning and Zoning Commission dated January 8, 2026, except as modified below.
    a. The developer shall provide a revised PAD Standards and Guidelines Report within 30 days of council adoption addressing the following items:
        i. The PAD shall clarify that open space percentages are based on the gross site area, and that the required 32.7% open space is inclusive of the required 15% natural open space.
        ii. The PAD exhibits shall be updated to reflect the revised northernmost access point off 95th Avenue so that it is offset with El Cortez Place.
        iii. The layout exhibit within the PAD shall be updated to correlate to the development standards table minimum lot sizes.
2. The Developer shall dedicate, design, and construct the following improvements in accordance with applicable City requirements prior to issuance of the Final Letter of Acceptance unless otherwise agreed to by the City Engineer:
    a. Dedicate thirty-five (35) feet of Right-of-Way and an eight (8) foot Public Utility Easement and provide half-street improvements along the entire frontage of the 95th Avenue alignment.
        i. Additional dedication and improvements may be required in order to accommodate any turn lanes required by the TIA.
    b. Dedicate sufficient Right-of-Way along the Happy Valley Road frontage to accommodate a sixty-five (65) foot half-street width and an additional eight (8) foot Public Utility Easement for Happy Valley Road.
    c. Dedicate a 30-foot by 30-foot chamfer at the northwest corner of the intersection of 95th Avenue and Happy Valley Road.
    d. Ancillary improvements including, but not limited to the crosswalks, pedestrian curb ramps, and traffic signal equipment shall comply with the Public Rights of Way Accessibility Guidelines (PROWAG).
3. The Developer shall comply with all City of Peoria engineering design standards, policies, codes and requirements at time of development and final engineering submittal.

4. A Traffic Impact Analysis (TIA), which shall be signed/sealed by a Registered Professional Engineer in the State of Arizona shall be resubmitted with construction documents in alignment with the preliminary TIA unless otherwise approved by the City Engineer.
5. All offsite improvements shall be constructed with phase 1 of the development.

Vicinity Map | Exhibit 2

TRAVESIO (GPA25-05, Z25-10)

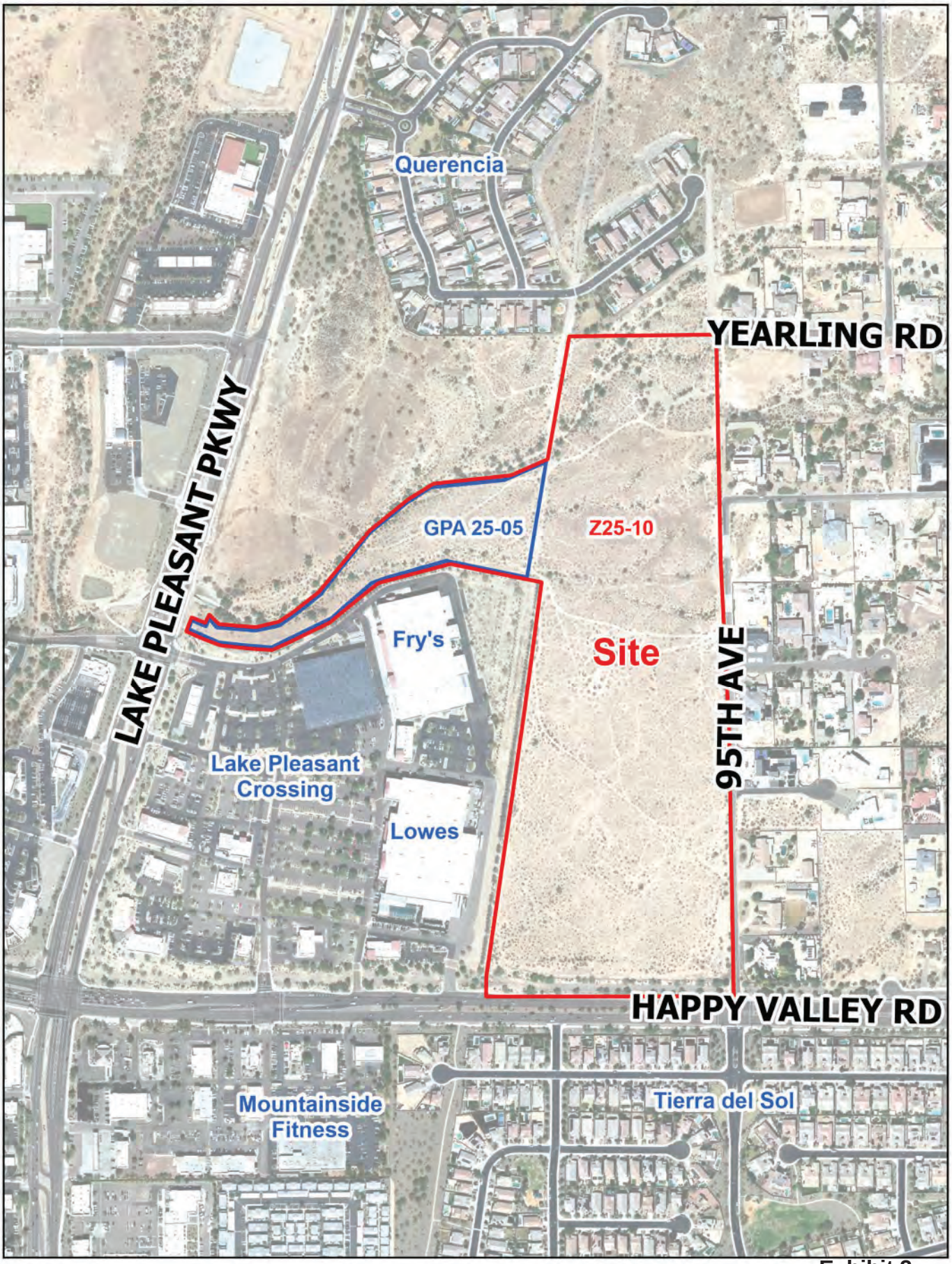

Exhibit 2

General Plan Land Use | Exhibit 3

TRAVESIO (GPA25-05, Z25-10)

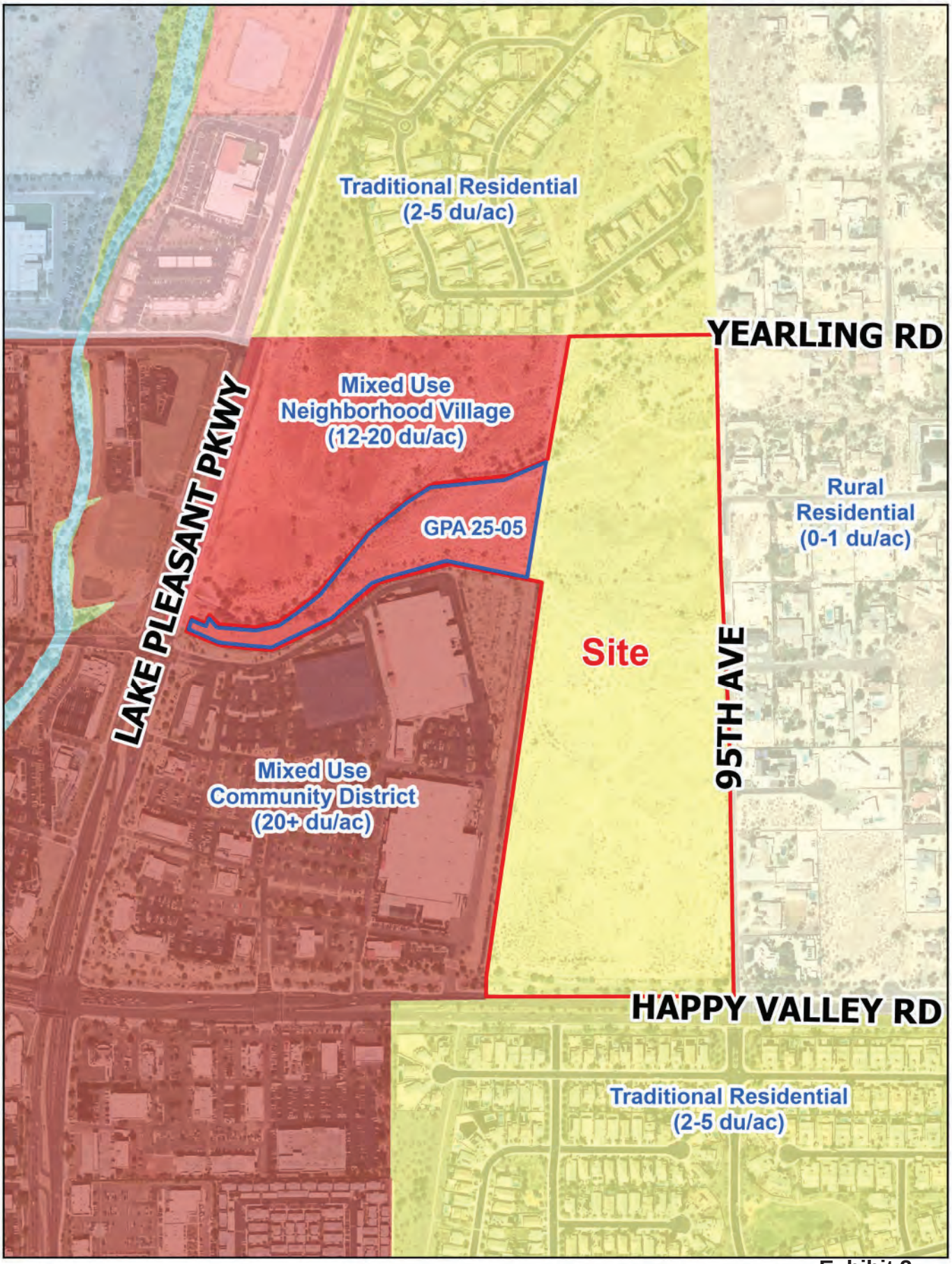

Exhibit 2

Zoning | Exhibit 4

TRAVESIO (GPA25-05, Z25-10)

Exhibit 2

Travesio

Case No. Z25-10

1st Submittal: May 23, 2025

2nd Submittal: August 28, 2025

3rd Submittal: October 24, 2025

4th Submittal: December 30, 2025

WITHEY MORRIS BAUGH

Exhibit 2

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Development Team

Property Owner:	HVLP ASLD 2025 LLC CP # 53-123198 8800 E Raintree Drive, Suite 300 Scottsdale AZ 85260
Developer:	K Hovnanian Contact: Chuck Chisholm 8800 E Raintree Dr., Suite 300 Scottsdale, AZ 85260 Phone. 480 / 824.4175 Email: Cchisholm@khov.com
Engineering:	CVL Consultants Contact: Colin Hanson, PLA 4550 N 12th St Phoenix, Arizona 85014 Phone. 602 / 285.4766 Email: Chanson@cvlci.com
Applicant / Legal Representative:	Withey Morris Baugh PLC Attorney: Adam Baugh Planner: Hannah Bleam 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Email. Hannah@wmbattorneys.com
Landscape Architect:	CVL Consultants Contact: Colin Hanson, PLA 4550 N 12th St Phoenix, Arizona 85014 Phone. 602 / 285.4766 Email: Chanson@cvlci.com

I. Introduction

This application requests Planned Area Development (PAD) zoning for the approximate 56.1 gross acre (54.2 net acres) property located east of the northeast corner of Happy Valley Road and N. Lake Pleasant Parkway, which was recently auctioned by the Arizona State Land Department. The parcel is known as Maricopa County Assessor's Parcel Numbers (APNs) 201-08-429 (the "Property"). The site is within Section 4, Township 4 South, and Range 1 East. See Site Aerial Map at Tab 1. The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing land uses.

K Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.48 du/ac, Travieso is the ideal land use to transition from commercial to the larger homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments. This context-appropriate residential use is consistent with the city's expectations for this area. In order to promote development of the Property as envisioned, this request is to amend the zoning for the Property from Suburban Ranch (SR-43) to PAD for single-family home uses. This request provides a framework for development of the Property as a high quality 139-lot community with ample open space (the "Project"), as detailed herein.

This PAD establishes site specific development standards and design criteria for the Travesio gated residential community.

II. Context / Location

The Property is currently vacant land. It is bound by homes to the east, Happy Valley Road to the south, Lake Pleasant Crossing Shopping Center to the west, and the Querencia subdivision to the north. The western part of the site is vacant land planned for future development (but is not a part of this application at this time). The surrounding uses include:

North: Single Family Homes - Querencia Subdivision (Residential PAD)
East: Single Family Homes (SR-43)
South: Single Family Homes - Tierra Del Sol Subdivision (Residential PAD)
West: Lake Pleasant Crossing Shopping Center (Commercial PAD)

See Context Map at Tab 2.

III. General Plan Conformity

The proposed development is consistent with Peoria General Plan Land use map which recommends Traditional Residential land uses on a majority of the Property. A minor general plan amendment is requested for the compact area (approximately 8.9 acres) south of the wash and west of the gas line easement, which makes sense because it is physically separated from the west side of the future development area along Lake Pleasant Road. To that end, a concurrent Minor General Plan Amendment is requested to amend the

Land Use Map designation for the 8.9-acre Property from Mixed Use Neighborhood Village to Traditional Residential. See General Plan Map at Tab 3.

IV. Development Proposal

a. Project Vision

A future mixture of uses could be supported for the land fronting Lake Pleasant Pkwy, west of the wash. At this time, no development plan is proposed for that western portion, and it will be subject to a future, separate application.

Site Layout

The site will contain a gated residential community that will transition between the existing commercial shopping center to the west and the residential homes to the east. The conceptual site plan shows 139 homes of four different lot sizes including lot sizes including 60'x120', 60'x125', 73'x125', 83'x125'. The eastern lots abutting 95th Ave offer twenty-two (22) larger lots. These 22 lots are intentionally larger and serve as a good transition from the acre lots to the east. See proposed site plan at Tab 4.

Housing Product

Proposed home designs within Travesio will incorporate a unifying elevational character appropriate to the region. Unique architectural detailing using high quality materials will be specific to each architectural style, including exterior features, recesses, patios, porches, varying roof lines, window accents, and exterior finish materials will add significant articulation to the elevations of the homes and the street scene. These various treatments will add to the unique architectural styles proposed for this project. Garage door locations, style specific garage doors and coach lights further diversify the designs and deemphasize front facing garages. Exact architectural elevations, floor plans and color schemes will be submitted for approval at the time of design review.

The housing product will be reviewed by the city as part of a future application. The housing product will be compatible with the surrounding development. The architecture of the project is complimented by the connectivity of the community's open space areas, providing residents with an appealing, active environment to play, relax, and socialize with each other.

Open Space

Open space is provided throughout (33% or 18.36 gross acres). The overall natural open space is 8.44 acres (15.1%). Open space is expected to include retention, active, and passive areas. As part of the open space area is a gas line easement which has limitations on landscaping and uses under the existing easement. The gas line easement will be landscaped to the extent permitted by the easement. The open space also provides a pedestrian connectivity to the commercial shopping center.

Landscape & Amenities

Open space areas are proposed throughout the site and will include five amenity areas along with trails and open passive amenity areas. These amenity areas will include playgrounds, turf areas, grills, shade structures, and ramadas with benches and picnic tables. All amenities will be private and maintained by the community homeowner association.

Access

Access to the site will be from two (2) local roads connecting to 95th Ave which connects to Happy Valley Road.

Trail Connectivity

Pedestrian access to the commercial shopping center is funneled to the north end of the Fry's site so that pedestrians are not directed to the backs of buildings. Pedestrian connectivity extends along the gas line easement area and connects to trails north of the Property. A pedestrian access is stubbed adjacent to the wash as a part of trail improvements and will connect to the west to Lake Pleasant Parkway.

The PROST (Parks, Recreation, Open Space & Trails) Master Plan indicates that a Secondary Multi-Use Trail is to follow along the south side of the wash that generally runs east-west through the Property, and is to connect to the existing trail at the Lake Pleasant Parkway underpass and also to the sidewalk along Lake Pleasant Parkway and extend eastward along the wash to the 95th Avenue alignment, either via the existing wash alignment or the Yearling Road alignment. This is provided along the entire length of the wash.

The PROST (Parks, Recreation, Open Space & Trails) Master Plan also indicates that a Secondary Multi-Use Trail shall be within/adjacent to the gas line easement that generally runs north-south through the central portion of the Property. This is provided along the entire length of the gas line easement.

The secondary Multi-Use Trails have a minimum 25-foot-wide corridor with a 4-foot to 6-foot-wide soft surface trail and with 2-foot-wide safety shoulders along both sides of the trail. The surfacing of the trail and soft shoulders are to consist of compacted decomposed granite (¼" minus), compacted native soil or crushed gravel (¼" minus), along with dust inhibitors and soil stabilizers, and cleared of obstacles.

Additional soft surface trail and concrete/paved path connections (minimum 6-feet-wide) are provided from the Secondary Multi-Use Trails to provide connections to the Lake Pleasant Crossing commercial center (along the northern side, generally near the northwest corner of Fry's/not the rear of the center), along the proposed drainage channel to provide non-vehicular connectivity to 95th Avenue, to Happy Valley Road and within the development itself to provide non-vehicular connectivity to the proposed open space and amenity areas.

See Trails Exhibit at Tab 5.

b. PAD Development Standards Table

Residential Development Standards		
REGULATION	**60'x100'**	**73'x100'**
Min. Lot Area (sf)	6,600	7,300
Min. Lot Width (ft)	50	70
Min. Lot Depth (ft)	100	100
Max. Lot Coverage (%)	**55**	**55**
Max. Building Height (ft)	30	Single-story 25*
	*Single-story height restriction only for homes along 95th Avenue	
Front Setback (ft.)		
Side-entry garage	10	10
Front- facing garage	**20**	**20**
Interior Side (min/total)	**5/10**	**5/13**
Rear	15	15
Corner	10	10

c. PAD Deviations

Development of the Property will be consistent with the R1-6 and R1-8 development standards. Travieso complies with the vast majority of the development standards of the R1-6 & R1-8 district and requests only a minor deviation related to the lot coverage.

The PAD includes a request to:

1) Modify the lot coverage to 55% (45% normally required) for the PAD R1-6, and 55% (45% normally required) for the PAD R1-8.

d. PAD Application Justification

The City of Peoria's Rezoning Process Guide application requires detailed justifications for amendment requests, as outlined below.

1. What type of development and uses are proposed by the rezoning request?

The development proposes a low density, gated, single-family community with ample open space and pedestrian connections to the adjacent retail corridor.

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.

The Peoria General Plan Future Land Use Map designation for the majority of the Property is currently "Traditional Residential", which is a designation intended to provide "a diversity of neighborhood types, from older subdivisions to newer master planned areas". The General Plan notes that "these areas feature moderately sized lots with detached single-family homes". This designation is consistent with the proposal as presented.

A smaller portion of the site (8.9 acres) (west of the gas line easement) is designated as Mixed-Use Neighborhood Village. That designation makes sense for the land fronting Lake Pleasant Parkway. However, because there is a bisecting wash in that area, it makes sense that this portion east of the wash be changed to a general plan category to match the Traditional Residential designation. Accordingly, a concurrent General Plan Amendment request has been filed to amend the Land Use Map designation to "Traditional Residential".

Ultimately, the General Plan seeks to establish and maintain resiliency and community stability within new and older neighborhoods (Section 5.6). The proposed Project will help the area achieve these fundamentals by removing uncertainty with a quality development that creates a positive synergy with the existing area. Further, the General Plan seeks to provide "complete neighborhoods," which includes the provision for access to services, such as the proposed use.

This proposal meets the recommendations of the following Goals/Policies:

Smart Growth Goal 1: "Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces."

Smart Growth Goal 3.8: "Array of Housing Options: Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet the varied needs of segments of the community."

Smart Growth Goal 5: "Complete Neighborhoods: Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces."

The proposed residential development provides different sizes that will be at different price points and add variety within the neighborhood. The Community furthers the above Land Use Goals by adding another type of land use to the area's land use mix which will serve as a transition from Lake Pleasant Parkway toward traditional single-family neighborhoods to the east. The proposed Community, which is consistent in scale with the residential communities north and south of it, will provide compatible housing options for a range of lifestyle choices that will be well served with a competitive amenity package. Given the State's housing shortage and increased demand for the immediate area, the proposal will provide meaningful options to support those who wish to move to the area.

Balanced Land Uses Policy LUC-4: "Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities."

Complete Neighborhoods Policy CN-3: "Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features."

This infill Community satisfies these Policies by providing an appropriate transition from an arterial roadway, and more intensive contemplated uses to the west, in a manner which is sensitive to the existing surrounding residential. This is achieved by a density transition and meaningful buffers including a 20- foot wide setback on the east perimeter. The Community also promotes efficient use of land and infrastructure while providing new housing opportunities within an area close to existing retail and employment opportunities.

Healthy Neighborhoods 5.8 Goal: "A diversity of housing types and prices that are high quality, built in a sustainable manner, and meet the varied housing needs of residents for all stages of life."

The proposed residential development provides different sizes that will be at different price points and add variety within the neighborhood. In addition, a mix of one- and two-story homes will provide varied housing options for all stages of life.

To summarize, the requested PAD rezoning is consistent with the General Plan and other adopted plans, codes and ordinances.

3. Discuss the proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions

As noted in Section II, the Property is an infill site that is well-positioned to support the desired use, as it includes extensive buffers and scaling. The surrounding uses include:

North: Single Family Homes - Querencia Subdivision (Residential PAD)
East: Single Family Homes (SR-43)
South: Single Family Homes - Tierra Del Sol Subdivision (Residential PAD)
West: Lake Pleasant Crossing Shopping Center (Commercial PAD)

The proposed development will activate a vacant parcel with a quality development which will support the nearby existing commercial and employment uses in a manner which is compatible with the existing

residential in the area. It also serves as the ideal transition to the larger lots to east. Lastly, our lower density and product type is superior to the single-family home subdivisions to the north and south.

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The current zoning is SR-43 which is mostly a holding pattern until future development is planned. This rezone request provides precisely what the City's General Plan has encouraged for this site. The city has long expected new residential development to occur here, with a transitional density, because this site is sandwiched between commercial and residential uses. However, until a new development proposal is submitted, the city has been patient in waiting for the future developer to guide the land plan for the property. The Project as designed incorporates land use and design principles that complement the character of the area.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

As detailed in the PAD's Standards and Guidelines Report, the Project elevations provide four-sided architecture and the community will feature meaningful landscaping and buffers, including a 75-foot-wide wash. The proposed development standards exceed the amount of required open space as compared to the City of Peoria's base requirements. These features increase a sense of place and pride within the neighborhood and ultimately encourage more community interaction.

In an effort to respond to neighbor concerns and reduce trips on 95th Ave, we intentionally kept the overall density low. The development features a surplus of connected open space, 33% of the gross area, in exchange to modify the proposed maximum lot coverage from 45% to 55% so that larger common useable open spaces are a feature of the development rather than isolated within private open space.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

The Property consists of an irregular geometry, and it is encumbered by several significant easements, including a 60-foot-wide natural gas easement which runs along the west boundary and a natural wash that bisects the site. These factors considered together affect the development potential of the Property and require creative site planning to address the lot layout next to the gas line. Additionally, mitigation of development area is required to avoid encroachment into the wash and required buffer for the wash.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

In addition to the rezoning, a Preliminary Plat and Single-Family Design Review will be pursued prior to building permits.

V. Summary

The application should be supported because it brings a new single-family subdivision that is consistent with the general plan. It demonstrates good planning principles by creating compatible land uses, smart transitions, good use of existing roadway infrastructure, and smart buffers to screen out the commercial uses from the existing residents to the east. The overall density is much less than would be expected with this parcel and area context. In short, the applicant has been thoughtful in considering this land plan and hope staff can likewise appreciate its intentional design.

Tab 1

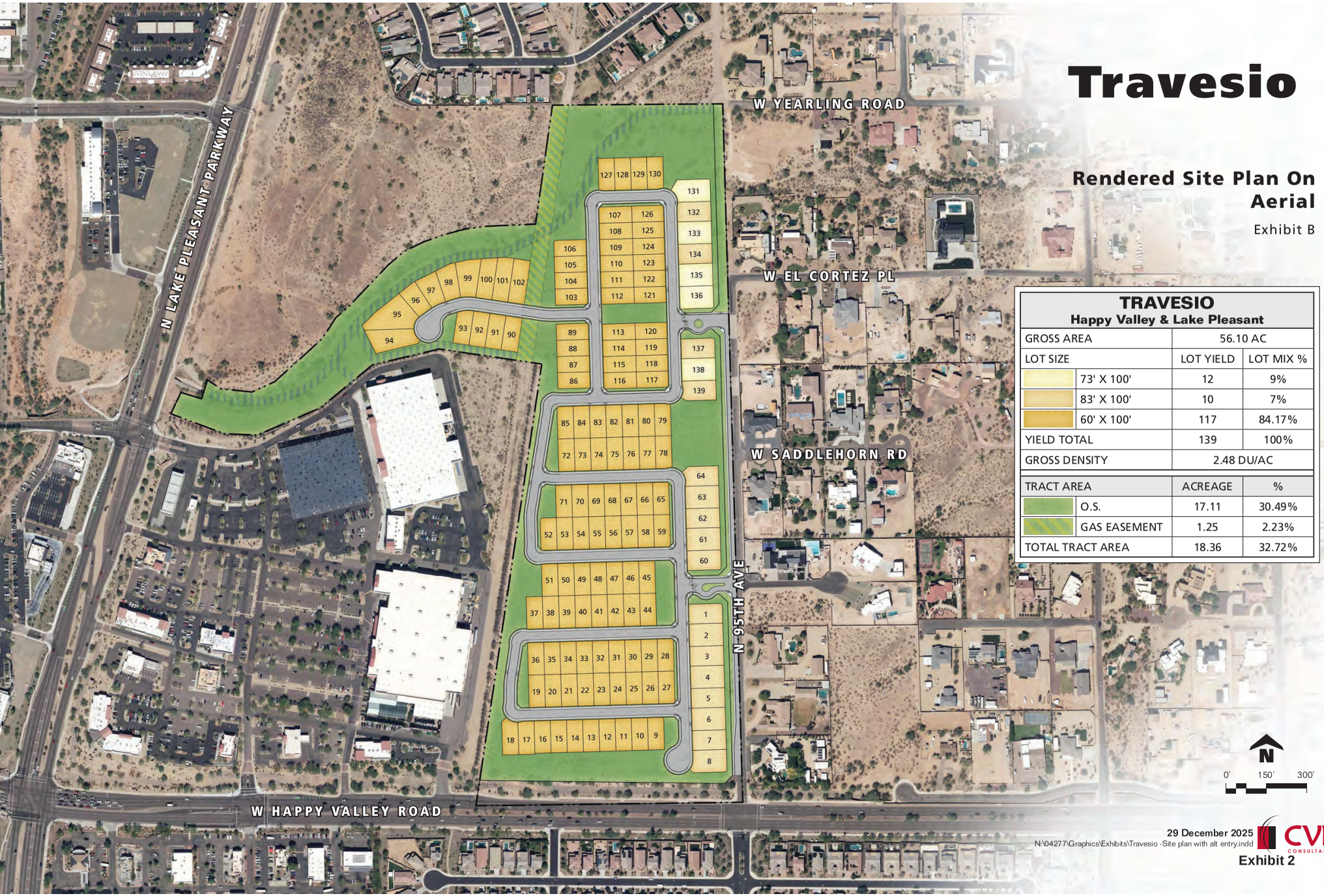
Travesio
Aerial Map
Exhibit B
W YEARLING ROAD
W EL CORTEZ PL
W SADDLEHORN RD
N 95TH AVE
N LAKE PLEASANT PARKWAY
W HAPPY VALLEY ROAD
N
0'
150'
300'
26 August 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd
CVL CONSULTANTS
Exhibit 2

Tab 2

Travesio

Rendered Site Plan On Aerial

Exhibit B



TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE		LOT YIELD	LOT MIX %
	73' X 100'	12	9%
	83' X 100'	10	7%
	60' X 100'	117	84.17%
YIELD TOTAL		139	100%
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
	O.S.	17.11	30.49%
	GAS EASEMENT	1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

29 December 2025
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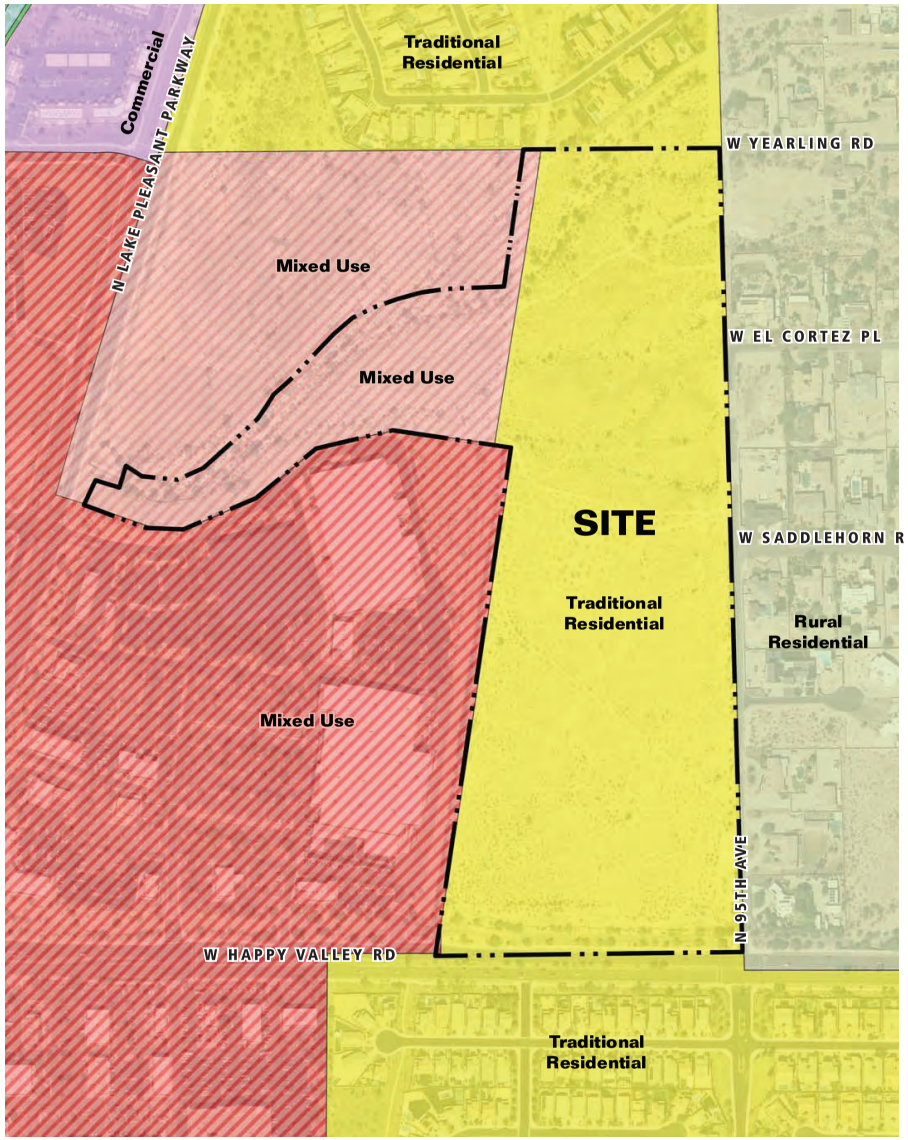
CVL CONSULTANTS

Exhibit 2

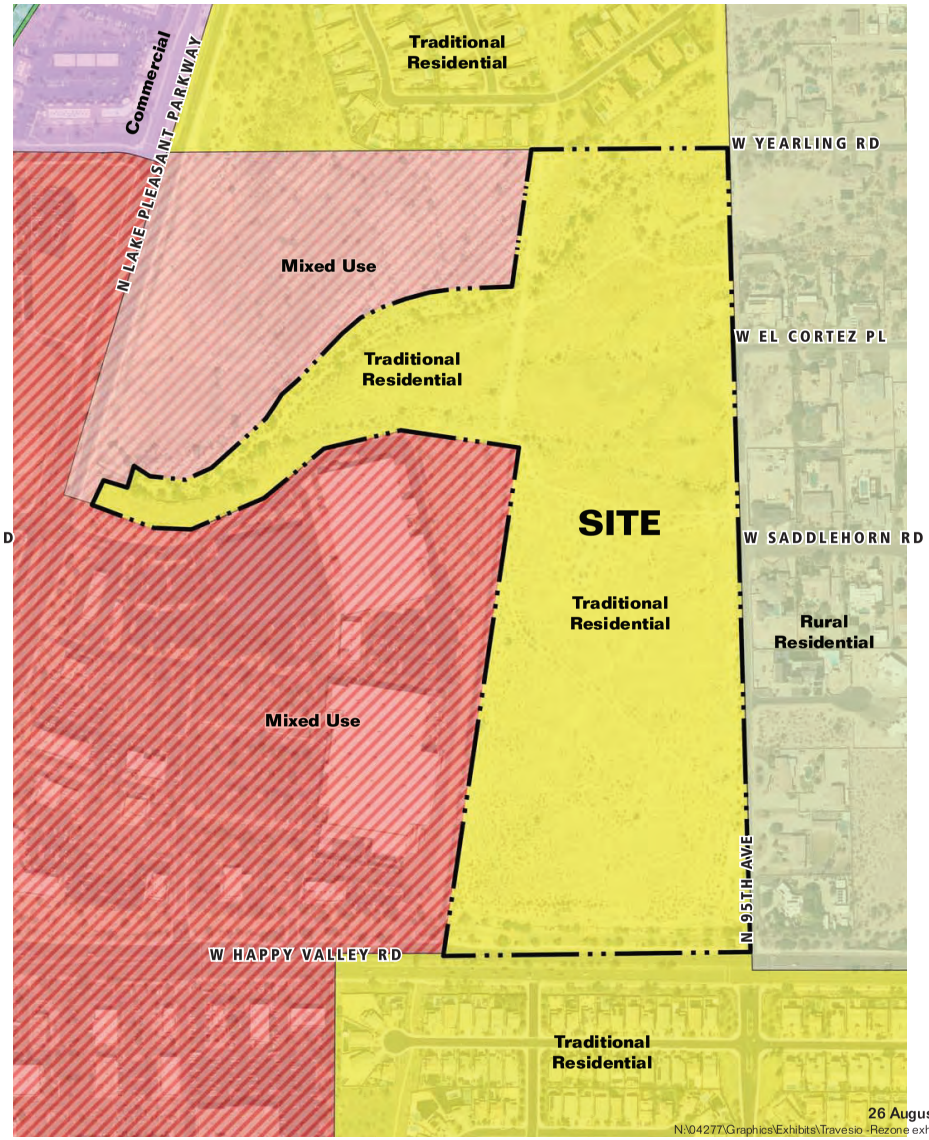
Tab 3

Travesio

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN



General Plan Exhibit

Exhibit E

N

0' 200' 400'

26 August 2025

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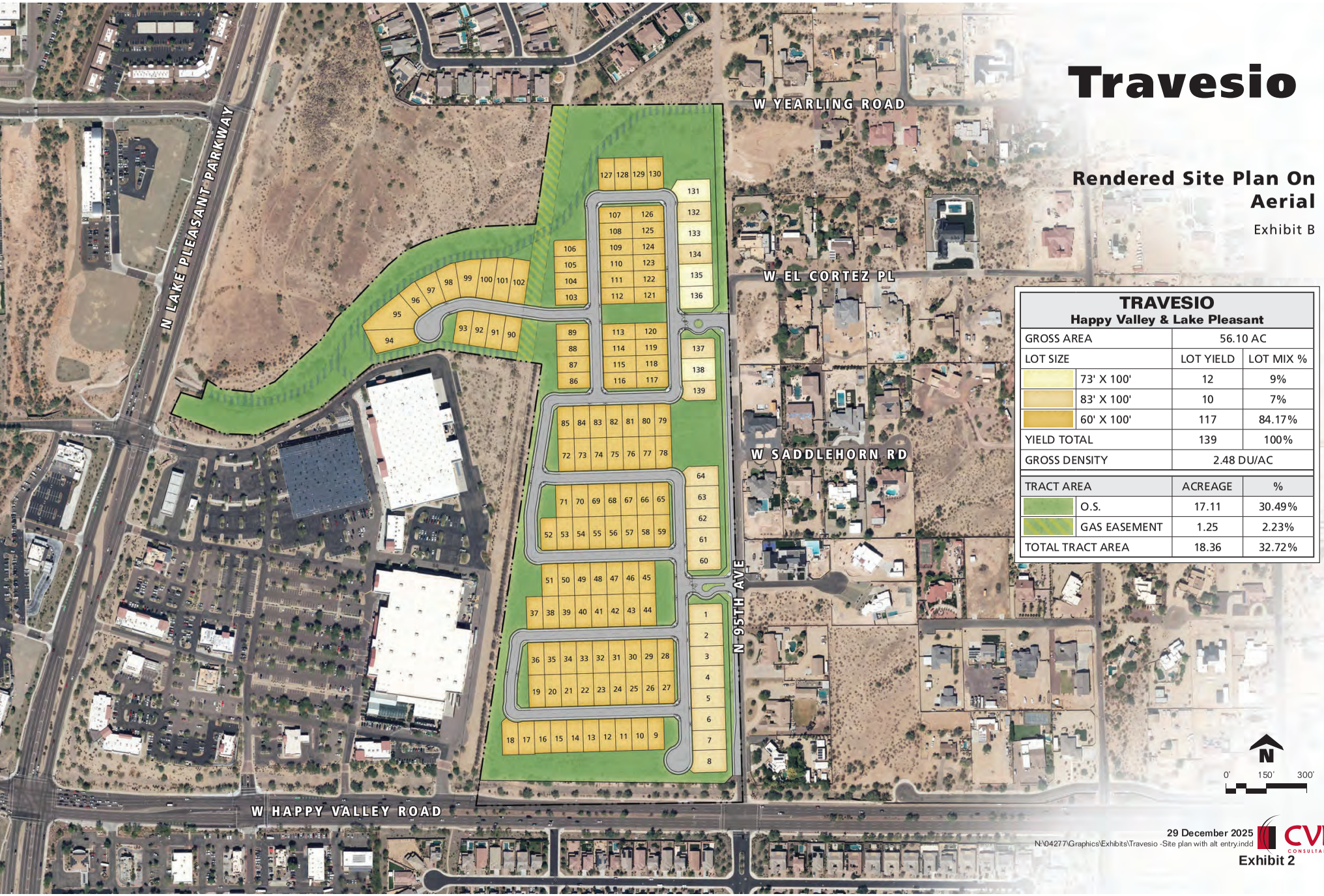
Exhibit 2

Tab 4

Travesio

Rendered Site Plan On Aerial

Exhibit B



TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE		LOT YIELD	LOT MIX %
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YIELD TOTAL		139	100%
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
	O.S.	17.11	30.49%
	GAS EASEMENT	1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

29 December 2025
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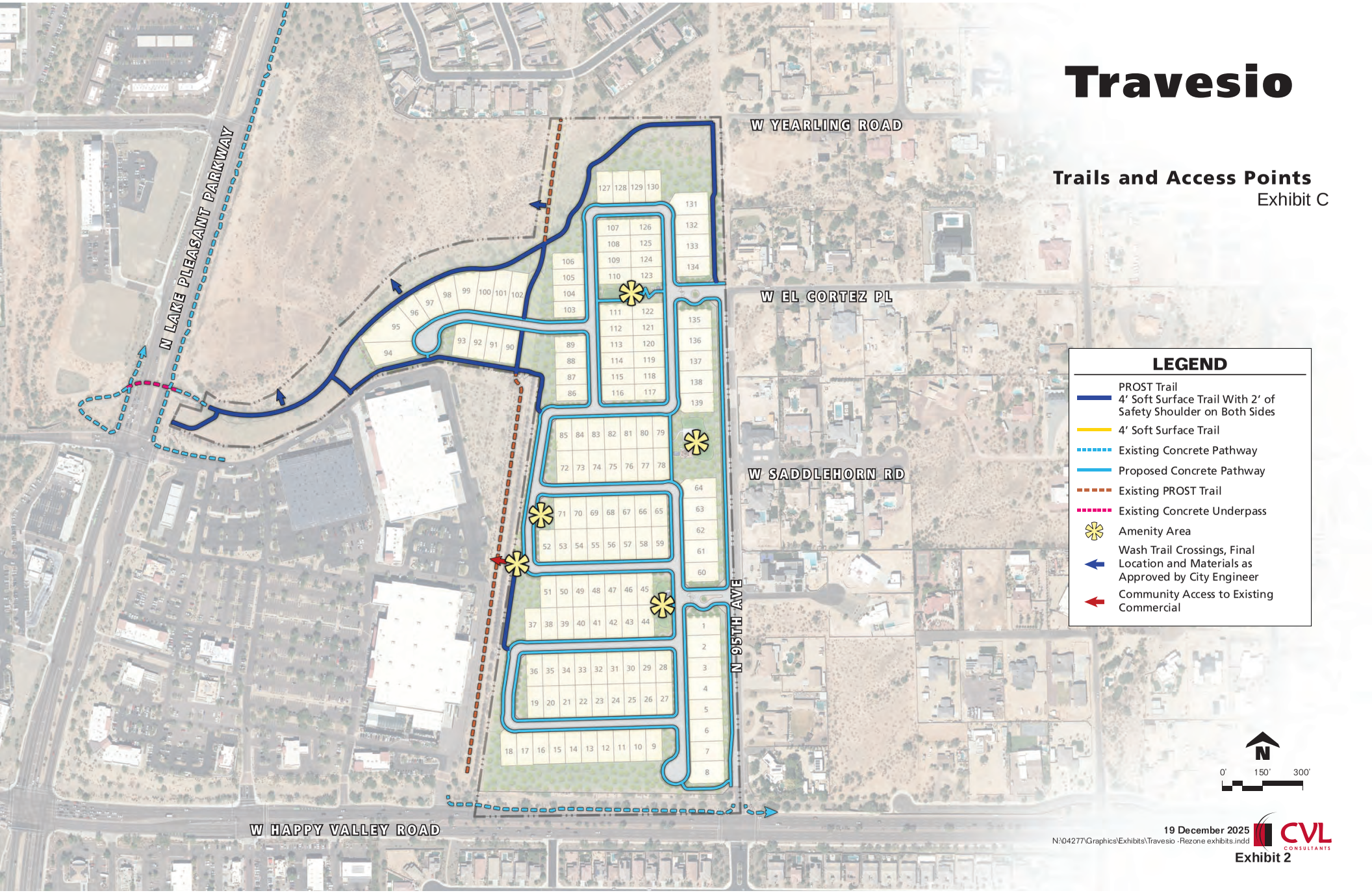
Exhibit 2

Tab 5


Travesio
Trails and Access Points
Exhibit C
W YEARLING ROAD
W EL CORTEZ PL
W SADDLEHORN RD
N 95TH AVE
N LAKE PLEASANT PARKWAY
W HAPPY VALLEY ROAD
LEGEND
PROST Trail
4' Soft Surface Trail With 2' of Safety Shoulder on Both Sides
4' Soft Surface Trail
Existing Concrete Pathway
Proposed Concrete Pathway
Existing PROST Trail
Existing Concrete Underpass
Amenity Area
Wash Trail Crossings, Final Location and Materials as Approved by City Engineer
Community Access to Existing Commercial
N
0'
150'
300'
19 December 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd
CVL CONSULTANTS
Exhibit 2

PAD Standards and Guidelines Report for Travesio

Z25-10

East of the Northeast Corner of
Lake Pleasant Parkway and Happy Valley Road
Peoria, Arizona

Submitted By: Withey Morris Baugh PLC

Submittal #1: May 23, 2025
Submittal #2: August 28, 2025
Submittal #3: October 24, 2025
Submittal #4: December 24, 2025

WITHEY MORRIS BAUGH

Exhibit 2

Table of Contents

A. Introduction 4

B. Legal Description 4

C. Conceptual Development Plan 4

D. Permitted Uses 4

E. Development Standards 4

F. Phasing 6

G. Infrastructure/Utilities 6

Appendix Exhibits

Legal Description	A
Site Plan	B
Trails Map	C
Open Space Plan	D

Development Team

Property Owner:	HVLP ASLD 2025 LLC CP # 53-123198 8800 E Raintree Drive, Suite 300 Scottsdale AZ 85260
Developer:	K Hovnanian Contact: Chuck Chisholm 8800 E Raintree Dr., Suite 300 Scottsdale, AZ 85260 Phone. 480 / 824.4175 Email: Cchisholm@khov.com
Engineering:	CVL Consultants 4550 N 12th St Phoenix, Arizona 85014
Applicant / Legal Representative:	Withey Morris Baugh PLC Attorney: Adam Baugh 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Email. Hannah@wmbattorneys.com

A. Introduction

This Standards and Guidelines Report has been prepared to support the rezoning of the approximately 56.1 gross acre (54.2 net acres) property located east of the northeast corner of Lake Pleasant Parkway and Happy Valley Road (the "Property"). The site is within Section 4, Township 4 South, and Range 1 East. The proposal is to rezone the Property from Suburban Ranch (SR-43) to PAD for single-family home uses (the "Project").

K Hovnanian proposes to develop a 139-lot (2.48 du/ac) residential subdivision called Travieso.

B. Legal Description

See Exhibit A for a full legal description.

C. Conceptual Development Plan

The site will contain a gated residential community that will transition between the existing commercial shopping center to the west and the residential homes to the east. The conceptual site plan shows 139 homes of four different lot sizes including lot sizes including 60'x120', 60'x125', 73'x125', 83'x125'. The eastern lots abutting 95th Ave offer twenty (22) larger lots. These 22lots are intentionally larger and serve as a good transition from the acre lots to the east. See proposed site plan at Exhibit B.

The project will provide approximately 18.36 acres of open space, comprising natural open space (8.44 acres), active open space (6.51 acres), and passive open space (3.41 acres). This constitutes approximately 33% of the project, dedicated to open space. Open space areas will provide a total of 5 amenity areas, in addition to trails and open passive areas. See proposed trails in Exhibit C and open space areas on Exhibit D.

Access to the site will be from two (2) local roads connecting to 95th Ave which connects to Happy Valley Road.

D. Permitted Uses

All Permitted Uses, Permitted Conditional Uses, and Accessory uses within the Single Family Zoning Districts, of Sec 21-415 of the Peoria Zoning Ordinance

E. Development Standards

Development of the Project will be in accordance with the applicable City of Peoria standards associated with Single Family Residential development, including but not limited to the City of Peoria Zoning Ordinance, Community Design Guidelines and all other relevant criteria, except as modified by this section:

Residential Development Standards		
REGULATION	**60'x100'**	**73'x100'**
Min. Lot Area (sf)	6,600	7,300
Min. Lot Width (ft)	50	70
Min. Lot Depth (ft)	100	100
Max. Lot Coverage (%)	**55**	**55**
Max. Building Height (ft)	30	Single-story 25*
	*Single-story height restriction only for homes along 95th Avenue	
Front Setback (ft.)		
Side-entry garage	10	10
Front- facing garage	**20**	**20**
Interior Side (min/total)	**5/10**	**5/13**
Rear	15	15
Corner	10	10

Landscape and Open Space	
Open Space Standards	Open space and landscape standards provided on the site will conform to the requirements identified in Sections 21-818 of the Peoria Zoning Ordinance. Open space is provided throughout (33% or 18.36 acres). The overall natural open space is 8.44 acres (15.1%). Amenities in the useable open space areas will include a minimum of 4

	(four) amenities from the list below: • Ramadas • Passive Seating • Open Play Lawn • BBQ Grills • Benches • Oversized Shade Trees • Play areas • Picnic tables

Paths and Trails	
Trail Standards	Paths and trails shall comply with the Parks, Recreation, Open Space & Trails Master Plan. There will be a minimum of 3 access points through the wash, within a 10' wide public access easement with a minimum 6' wide improved trail. The improved trail in the wash will be decomposed granite. The final location and level of improvement will be determined as part of the Preliminary Plat process. Low-level bollard lighting shall be provided along trail and amenity area walkways. See Trail Plan at Exhibit C.

F. Phasing

The project is anticipated to be completed in a single stage.

G. Infrastructure/Utilities

1. Grading / Drainage / Retention

Typical grading, drainage, stormwater retention, and erosion protection are required and will meet all of the requirements of the City of Peoria.

2. Water / Wastewater

There is an existing 12" water line and an existing 8" sewer line stub outs at the intersection of 95th Ave and Happy Valley Road that will be extended on 95th Avenue across the subject parcel's frontage.

3. Electric Power / Natural Gas / Telephone Service

Dry utilities will all be connected to existing lines in Happy Valley Road and 95th Avenue. Electric power service to be provided by APS. Natural gas service will be provided by Southwest Gas.

August 20, 2025

LEGAL DESCRIPTION FOR
TRAVESIO
REZONING

That part of the Southwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the City of Peoria Aluminum Cap flush marking the Center of said Section 4, from which the Brass Cap flush Stamped "S5 S4 2016 43994" marking the West Quarter Corner of said Section 4 bears South 89°33'42" West, a distance of 2677.33 feet;

Thence South 01°38'49" East, along the East line of the Southwest Quarter of said Section 4, a distance of 2585.62 feet to the South Quarter Corner thereof;

Thence South 89°15'05" West, along the South line of said Southwest Quarter, a distance of 987.93 feet;

Thence North 08°28'44" East, departing said South line, a distance of 1652.29 feet;

Thence North 81°39'33" West, a distance of 383.91 feet;
Thence South 76°36'15" West, a distance of 253.76 feet;
Thence South 50°30'40" West, a distance of 250.62 feet;
Thence South 66°41'53" West, a distance of 253.92 feet;
Thence North 87°43'53" West, a distance of 122.26 feet;
Thence North 69°28'53" West, a distance of 210.96 feet;
Thence North 25°12'17" East, a distance of 87.34 feet;
Thence South 72°55'31" East, a distance of 80.00 feet;
Thence North 17°04'29" East, a distance of 73.10 feet;
Thence South 56°51'48" East, a distance of 61.19 feet;
Thence South 84°19'44" East, a distance of 114.30 feet;
Thence North 65°37'19" East, a distance of 92.68 feet;
Thence North 47°58'14" East, a distance of 156.19 feet;
Thence North 47°23'15" East, a distance of 78.56 feet;
Thence North 34°29'48" East, a distance of 46.49 feet;
Thence North 32°21'16" East, a distance of 47.12 feet;
Thence North 48°27'55" East, a distance of 68.25 feet;
Thence North 43°27'34" East, a distance of 135.29 feet;
Thence North 43°57'09" East, a distance of 72.67 feet;
Thence North 49°19'21" East, a distance of 78.23 feet;
Thence North 64°11'10" East, a distance of 79.49 feet;
Thence North 70°33'49" East, a distance of 78.16 feet;
Thence North 74°37'05" East, a distance of 77.19 feet;
Thence North 81°54'13" East, a distance of 79.52 feet;
Thence North 87°15'15" East, a distance of 42.20 feet;
Thence North 87°38'11" East, a distance of 145.99 feet;

Thence North 08°04'56" East, a distance of 445.06 feet; to a point on the North line of said Southwest Quarter;

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

Exhibit 2

Thence North 89°33'41" East, along said North line, a distance of 630.16 feet to the Point of Beginning.

Containing 2443765 Square Feet or 56.101 Acres, more or less
Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.

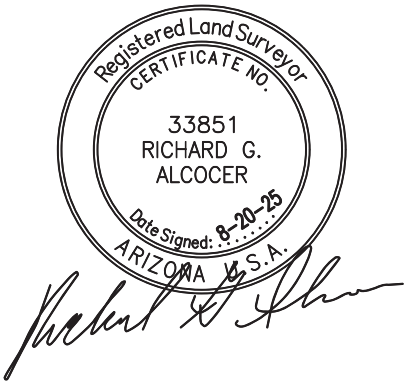


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Exhibit 2

TRAVESIO
REZONING

BOUNDARY

S01°38'49.00" E 2585.62

S89°15'05.00" W 987.93

N08°28'44.00" E 1652.29

N81°39'33.00" W 383.91

S76°36'15.00" W 253.76

S50°30'40.00" W 250.62

S66°41'53.00" W 253.92

N87°43'53.00" W 122.26

N69°28'53.00" W 210.96

N25°12'17.00" E 87.34

S72°55'31.00" E 80.00

N17°04'29.00" E 73.10

S56°51'47.54" E 61.19

S84°19'43.68" E 114.30

N65°37'18.89" E 92.68

N47°58'14.32" E 156.19

N47°23'15.43" E 78.56

N34°29'47.74" E 46.49

N32°21'16.36" E 47.12

N48°27'55.44" E 68.25

N43°27'33.65" E 135.29

N43°57'09.28" E 72.67

N49°19'21.07" E 78.23

N64°11'10.36" E 79.49

N70°33'49.34" E 78.16

N74°37'04.70" E 77.19

N81°54'12.52" E 79.52

N87°15'15.30" E 42.20

N87°38'10.54" E 145.99

N08°04'55.72" E 445.06

N89°33'40.69" E 630.16
to

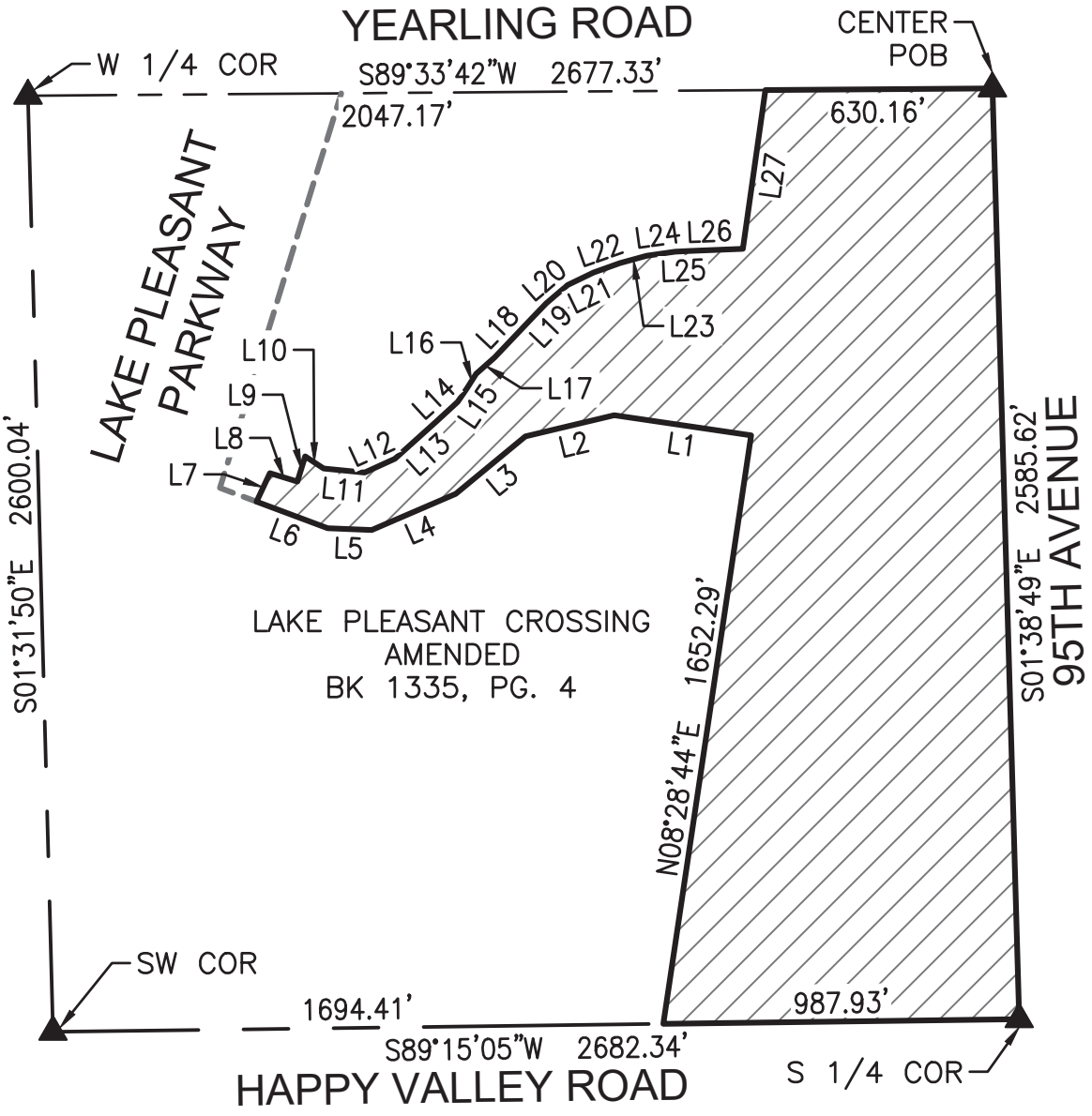
Area = 2443765 56.101 AC

Closing course: 99°23'24.61" 0.012105

Misclosure: 1/782,372

North Error: 0.001975
East Error: 0.011943

Exhibit 2



SOUTWEST QUARTER, SECTION 4
TOWNSHIP 4 NORTH, RANGE 1 EAST

= REZONING AREA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed: 8-20-25
ARIZONA U.S.A.

SCALE 1" = 500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

TRAVESIO

REZONING

CVL CONSULTANTS

N:\04277\Survey\Legal Descriptions\Exhibits\VX-PPLAT.dwg **Dominique August 20, 2025**

Exhibit 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N81°39'33"W	383.91'
L2	S76°36'15"W	253.76'
L3	S50°30'40"W	250.62'
L4	S66°41'53"W	253.92'
L5	N87°43'53"W	122.26'
L6	N69°28'53"W	210.96'
L7	N25°12'17"E	87.34'
L8	S72°55'31"E	80.00'
L9	N17°04'29"E	73.10'
L10	S56°51'48"E	61.19'
L11	S84°19'44"E	114.30'
L12	N65°37'19"E	92.68'
L13	N47°58'14"E	156.19'
L14	N47°23'15"E	78.56'
L15	N34°29'48"E	46.49'
L16	N32°21'16"E	47.12'
L17	N48°27'55"E	68.25'
L18	N43°27'34"E	135.29'
L19	N43°57'09"E	72.67'
L20	N49°19'21"E	78.23'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N64°11'10"E	79.49'
L22	N70°33'49"E	78.16'
L23	N74°37'05"E	77.19'
L24	N81°54'13"E	79.52'
L25	N87°15'15"E	42.20'
L26	N87°38'11"E	145.99'
L27	N08°04'56"E	445.06'

NO SCALE

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

TRAVESIO

REZONING

CVL CONSULTANTS

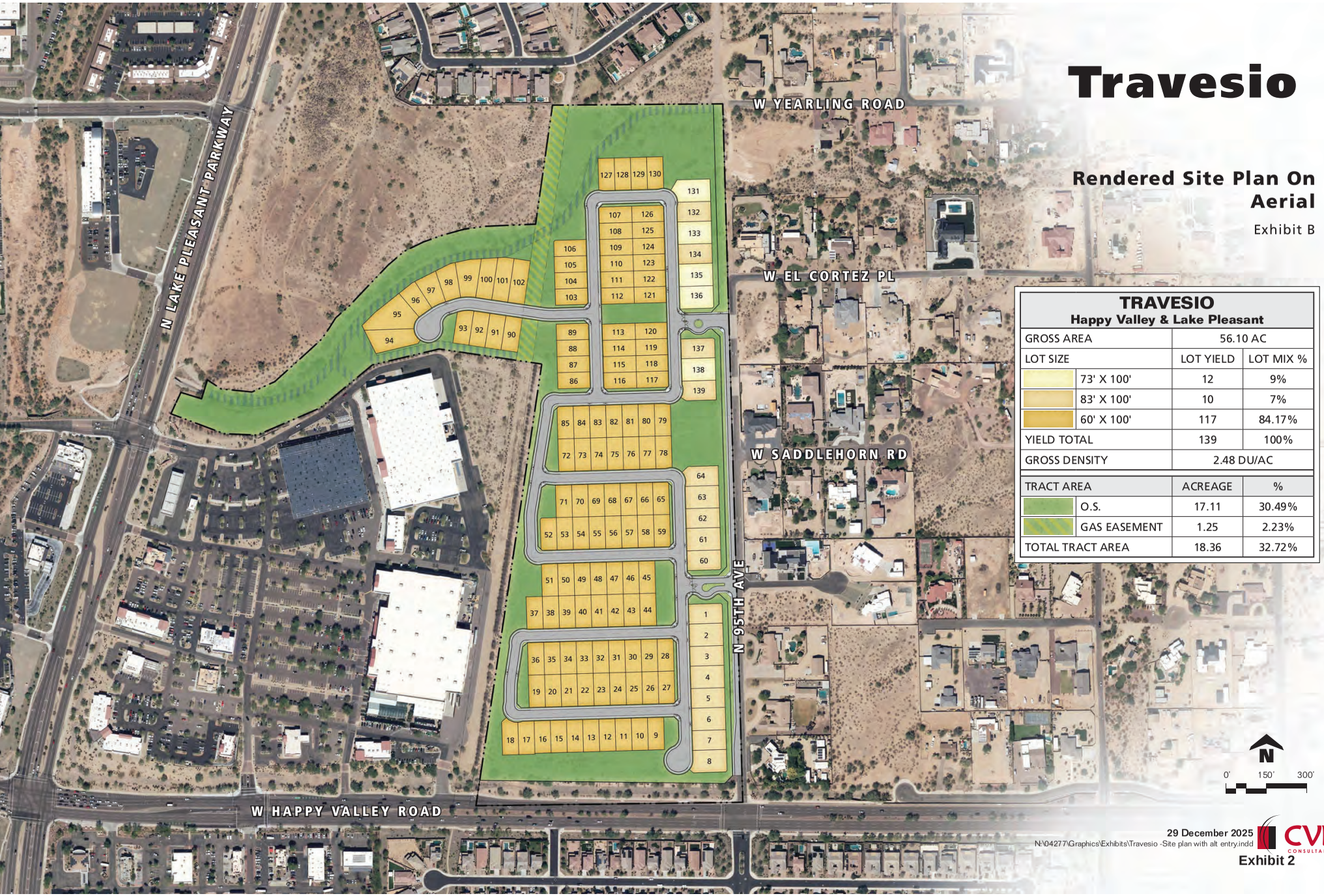
N:\04277\Survey\Legal Descriptions\Exhibits\VX-PPLAT.dwg **Dominique August 20, 2025**

Exhibit 2

Travesio

Rendered Site Plan On Aerial

Exhibit B

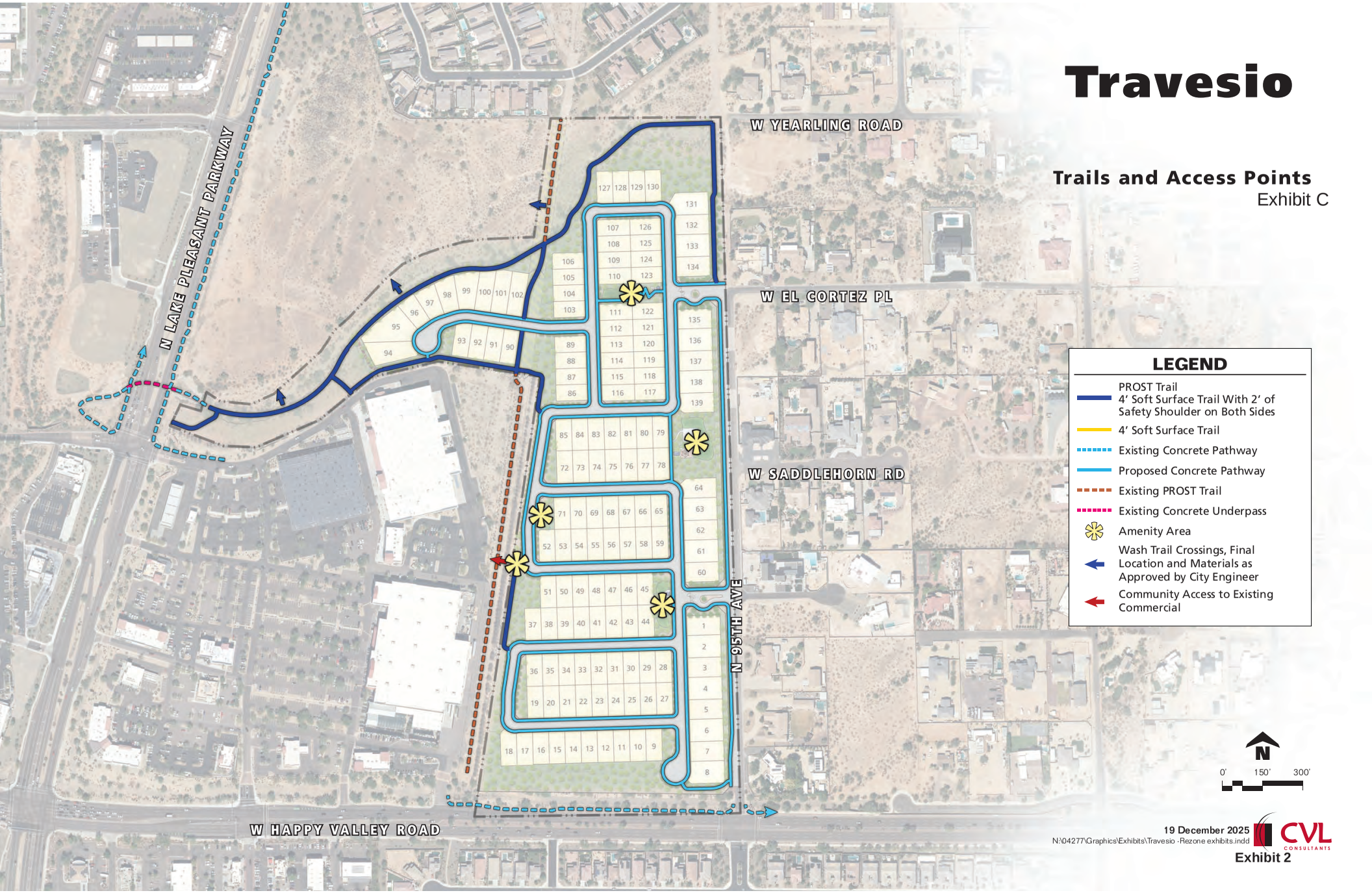


TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE		LOT YIELD	LOT MIX %
	73' X 100'	12	9%
	83' X 100'	10	7%
	60' X 100'	117	84.17%
YIELD TOTAL		139	100%
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
	O.S.	17.11	30.49%
	GAS EASEMENT	1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

29 December 2025
N:\04277\Graphics\Exhibits\Travesio -Site plan with alt entry.indd

CVL CONSULTANTS

Exhibit 2

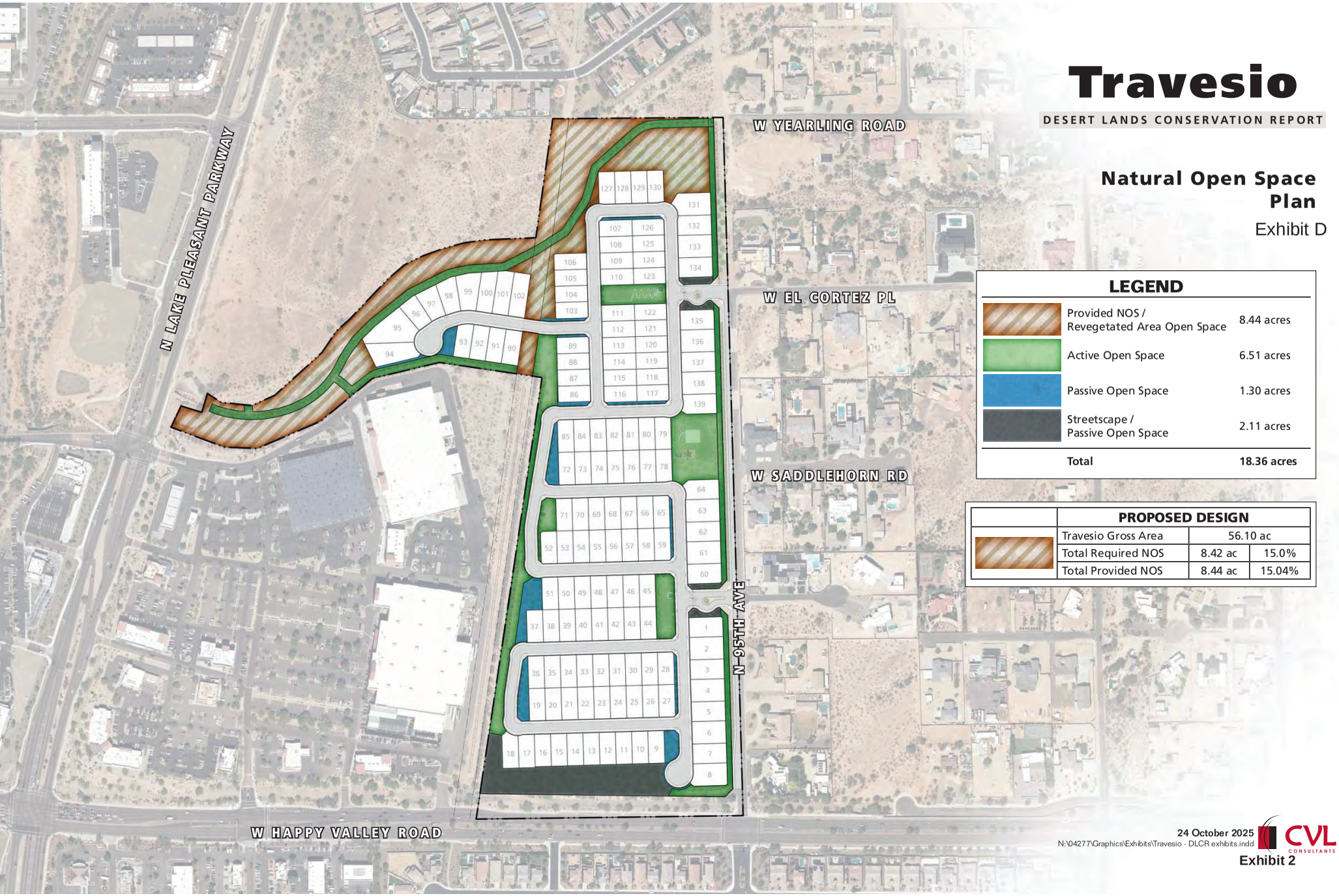

Travesio
Trails and Access Points
Exhibit C
W YEARLING ROAD
W EL CORTEZ PL
W SADDLEHORN RD
N 95TH AVE
N LAKE PLEASANT PARKWAY
W HAPPY VALLEY ROAD
LEGEND
PROST Trail
4' Soft Surface Trail With 2' of Safety Shoulder on Both Sides
4' Soft Surface Trail
Existing Concrete Pathway
Proposed Concrete Pathway
Existing PROST Trail
Existing Concrete Underpass
Amenity Area
Wash Trail Crossings, Final Location and Materials as Approved by City Engineer
Community Access to Existing Commercial
N
0'
150'
300'
19 December 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd
CVL CONSULTANTS
Exhibit 2

Travesio

DESERT LANDS CONSERVATION REPORT

Natural Open Space Plan

Exhibit D



LEGEND

	Provided NOS / Revegetated Area Open Space	8.44 acres
	Active Open Space	6.51 acres
	Passive Open Space	1.30 acres
	Streetscape / Passive Open Space	2.11 acres
	Total	**18.36 acres**

	PROPOSED DESIGN		
	Travesio Gross Area	56.10 ac	
	Total Required NOS	8.42 ac	15.0%
	Total Provided NOS	8.44 ac	15.04%

24 October 2025
N:\04277\Graphics\Exhibits\Travesio - DLCR exhibits.indd

CVL CONSULTANTS

Exhibit 2

Citizen Participation Report for Travesio

Z25-10 & GPA25-05

Northwest corner of 95th Avenue and Happy Valley Road
Peoria, Arizona

Submitted By: Withey Morris Baugh, PLC
October 30, 2025

WITHEY MORRIS BAUGH

Exhibit Z

2. Project Description/Request

This application requests Planned Area Development (PAD) zoning for the approximate 56.1 gross acre property located east of the northeast corner of Happy Valley Road and N. Lake Pleasant Parkway, which was recently auctioned by the Arizona State Land Department. The parcel is known as Maricopa County Assessor's Parcel Numbers (APNs) 201-08-429 (the "Property"). The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing land uses.

K. Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.47 du/ac, Travieso is the ideal land use to transition from commercial to the larger homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments. This context-appropriate residential use is consistent with the city's expectations for this area. To promote development of the Property as envisioned, this request is to amend the zoning for the Property from Suburban Ranch 43 (SR-43) to PAD for single-family home uses. This request provides a framework for development of the Property as a high quality 139-lot community with ample open space (the "Project").

3. Outreach/Notification Timeline

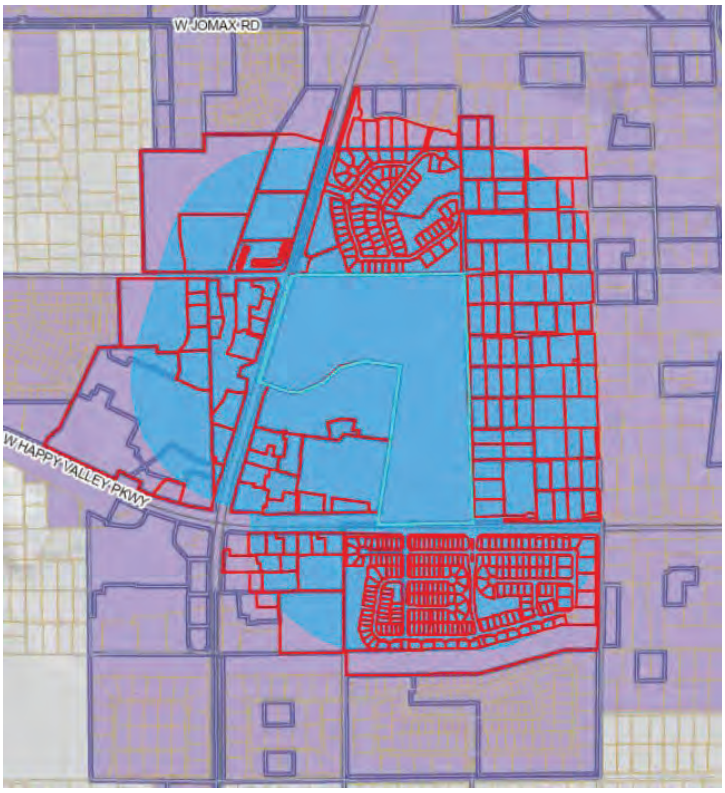
- **July 31, 2025:** Neighborhood meeting notice letters mailed to all property owners within 1,320 feet of the Property and all registered neighborhood associations within one (1) mile and sign posting on Property for same.

- **August 18, 2025:** Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).

- **October 10, 2025:** Neighborhood meeting notice letters mailed to all property owners within 1,320 feet of the Property and all registered neighborhood associations within one (1) mile and sign posting on Property for same.

- **October 29, 2025:** Voluntary Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).

4. Property Owner Notification Map (1,320')



5. Notification Letters & Mailing Lists

- See **Attachment A.**

6. Meeting Dates & Locations

- **August 18, 2025:** Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).
- **October 29, 2025:** Voluntary Neighborhood meeting for the proposed Project held in person at 6:00pm located at the Sunset Heights Elementary School (9687 W Adam Ave in Peoria).

7. Neighborhood Meeting Summary

August 18th Neighborhood Meeting:

The following is a summary of the key points noted in the neighborhood meeting that we hosted on August 18th beginning at 6:00pm at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). There were 50 people who signed into the meeting.

Traffic and Access

- Concerns about traffic along 95th Avenue.
- There was a suggestion to explore a roadway connection to Lake Pleasant Pkwy to create a third access point. (Not feasible based on wash crossing and access management plan.)
- Will a traffic signal will be required at 93rd Avenue? (No.

Road and Infrastructure Improvements

- What improvements to the sidewalk and streets are anticipated along 95th Avenue? (Full ROW improvements will be installed.)
- Ensure the project follows Dark Sky lighting requirements, including downward facing, shielded fixtures and photometric levels with zero footcandles at the property boundary.

Homes and Development Details

- What size of the homes and estimated price? (The homes will range in size from 2,700 to 3,600 square feet. Due to the new homes, the home prices are expected to be approximately 10% higher than surrounding homes.)
- Will there be RV garages within the development? (No)
- The community will be gated and include perimeter walls along 95th Avenue
- Concerns regarding the proposed density (2.48 du/ac)

Utilities and Environment

- The project team was asked to provide details on the routing of utility lines throughout the development.
- A water report and a photometric lighting plan are included as part of the site plan submittal if they want to review those details.
- Residents emphasized the importance of preserving existing wildlife corridors and wash areas.
- A topography map of the area near Yearling and 95th Avenue was requested to better understand flows.
- Interest was expressed in holding a follow-up meeting to continue the discussion and review updates to the project plan.

October 29th Neighborhood Meeting:

The following is a summary of the key points noted in the second neighborhood meeting hosted on October 29th beginning at 6:00pm at Sunset Heights Elementary School (9687 W Adam Ave, Peoria, AZ 85382). There were 20 people who signed into the meeting.

The project team began the meeting and reviewed specific items that were noted as concerns and areas to provide more information at the first meeting which included:

- The traffic engineer explained the estimated traffic pattern and demonstrated the impact is virtually the same as it exists today.
- Potential vehicular access was considered on Lake Pleasant Parkway, Happy Valley Road, and north on 95th Avenue, but were not feasible as explained to the attendees.
- Existing speed humps will be maintained, and modified as directed by staff.
- Low Level Lighting throughout the development and along 95th Avenue
- Elevations/Product design examples were presented
- School capacity was explained showing sufficient capacity to serve this project.
- Civil Engineering/Grading and Drainage plans were shared with the residents.

Each of the items above were addressed by the application team, as outlined below under each category.

Traffic flows

The traffic engineer presented that based on the improvements required for this development on 95th Avenue, there would only be an increase of 1.5 seconds in the AM and 3.1 seconds in the PM on 95th Avenue and Happy Valley Road.

Vehicular Access potential on Lake Pleasant Parkway, Happy Valley Road, and north on 95th Avenue.

Lake Pleasant:

There is an existing wash that prevents direct access to Lake Pleasant Parkway. If a wash crossing were installed, it would only increase development costs and force an increase in density of the project in order to absorb those engineering costs. In addition, Peoria staff has indicated they would not allow a driveway/road on the south side of the wash because it is too close to the Fry's access point.

Happy Valley Road:

Happy Valley Road is deemed a major arterial/parkway in Peoria and therefore is intended to move cars quickly through and not have many curb cuts/driveway along them. They are typically spaced further away than other driveways to avoid slow downs and conflicts. Therefore, staff does not want to see an access point on Happy Valley Road. In addition, there is a major retention channel along Happy Valley Road that would need to be engineered which increases costs and thus density.

95th Avenue (north):

The project will not have vehicular access north of the project along 95th Avenue. There will be an easement for utilities/infrastructure, but not roadway improvements.

Speed humps

The development team worked with Peoria staff and confirmed the existing speed humps will be maintained, and modified as directed by staff.

Low Level Lighting throughout the development and along 95th Avenue

The development team worked with Peoria staff who agreed that the project can utilize low level lighting, which the development will install along 95th Avenue and within the project.

Elevations/Product Design Examples

The development team presented renderings of the elevations and designs for the proposal.

School Capacity

The development team has been in contact with the school district and they confirmed they have capacity to serve the project at the existing schools.

Civil Engineering/Grading and Drainage

The project civil engineer discussed current flows and future flows post-construction and grading of the project, and noted the flows would remain intact, and there will be retention areas on the site and the channel along Happy Valley Road to accommodate.

Attendees at the meeting had the following questions or comments:

- Can the light be moved from 95th Avenue to 93rd Avenue?
  - The project team did not believe that Peoria staff would support relocating an existing light to 93rd Avenue.
- Can the driveway to the north that lines up with El Cortez be off-set so it does not encourage cut through traffic through the neighborhood?
  - The development team is exploring this shift.
- Can the intersection at 95th Avenue and Happy Valley Road have a center lane that allows either right, left, or straight movements? This would have two rights and two left turn options without removing the option to go straight.
  - The development team will explore this update with the City of Peoria.
- Concerns about the school capacity.
  - The development team noted we received correspondence from the District that noted they have capacity to serve the development.
- Can there be a barricade at the north of the project at 95th Avenue to discourage access on the easement area?
  - The development team will explore this option with the City of Peoria.
- What are the estimated sizes and costs?
  - The size estimates are 2,800 square feet to 4,000 square feet. The market dictates the cost of the homes and its hard to predict the future pricing three years out.
- When are the plans locked in for what is proposed here?
  - The Design Review occurs following the rezoning case, which provides more detailed plans for elevations, floor plans, and more.
- Concern that the project is too dense.
  - The current density is low (2.48 du/ac) and consistent with the General Plan.
- Question about the traffic study and the need for a study at Happy Valley Road and Lake Pleasant Parkway.
  - The traffic engineer noted that the existing traffic study scope is set by the City of Peoria.
- What are the next steps in the process?
  - The next steps is the hearing process, which will occur in the winter months. Notice letters and sign postings will go out for these meetings.

8. Comment Evaluation and Mitigation

Based on the feedback from neighbors at the two neighborhood meetings, we are proposing or evaluating the following items:

- The project to modify the speed humps along 95th Avenue.
- The project will widen and improve 95th Avenue.
- The project will include low level lighting along 95th Avenue.
- The project team is exploring shifting the driveway that lines up with El Cortez and have it off-set.
- The project team is exploring the intersection at 95th Avenue and Happy Valley Road having center lane that allows either right, left, or straight movements.
- The project team is exploring a barricade at the north of the project at 95th Avenue to discourage access on the easement area.

Attachment A

WITHEY MORRIS BAUGH

July 31, 2025

Re: General Plan Amendment, Rezoning, and Pre-Plat – Northwest corner of Happy Valley Road and 95th Avenue, Peoria - **(Cases GPA25-05 & Z25-10)**

Dear Neighbor or Interested Party:

On behalf of K. Hovnanian Homes, we have recently filed an application with the City of Peoria Planning Department for a General Plan Amendment and Rezoning to accommodate the development of a single-family residential subdivision. The purpose of this letter is to provide a brief overview of the request and provide a means of contacting our team or the City should you have any questions or comments. Specifically, these requests apply to the vacant +/- 52 acres located northwest corner of Happy Valley Road and 95th Avenue (the "Property") as seen in the enclosed exhibits.

Recently this land was sold by the Arizona State Land Department for the expected development of homes. The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing land uses.

K Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.6 du/ac, Travieso is the ideal land use to transition from commercial to the larger homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments, and the residential use is consistent with the city's expectations for this area.

The specific requests needed to accommodate this development includes: Request (1): General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential; Request (2): Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District.

We would like to share our development proposal with you and we have scheduled the following open house meeting:

Date:	August 18, 2025
Time:	6:00 pm
Location:	Sunset Heights Elementary School, Cafeteria 9687 W Adam Ave, Peoria, AZ 85382

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Exhibit Z

In the meantime, we would be happy to answer any questions you may have regarding this proposal. You may reach Hannah Bleam in our office at 602-230-0600 or hannah@wmbattorneys.com. You may also contact the City Staff member assigned to this request: Senior Planner Elias Valencia, at 623-773-5044 or elias.valencia@peoriaaz.gov. Please reference the case number noted above to help expedite a response.

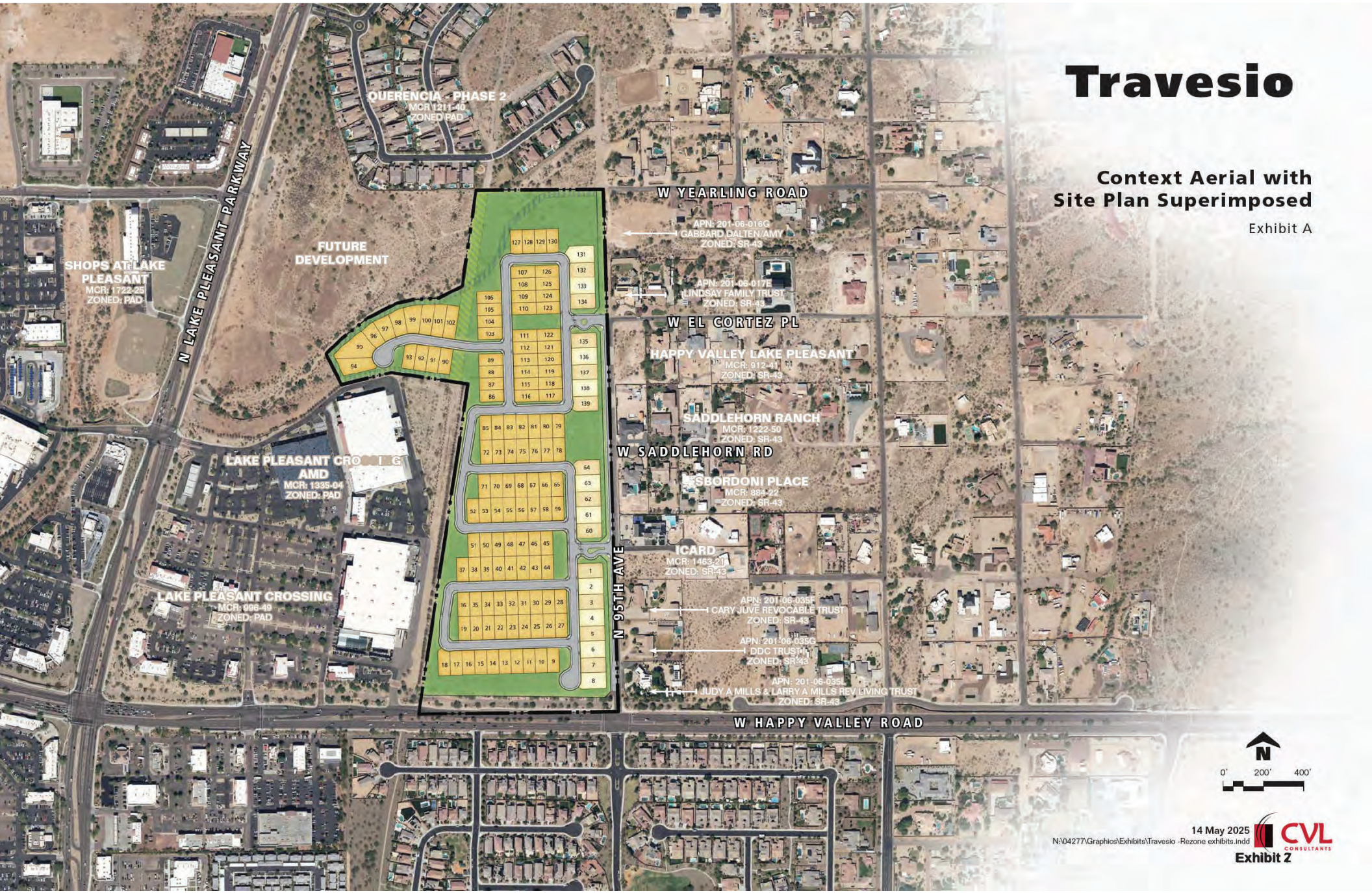
Very truly yours,
WITHEY MORRIS BAUGH, P.L.C.

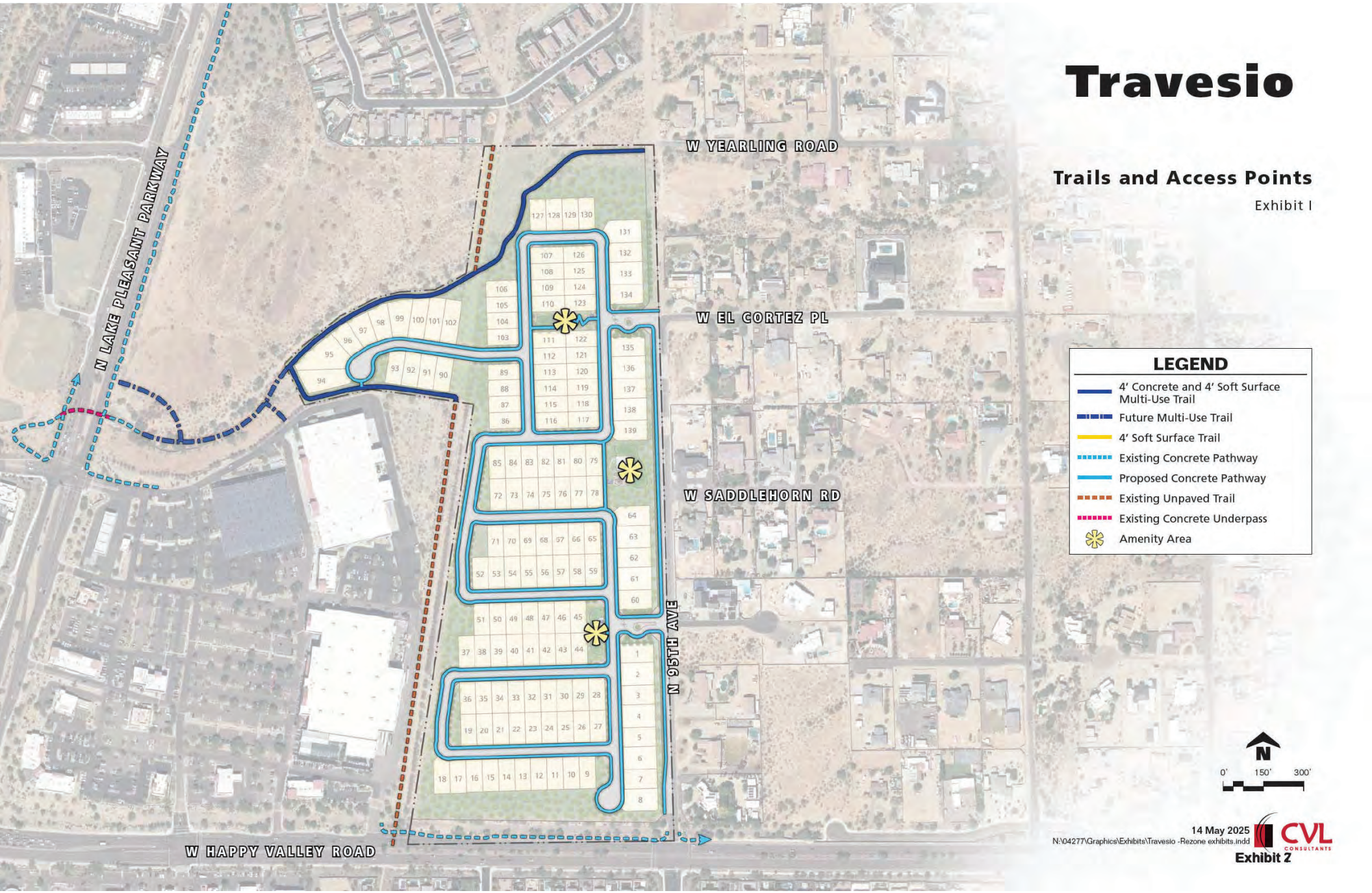
By
Adam Baugh

Enclosures: aerial, conceptual site plan

Aerial Map

Exhibit 2


Travesio
Context Aerial with Site Plan Superimposed
Exhibit A
QUERENCIA - PHASE 2
MCR: 1211-46
ZONED: PAD
N LAKE PLEASANT PARKWAY
SHOPS AT LAKE PLEASANT
MCR: 1722-25
ZONED: PAD
FUTURE DEVELOPMENT
W YEARLING ROAD
APN: 201-06-016C
GABBARD DALTEN/AMY
ZONED: SR-43
APN: 201-06-017E
LINDSAY FAMILY TRUST
ZONED: SR-43
W EL CORTEZ PL
HAPPY VALLEY LAKE PLEASANT
MCR: 912-47
ZONED: SR-43
SADDLEHORN RANCH
MCR: 1222-50
ZONED: SR-43
W SADDLEHORN RD
SBORDONI PLACE
MCR: 884-22
ZONED: SR-43
ICARD
MCR: 1463-21
ZONED: SR-43
N 95TH AVE
APN: 201-06-035F
CARY JUVE REVOCABLE TRUST
ZONED: SR-43
APN: 201-06-035G
DDC TRUST
ZONED: SR-43
APN: 201-06-035L
JUDY A MILLS & LARRY A MILLS REV LIVING TRUST
ZONED: SR-43
LAKE PLEASANT CRO I G
AMD
MCR: 1335-04
ZONED: PAD
LAKE PLEASANT CROSSING
MCR: 998-49
ZONED: PAD
W HAPPY VALLEY ROAD
N
0' 200' 400'
14 May 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd
CVL CONSULTANTS
Exhibit Z


Travesio
Trails and Access Points
Exhibit I
W YEARLING ROAD
W EL CORTEZ PL
W SADDLEHORN RD
N 95TH AVE
N LAKE PLEASANT PARKWAY
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LEGEND
4' Concrete and 4' Soft Surface Multi-Use Trail
Future Multi-Use Trail
4' Soft Surface Trail
Existing Concrete Pathway
Proposed Concrete Pathway
Existing Unpaved Trail
Existing Concrete Underpass
Amenity Area
N
0'
150'
300'
14 May 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd
CVL CONSULTANTS
Exhibit 2

AVERY 5160 | Easy Peel Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery Template 5160

[redacted]
16060 VENTURA BLVD STE 110-125
ENCINO, CA 91436

PEORIA, AZ 85383

PHOENIX, AZ 85016

[redacted]

PEORIA, AZ 85383

CHANDLER, AZ 85248

PEORIA, AZ 85383

ADAMS JAMES D/LARAMAY K
[redacted]
PEORIA, AZ 85383

ALDERSON MICHAEL/JENNIFER
[redacted]
PEORIA, AZ 85383

ALUPULA LIVING TRUST
[redacted]
PEORIA, AZ 85383

ANCHOR LAKE PLEASANT OWNER L L C
[redacted]
CHARLOTTESVILLE, VA 22902

ANDAZOLA JORDAN S/NICOLE
[redacted]
PEORIA, AZ 85383

ANDREW AND WHITNEY SCHONHOFF FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ANGELO ANTHONY PAUL
[redacted]
PEORIA, AZ 85383

ANGELO TINA WEEDMAN
[redacted]
PEORIA, AZ 85383

APM LIVING TRUST
[redacted]
PHOENIX, AZ 85080

APPTIVITY TWO LLC
[redacted]
GLENDALE, AZ 85310

ARIZONA STATE OF
[redacted]
PHOENIX, AZ 85003

ARIZPEORIA AZNV LLC
[redacted]
LAS VEGAS, NV 89117

ARUNKUMAR ASHWATHANARAYANACHAR AND RAMYA RAVISHANKAR LIVING TRUST
[redacted]
PEORIA, AZ 85383

AZ HAPPY VALLEY PROPERTIES LLC
[redacted]
CHANDLER, AZ 85248

BABICO GEORGE/GLADYS
[redacted]
PEORIA, AZ 85383

BAIRD FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

BALLARD FAMILY TRUST
[redacted]
PEORIA, AZ 85383

BANNOURA MICHAEL N/ABUALZULOF NADINE A
[redacted]
PEORIA, AZ 85383

BARBER ALAN/JACQUELINE
[redacted]
PEORIA, AZ 85383

BARCLAY PLEASANT VALLEY LLC
[redacted]
PHOENIX, AZ 85016

BARRY DEVIN J/ALLISON M
[redacted]
PEORIA, AZ 85383

BASIS SCHOOL INC
[redacted]
SCOTTSDALE, AZ 85259

BASIS SCHOOLS INC
[redacted]
SCOTTSDALE, AZ 85258

BEASLEY JOHNYEE C/FRETTY MAURICE K
[redacted]
PEORIA, AZ 85383

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel Repliez à la hachure afin de révéler le rebord Pop-up | Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160

BEERMAN DAVID/LEESA A
[redacted]
PEORIA, AZ 85383

BEGAY LEKOTA R/ELTHE CANDACE S
PEORIA, AZ 85383

BEHRENS FAMILY TRUST
PEORIA, AZ 85383

BELLAVITA PARTNERS LLC
[redacted]
STE 103-303
PEORIA, AZ 85383

BELT NICHOLAS ANDREW/GAIL IRENE
PEORIA, AZ 85383

BENSON FAMILY LIVING TRUST
PEORIA, AZ 85383

BERNAL OSCAR/TRUJILLO ALEXIS
[redacted]
PEORIA, AZ 85383

BHANU AND SHYAMUS TRUST
PEORIA, AZ 85383

BIXLER LINDA GABRIEL
PEORIA, AZ 85383

BKL TRUST
[redacted]
PEORIA, AZ 85383

BONE STEVEN PATRICK/ERICA STEWART
PEORIA, AZ 85383

BRAXTON ROBERT/CAROLE
PEORIA, AZ 85383

BRIDGEMAN LIVING TRUST
[redacted]
SAN JOSE, CA 95123

BRIDGES VERNON/MEGGAN
PEORIA, AZ 85383

BUDURE ALIN F
PEORIA, AZ 85383

C WILLIAM NICHOLS AND MARCILLINE J NICHOLS TR
[redacted]
PEORIA, AZ 85383

CARAS TRUST
[redacted]
PEORIA, AZ 85383

CARNALL WILLIAM WALLCE/SUSAN M
PEORIA, AZ 85383

CARNEY CRISTOPHER SCOTT/BROOKE ALEXANDRA
[redacted]
PEORIA, AZ 85383

CARPENTER LISA/BOEHM TERRY
[redacted]
PEORIA, AZ 85383

CARRILLO LUIS/YVONNE
PEORIA, AZ 85383

CARY JUVE REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

CERNA JOSE T/GLORIA
[redacted]
PEORIA, AZ 85383

CFT DEVELOPMENTS LLC
[redacted]
ROSEMEAD, CA 91770

CHALLAGOLLA RAGINI/ATTALURI PATTABHI
[redacted]
PEORIA, AZ 85383

CHERRY CLAIR H/MARJORIE H TR
[redacted]
PEORIA, AZ 85382

CHETTUPALLI GOWRINADH
[redacted]
PEORIA, AZ 85382

CHETVERIKOV VITALIY/RACHEL
[redacted]
PEORIA, AZ 85383

CHILDERS ANTHONY/ASHLEY
[redacted]
PEORIA, AZ 85383

CHIRUMAMILLA KOTESWARA RAO/GURAJAVOLU SNEHA C
[redacted]
PEORIA, AZ 85383

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
[redacted]
HOUSTON, TX 77094

CHRISTMAS CYNTHIA
[redacted]
PEORIA, AZ 85383

CJ NICHOLS LIVING TRUST
PEORIA, AZ 85383

COLE KENNETH I
[redacted]
PEORIA, AZ 85382

COOGLE LIVING TRUST
PEORIA, AZ 85383

COOK JEFFREY A/NAHRIN
PEORIA, AZ 85383

COOPER GABRIEL/LAURIE
[redacted]
PEORIA, AZ 85383

CORONADO JOSEPH R/CONNIE A
PEORIA, AZ 85345

CORTEZ JONATHAN/MACIAS LAURA
PEORIA, AZ 85383

COSME GILBERTO JR/KIM
[redacted]
PEORIA, AZ 85383

COUCH TERRY L/GALLOZZI MELISSA A
PEORIA, AZ 85383

CUZICK TAYLOR
PEORIA, AZ 85383

CYPRESS LAKE PLEASANT CENTER LLC
[redacted]
PHOENIX, AZ 85004

D&N WARD REVOCABLE TRUST
PEORIA, AZ 85383

DALLMANN LARRY/KERRI
PEORIA, AZ 85383

DANG ANH/HA THUY C
[redacted]
PEORIA, AZ 85383

DANN JEFFREY C/HEUSER DALE R
PEORIA, AZ 85383

DANNY C MARTIN AND KAROL L MARTIN REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

DARLING MICHAEL J/LISA L N
[redacted]
PEORIA, AZ 85383

DAVARZAN FAMILY LIVING TRUST
PEORIA, AZ 85383

DAVIS JUSTIN R/HINDERKS-DAVIS BETTY A
PEORIA, AZ 85383

DAVY BENJAMIN J/DANYEL N
[redacted]
PEORIA, AZ 85383

DCC REALTY LLC
PEORIA, AZ 85383

DDC TRUST I
PEORIA, AZ 85383

DECKER JAFF
[redacted]
PEORIA, AZ 85383

DEE GRAHAM JAMES/ANGELA
FARMINGTON, NM 55024

DENNIS AND RACHEL JEFFREY TRUST
PEORIA, AZ 85383

DESERT DRAGONS HOLDING LLC
[redacted]
PEORIA, AZ 85383

DESERT DYNASTY TRUST
LAS VEGAS, NV 89149

DEVI SREENIVASA R/SAILAJA
PEORIA, AZ 85383

Exhibit Z

DEVINE TRUST
[redacted]
PEORIA, AZ 85383

DIHEL RAZVAN V/AMALIA O
[redacted]
PEORIA, AZ 85383

DILELLO BRUNO/LINDSAY QUINN
[redacted]
PEORIA, AZ 85383

DOBSON ANDREW/SHERRI
[redacted]
PEORIA, AZ 85383

DOKKU BHASKARA RAJU/TEERDHALA HEMA S S L
[redacted]
PEORIA, AZ 85383

DOMBROWSKI TRAVIS RYAN/TIFFANY ANN
[redacted]
PHOENIX, AZ 85083

DOOLIN HOLLY
[redacted]
PEORIA, AZ 85383

DOSSEY MICHAEL/ASHLEY
[redacted]
PEORIA, AZ 85383

DOUGLAS TALIA
[redacted]
PEORIA, AZ 85383

DUFFY JOSHUA PATRICK
[redacted]
PEORIA, AZ 85382

DUFFY JOSHUA/AMY
[redacted]
PEORIA, AZ 85383

DUTTA SAMRAT/MITRA AMRITA
[redacted]
PEORIA, AZ 85383

ECE I LLC
[redacted]
KANSAS CITY, MO 64106

ELLIOTT JEFFREY/TINA
[redacted]
RAVENSDALE, WA 98051

ELLIS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

EMERY FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ERICKSON MARY ROSE K
[redacted]
PEORIA, AZ 85383

ESCOBAR DAVID P/VIVIAN V
[redacted]
PEORIA, AZ 85383

FACIANA 2020 FAMILY TRUST
[redacted]
PEORIA, AZ 85383

FAN-WEN FAMILY TRUST
[redacted]
PHOENIX, AZ 85083

FERGUSON PETER A
[redacted]
PEORIA, AZ 85383

FERNANDES CARLYNN/PEDRO
[redacted]
CANADA

FERRERO MICHAEL
[redacted]
PEORIA, AZ 85383

FIELD CURTIS/MELISSA
[redacted]
PEORIA, AZ 85383

FLORES ALFREDO M/HOLIFIELD KURT A
[redacted]
PEORIA, AZ 85383

FORD CHELSEA N/APOLLO N/PHILLIPS KEVIN S/ANGELA L
[redacted]
PEORIA, AZ 85383

FORRY FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

FRANK CHARLES GABER III AND LINDA LOUISE SCHAIRER GABER TRUST OF JUNE 1994
[redacted]
PEORIA, AZ 85383

FRANK EDWARD NELSON TRUST
[redacted]
PEORIA, AZ 85383

FRANKLIN ROBIN B/JANENE ROCENA
[redacted]
PEORIA, AZ 85383

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Bend along line to expose Pop-up Edge

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FRANMAR MANOR APARTMENTS INC
[redacted]
PHOENIX, AZ 85083

FULLER TRUST
[redacted]
PEORIA, AZ 85383

GABBARD DALTEN/AMY
[redacted]
PEORIA, AZ 85383

GABBARD DALTEN/BENJAMIN AMY
[redacted]
PEORIA, AZ 85383

GARRETT ALBERT G/TRACY L
[redacted]
PEORIA, AZ 85383

GATES ALLESSA JOANNE/COFFEY KYLE ONIS
[redacted]
PEORIA, AZ 85383

GEILER DARCELLE ANN LACY
[redacted]
PEORIA, AZ 85383

GHAVAMI BRAD/ABBASY PARASTOO
[redacted]
PEORIA, AZ 85383

GOELA VIKAS
[redacted]
PEORIA, AZ 85383

GONZALES OSCAR ANTHONY/DESIRAE DANIELLE
[redacted]
PEORIA, AZ 85383

GOODBRAKE FAMILY TRUST
[redacted]
PEORIA, AZ 85383

GRAHAM NICOLE R
[redacted]
PEORIA, AZ 85383

GRAHN JOSHUA/TARA SIOBHAN
[redacted]
PEORIA, AZ 85383

H A AND PATSY BURNETT LIVING TRUST
[redacted]
PEORIA, AZ 85383

HA JENNIFER/VO ANTHONY
[redacted]
PEORIA, AZ 85383

HALL MARSHALL/SUSAN
[redacted]
PEORIA, AZ 85383

HALL MICHAEL E
[redacted]
PEORIA, AZ 85383

HALLE PROPERTIES L L C
[redacted]
SCOTTSDALE, AZ 85255

HALMRAST PAUL W
[redacted]
PEORIA, AZ 85383

HANDWERK RICHARD LEE/LILIAS MARY
[redacted]
PEORIA, AZ 85383

HANNON CHRISTOPHER/DAVIS ANNETTE
[redacted]
PEORIA, AZ 85383

HARNESS ADAM/EFFULA
[redacted]
PEORIA, AZ 85383

HARTMAN JARED/ASHLEY
[redacted]
PEORIA, AZ 85383

HASSAN AMBER
[redacted]
PEORIA, AZ 85383

HASTINGS IAN T/GRACIA STEPHANIE ROSE
[redacted]
PEORIA, AZ 85383

HAUSER RODNEY JAMES/TRICIA LEIGH
[redacted]
PEORIA, AZ 85383

HAWKS WILLIAM T/DAPHNE MADONNA JANE
[redacted]
PEORIA, AZ 85383

HELIOTROPE INVESTMENTS LLC
[redacted]
DANA POINT, CA 92629

HENDRYX RANDY J/KIMBERLY D
[redacted]
PEORIA, AZ 85383

HERMAN D SCHWEDE AND DARLENE Z SCHWEDE FAMILY REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

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Repliez à la hachure afin de révéler le rebord Pop-up

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HERNANDEZ ANTHONY M/LISA T
[redacted]
PEORIA, AZ 85383

HERRO CHIP R
PEORIA, AZ 85383

HINTZ FAMILY TRUST
[redacted]
PEORIA, AZ 85383

HMRT/CSIM-LAKE PLEASANT LLC
[redacted]
CHICAGO, IL 60603

HOFFMAN MELISSA/JASON
[redacted]
PEORIA, AZ 85383

HOLTORF KYLE/CRYSTAL
[redacted]
PEORIA, AZ 85383

HOME DEPOT U S A INC
[redacted]
ATLANTA, GA 30348

HOOVER LAUREN
[redacted]
PEORIA, AZ 85383

HUDSON DAVID E/SHARRON E
[redacted]
PEORIA, AZ 85383

HUDSON RONALD WAYNE/CARLA DEANN
[redacted]
PEORIA, AZ 85383

HVASC INVESTMENTS LLC
[redacted]
SURPRISE, AZ 85374

HVLP ASLD 2025 LLC CP # 53-123198
[redacted]
SCOTTSDALE, AZ 85260

ICD INC
[redacted]
SALEM, OR 97301

INDIGO-MARICOPA REALTY LLC
[redacted]
NEW YORK, NY 10017

IOVESCU ROLAND G/ELISABETA
[redacted]
PEORIA, AZ 85383

IURAS IOANA MONICA/ALEXANDRU TEOFIL
[redacted]
PEORIA, AZ 85383

JACKD UP REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

JACOB MICHAEL NESTER 2021 IRREVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

JAIN VIDIT
[redacted]
PEORIA, AZ 85383

JAJOU PAUL RAPHAIL/SILVIA
[redacted]
PEORIA, AZ 85383

JAMES TARIK AKIL/MELISSA R
[redacted]
PEORIA, AZ 85383

JARONIK DAVID ERIC/AMAYA LUCIA MARIA
[redacted]
PEORIA, AZ 85383

JIB BIT LLC/AZ LKB LLC
[redacted]
SPRINGFIELD, MO 65801

JILL A MEHLHAF REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

JOHNSON CHRISTOPHER J/CANDICE L
[redacted]
PEORIA, AZ 85383

JOHNSON JAMIE R/TRACY L
[redacted]
CAVE CREEK, AZ 85331

JOHNSON THOMAS C JR/ALISSA A
[redacted]
PEORIA, AZ 85383

JSPR LLLP
[redacted]
EDMONTON, AB T6J 6S5, CANADA

JUDY A MILLS & LARRY A MILLS REV LIVING TRUST
[redacted]
PEORIA, AZ 85383

K AND M HOLDINGS LLC
[redacted]
PEORIA, AZ 85383

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KAFORA MATTHEW
[redacted]
PEORIA, AZ 85383

KANNAL CASEY/SARAH
REDMOND, OR 97756

KANYAL ANSHU/RAJENDRA S
PEORIA, AZ 85383

KAPIC ISMIR/TEMPLE WHITNEY A
[redacted]
PEORIA, AZ 85383

KEAR TREVOR D/MELISSA R
PHOENIX, AZ 85020

KELLY COURTNEY ANNE
[redacted]
PEORIA, AZ 85383

KERICH LIVING TRUST
[redacted]
PEORIA, AZ 85383

KHAYYAM SYED SUHEL/HANEEF FARHANA MOHAMED
[redacted]
PEORIA, AZ 85383

KIMBERLY K OBRZUT TRUST
[redacted]
PEORIA, AZ 85383

KLEPPE FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

KLIPPEL MICHAEL/WOODY CANDY
[redacted]
PEORIA, AZ 85383

KNOX ROBERT GEORGE III/MCKINNEY MORGAN TAYLOR
[redacted]
PEORIA, AZ 85383

KOKALY ELIAS/LINA
[redacted]
PEORIA, AZ 85383

KOLAGANI RATNA PRASAD/MAMTHA
PEORIA, AZ 85383

KONDAPALLI NUTHAN KUMAR/HARIKA
PEORIA, AZ 85383

KONGARA VENKAT RAMANA/ENUGANTI ANUPAMA
[redacted]
PEORIA, AZ 85383

KORALLA LAXMAN/KASIREDDY RAMYA
[redacted]
PEORIA, AZ 85383

KRASKA MARK/ANGELA
[redacted]
PEORIA, AZ 85383

KREINBERG STEVEN E/CRAMER DAVID M
[redacted]
PHILADELPHIA, PA 19122

KRUPP JON ROGER/SYLVIA MARJEAN
[redacted]
RENTON, WA 98058

LA STRADA DEL LAGO HOMEOWNERS ASSOCIATION INC
[redacted]
GLENDALE, AZ 85308

LACHANCE TRES/MEGAN
[redacted]
PEORIA, AZ 85383

LAKE PLEASANT MOB LLC
[redacted]
TEMPE, AZ 85281

LANDA PEORIA LLC
[redacted]
GLENDALE, AZ 85304

LARSON IAN/JILLIAN
[redacted]
PEORIA, AZ 85383

LEE LYDIA SOMANG
[redacted]
PEORIA, AZ 85383

LESTER JALEN R/ESTHER V
[redacted]
PEORIA, AZ 85383

LINDSAY FAMILY TRUST
[redacted]
PEORIA, AZ 85383

LIVINGSTONE JAMES M/JAMIE A
[redacted]
PEORIA, AZ 85383

LONG HEIDI/COREY
[redacted]
PEORIA, AZ 85383

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Bend along line to expose Pop-up Edge | Go to avery.com/templates
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LOOMIS DEREK R
[redacted]
PEORIA, AZ 85383

LOPEZ ANTHONY/ANGELA MARIE
PEORIA, AZ 85383

LP2 PROPERTIES LLC
GLENDALE, AZ 85301

LUCCA TRAVIS J/KELLOGG KAYCIE M
[redacted]
PEORIA, AZ 85383

LUCHT AMY MICHELLE
FREEMAN/MATTHEW MARK
[redacted]
PEORIA, AZ 85383

LUCKETT JEFFREY/JOSEPH SHERYL
[redacted]
PEORIA, AZ 85383

LUNDSTROM FAMILY TRUST
[redacted]
PEORIA, AZ 85383

LYNCH JEREMY/DEANNA M
[redacted]
PEORIA, AZ 85383

MACARTHUR KENNETH JACK/JOANNE
MARGARET
[redacted]
PEORIA, AZ 85383

MAD LAND DEVELOPMENT LLC
[redacted]
PHOENIX, AZ 85027

MAGDA IACOB/GEORGETT
[redacted]
PEORIA, AZ 85383

MAHAN SHANE/JOHANA
[redacted]
PEORIA, AZ 85383

MANDADAPU ANANDARAO
[redacted]
PEORIA, AZ 85383

MARK AND HEATHER HUMBLES
REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

MARSH LANDON DAVID/LINDSEY CLARK
[redacted]
PEORIA, AZ 85383

MAXWELL FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

MCCANN THOMAS JUDE/RUTH E
[redacted]
PEORIA, AZ 85383

MCCLURE FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MCDERMOTT FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MCKEEVER AMY
[redacted]
PEORIA, AZ 85383

MCKISSACK DION
[redacted]
PEORIA, AZ 85383

MELHEM NINA
[redacted]
PEORIA, AZ 85383

METZGER BRANDON P/ROBERTS MOLLY
[redacted]
PEORIA, AZ 85383

MICHAEL JOSEPH HINTZE LIVING TRUST
[redacted]
PEORIA, AZ 85383

MIRANDA LEONEL E/LINDA S
[redacted]
PEORIA, AZ 85383

MKR TRUST
[redacted]
PEORIA, AZ 85383

MOHAN GANESH/NATARAJAN MAITHILI
[redacted]
PEORIA, AZ 85383

MOHAN TRUST
[redacted]
PEORIA, AZ 85383

MOHANRAJ PRITHA FAMILY LIVING
TRUST
[redacted]
PEORIA, AZ 85383

MONARREZ MARQUITA
[redacted]
PEORIA, AZ 85383

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MONDLAK VELEZ FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MONROE ERIN J
[redacted]
PEORIA, AZ 85383

MOORE NATHAN T/NICOLE A
[redacted]
PEORIA, AZ 85382

MORANTE MARIANO/TANG DONNA
[redacted]
PEORIA, AZ 85383

MORGAN CHRISTOPHER S/SHELLEY L
[redacted]
PEORIA, AZ 85383

MORGAN JAMES J III
[redacted]
PEORIA, AZ 85383

MORRIS BRADFORD S/GEORGE A
[redacted]
PEORIA, AZ 85383

MOTZ JAMES EDWARD JR/SASSHA CHAWNTELLE
[redacted]
PEORIA, AZ 85383

MOYEMONT FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MULHIM ROBERT/EMAMA
[redacted]
PEORIA, AZ 85383

MURUGESAN RAMESH/SEKAR PONSURYA
[redacted]
SURPRISE, AZ 85387

MYERS-WELLING TRUST
[redacted]
PEORIA, AZ 85383

NAPOLITANO MICHAEL/BALDERAS CASSANDRA TRUJILLO
[redacted]
PEORIA, AZ 85383

NELSON BERNARD L/VICTORIA
[redacted]
PEORIA, AZ 85383

NELSON FAMILY TRUST
[redacted]
PEORIA, AZ 85383

NEPAL GRINISH/GHIMIRE SHRETA
[redacted]
PEORIA, AZ 85383

NEVAREZ GEORGE/DEBORAH A
[redacted]
PEORIA, AZ 85383

NICE-PACKWOOD TAYLOR
[redacted]
PEORIA, AZ 85383

NINOWSKI JEFFREY S/WIIG RODNEY G
[redacted]
PEORIA, AZ 85383

NORIEGA JOSEPH R
[redacted]
PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH
[redacted]
PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH
[redacted]
PEORIA, AZ 85382

NOVAK CRYSTAL/NICHOLAS
[redacted]
SURPRISE, AZ 85387

OGLESBY DYLAN/ALEXSA
[redacted]
PHOENIX, AZ 85024

OKENWA MICHAEL EMEKA/KING JENNIFER ANNE
[redacted]
PEORIA, AZ 85383

OLSON FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ONJOE INVESTMENTS LLC
[redacted]
GLENDALE, AZ 85308

ORAHAM ELENA
[redacted]
PEORIA, AZ 85383

OSR DEVELOPMENT LLC
[redacted]
ANTHEM, AZ 85086

P AND V LLC
[redacted]
PHOENIX, AZ 85014

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PALANIRAJ SELVAKUMAR/ALAGARSAMY KANAGA DURGA
[redacted]
PEORIA, AZ 85383

PAMELA MAE RODENKIRK REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

PB OVERTON FAMILY TRUST
[redacted]
PEORIA, AZ 85383

PEORIA CITY OF
8401 W MONROE ST
PEORIA, AZ 85345

PEORIA HAPPY VALLEY LLC/AM TACO PEORIA LLC
[redacted]
LOS ANGELES, CA 90010

PEORIA ZCF PHARMACY DST
[redacted]
COCKEYSVILLE, MD 21030

PEPE GEORGE ANTHONY/EMILY JEAN
[redacted]
PEORIA, AZ 85383

PETRISOR ADONIS/BERNICE
[redacted]
PEORIA, AZ 85383

PHIL COOKE DDS LLC
[redacted]
GLENDALE, AZ 85310

PIONEER HAPPY VALLEY I LLC
[redacted]
SCOTTSDALE, AZ 85255

PIPER MYLES
[redacted]
PEORIA, AZ 85383

PITCHER BENJAMIN/STACIA L
[redacted]
PEORIA, AZ 85383

PLEASANT CROSSING HOLDINGS LLC
[redacted]
CAVE CREEK, AZ 85331

PLEASANT PARKWAY SEC LLC
[redacted]
INCLINE VILLAGE, NV 89451

POLSKY FAMILY TRUST
[redacted]
SAN RAFAEL, CA 94901

PRODAN FAMILY TRUST
[redacted]
PEORIA, AZ 85383

PUTNAM BRYCE
[redacted]
PEORIA, AZ 85383

QUERENCIA COMMUNITY ASSOCIATION
[redacted]
TEMPE, AZ 85282

RACHEL ANNE PASSERI TRUST
[redacted]
PEORIA, AZ 85383

REBECCA CHEAVES LIVING TRUST
[redacted]
PEORIA, AZ 85383

REDDY MAHEEDHAR REDDY NALLAPPA/TEDDU BHARGAVI
[redacted]
PEORIA, AZ 85383

REED CHARLES JAY/MARYANN
[redacted]
PEORIA, AZ 85383

REED JONATHAN/BRITTNEE
[redacted]
PEORIA, AZ 85383

REID FAMILY TRUST
[redacted]
PEORIA, AZ 85383

REMPEL NADIA
[redacted]
PEORIA, AZ 85383

RENDON RAFAEL/BEATRICE
[redacted]
PEORIA, AZ 85383

RICE BRADLEY D/ALISON M
[redacted]
PEORIA, AZ 85383

RILEY S BURDICK AND MARY A BURDICK LIVING TRUST
[redacted]
PEORIA, AZ 85383

ROBERT & JERI JACKSON TRUST
[redacted]
PEORIA, AZ 85383

ROBEY KIRK/JEAN
[redacted]
PEORIA, AZ 85383

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Repliez à la hachure afin de révéler le rebord Pop-up | Allez à avery.ca/gabarits
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RODDAM FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ROE MATTHEW K/RAMOS ELAINE C
[redacted]
PEORIA, AZ 85383

ROJAS ANTHONY B/MELISSA R
[redacted]
PEORIA, AZ 85383

ROMANS AARON D
[redacted]
PEORIA, AZ 85383

RONCO RICHARD J/PATTI ELLEN
[redacted]
PEORIA, AZ 85383

ROOT RYAN/HAVEMAN HEIDI
[redacted]
PEORIA, AZ 85383

ROSENHAGEN DICK J/BRANDI M
[redacted]
PEORIA, AZ 85383

ROTONDO MICHAEL/GRACE
[redacted]
PEORIA, AZ 85383

RSBC 2317 TRUST
[redacted]
PEORIA, AZ 85383

RTK REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

RUSSELL J MOORE AND LUCI K MOORE TRUST
[redacted]
PEORIA, AZ 85383

RYAN J COMBS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

RYAN J COMBS IRREVOCABLE TRUST
[redacted]
PHOENIX, AZ 85014

RYAN JESSICA
[redacted]
PEORIA, AZ 85383

S&A HOLDINGS LLC
[redacted]
PEORIA, AZ 85383

SALISBURY FAMILY TRUST
[redacted]
PEORIA, AZ 85383

SAM MANAGEMENT COMPANY LLC
[redacted]
PEORIA, AZ 85383

SANCHEZ ARIANA
[redacted]
PEORIA, AZ 85383

SANDER BRANDON/MAYURI
[redacted]
PEORIA, AZ 85383

SANDHU BIKRAMJIT SINGH
[redacted]
PEORIA, AZ 85383

SANTILLI KAREN/JAMES III
[redacted]
PEORIA, AZ 85383

SC FAMILY TRUST
[redacted]
PEORIA, AZ 85383

SCARPA FRANK/MEGAN
[redacted]
PEORIA, AZ 85383

SCHABEN SALLY J
[redacted]
PEORIA, AZ 85383

SCHNABEL FAMILY TRUST
[redacted]
PEORIA, AZ 85383

SEAN D BERGLUND TRUST
[redacted]
PEORIA, AZ 85383

SEARS JENNIFER MARIE/JUSTIN RODGER
[redacted]
PEORIA, AZ 85383

SERRATO KRISTIN/ESTEBAN
[redacted]
PEORIA, AZ 85383

SETH MICHAEL E
[redacted]
PHOENIX, AZ 85008

SHAMON MAAN/ANDIRAOS ALINA D
[redacted]
PEORIA, AZ 85383

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SHARMA VIPIN KUMAR/DEEPIKA [redacted]
PEORIA, AZ 85383

SHEFFEY LIVING TRUST [redacted]
PEORIA, AZ 85383

SHEFFEY LIVING TRUST [redacted]
PEORIA, AZ 85383

SHIRK BRENT/GARRETT STEPHANIE L [redacted]
PEORIA, AZ 85383

SILVA-SHIELDS LIVING TRUST [redacted]
PEORIA, AZ 85383

SMITH AND DEEMER REVOCABLE TRUST [redacted]
PEORIA, AZ 85383

SMITH LINDSAY RANAE/PAUL MATTHEW [redacted]
PEORIA, AZ 85383

SMITH MICHAEL A [redacted]
PEORIA, AZ 85383

SMITH RONALD D/SHARON A [redacted]
PEORIA, AZ 85383

SOMASUNDARAM ARAVINDAN/RAMALINGAM D [redacted]
PEORIA, AZ 85383

SREERAJ PUJARI TRUST [redacted]
PEORIA, AZ 85383

STALLONE MICHAEL/SABRINA [redacted]
PEORIA, AZ 85383

STARKS JOSEPH A/BRADAC REBECCA K [redacted]
PEORIA, AZ 85383

STARNS MELANIE K/DAVID O [redacted]
PEORIA, AZ 85383

STEPHEN M GOYER AND KATHRYN J GOYER LIVING REVOCABLE TRUST [redacted]
PEORIA, AZ 85383

STEPHENS MAURICE D/CARRIE L [redacted]
PEORIA, AZ 85383

STEVENS SHAYNE [redacted]
PEORIA, AZ 85383

STORE MASTER FUNDING II LLC [redacted]
SCOTTSDALE, AZ 85251

SUMMERS ROBERT J/CARIE A [redacted]
PEORIA, AZ 85383

SUSAN J GONDA FAMILY TR/DOMINIC J GRANO TR [redacted]
PEORIA, AZ 85383

SWEET D HOMES INC [redacted]
PEORIA, AZ 85383

TANVED REVOCABLE TRUST [redacted]
PEORIA, AZ 85383

THANGAMANI BALAN SATHYAMANGALAM/PALANISAMY PRIYA [redacted]
PHOENIX, AZ 85037

THEEKANA MOHAN CHAITHANYA/SUBRAMANYAM RADHA P [redacted]
PEORIA, AZ 85383

THOMAS DARLENE W [redacted]
PEORIA, AZ 85383

THOMAS E AND MARY E STEWART LIVING TRUST [redacted]
PEORIA, AZ 85383

THRASH TERRA [redacted]
PEORIA, AZ 85383

TIERRA DEL SOL COMMUNITY ASSOCIATION [redacted]
GLENDALE, AZ 85308

TILVAN TIFFANY L [redacted]
PEORIA, AZ 85383

TIMM MANUEL [redacted]
PEORIA, AZ 85383

Exhibit 2

AVERY 5160 | Easy Peel Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery Template 5160

TIRADO DAVID E/TARA NICOLE
[redacted]
PEORIA, AZ 85383

TOMMY AND JOSEPHINE GALLEGOS TRUST
[redacted]
PEORIA, AZ 85383

TOVAR PROPERTIES LLC
[redacted]
PHOENIX, AZ 85085

TRUE NORTH PROPERTY OWNER B LLC
[redacted]
SCOTTSDALE, AZ 85261

TRUONG KHELIY
[redacted]
PEORIA, AZ 85383

TRUPO THOMAS A/PARKHURST JORDAN L
[redacted]
PEORIA, AZ 85383

TSAI MING-HSUN/CHAN FANG-YI
[redacted]
PEORIA, AZ 85383

TYCAL INVESTMENTS LLC
[redacted]
GLENDALE, AZ 85310

UNISOURCE INVESTMENTS USA
[redacted]
SCOTTSDALE, AZ 85259

UPDIKE DEANNA RITA MARIE
[redacted]
PEORIA, AZ 85383

VALENCIA FAMILY TRUST
[redacted]
PEORIA, AZ 85383

VAN NESS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

VASQUEZ RENEE MARIE
[redacted]
PEORIA, AZ 85383

VENNILAN FAMILY REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

VESPUCCI FAMILY TRUST
[redacted]
PEORIA, AZ 85383

VESTAR LPST LLC
[redacted]
PHOENIX, AZ 85016

VESTAR LPTC LLC
[redacted]
PHOENIX, AZ 85016

VIKING POINT PROPERTIES LLC
[redacted]
WESTHAMPTON, NY 11977

WARREN RHONDA
[redacted]
PEORIA, AZ 85383

WARRINER AARON E/KRISTIN L
[redacted]
PEORIA, AZ 85383

WATERMARK AT PEORIA AZ LLC
[redacted]
TERRE HAUTE, IN 47807

WBSM INVESTMENTS LLC
[redacted]
SCOTTSDALE, AZ 85266

WEINBERGER REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

WESTRICH JUSTIN A
[redacted]
PEORIA, AZ 85383

WHELAN PROPERTIES LLC
[redacted]
PEORIA, AZ 85383

WHIPPLE CAROL A/AITKEN DAVID A
[redacted]
BELLEVUE, WA 98006

WIEFERICH ELNORA R
[redacted]
PEORIA, AZ 85382

WILKINSON WILLIAM E JR
[redacted]
PEORIA, AZ 85383

WILLIAM V FREEMAN & MINDY S FREEMAN JOINT REVOC TR
[redacted]
PEORIA, AZ 85383

WILSON DUSTIN/ANGEL
[redacted]
PEORIA, AZ 85383

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel Repliez à la hachure afin de révéler le rebord Pop-up | Allez à avery.ca/gabarits Utilisez le Gabarit Avery 5160

AVERY 5160 | Easy Peel Address Labels
Bend along line to expose Pop-up Edge | Go to avery.com/templates
Use Avery Template 5160

WIRTHS MICHAEL/GLORIA
[redacted]
PEORIA, AZ 85383

WONG LISETTA YIN CHI
PEORIA, AZ 85383

WOODS TIMOTHY
PEORIA, AZ 85383

WOODY RITA R/VOGLER PAUL
[redacted]
PEORIA, AZ 85383

WRIGHT DAVID R
PEORIA, AZ 85383

WRIGHT LESLIE
PEORIA, AZ 85383

WU PIN I/CHU CHEN HAO
[redacted]
PEORIA, AZ 85383

YIP WANDA
PEORIA, AZ 85383

YOURKO DUANE/MICHELE
[redacted]
PEORIA, AZ 85383

ZAHARIA LIVING TRUST
[redacted]
PEORIA, AZ 85383

ZAMORA DEANNA L
PEORIA, AZ 85383

ZAYAS THOMAS M/KATHLEEN A
[redacted]
PEORIA, AZ 85383

ZBURLEA LUCIAN/LIDIA
[redacted]
DESTIN, FL 32541

ZEN TRUST
PEORIA, AZ 85383

ZHIYING CHENG LIVING TRUST
[redacted]
SAN MARINO, CA 91108

ZIA BENJAMEN/MAYSOON
[redacted]
PEORIA, AZ 85383

ZISMANN LINDSAY M/DOUGLAS ROBERT
PEORIA, AZ 85383

Pat: avery.com/patents | Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up | Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Exhibit 2

La Strada Del Lago Homeowners Association, Inc.
[redacted]
Glendale, AZ 85308

Florenza HOA
[redacted]
Phoenix, AZ 85040

Vista Montana Community Assn. (Ventana Picachos)
[redacted]
Glendale, AZ 85308

Melton Ranch
[redacted]
Glendale, AZ 85308

Tierra Del Rio-South Community Association
[redacted]
Tempe, AZ 85282

Westwing Mountain HOA
[redacted]
Phoenix, AZ 85040

Querencia
[redacted]
Tempe, AZ 85282

Cibola Vista Community Association
[redacted]
Phoenix, AZ 85040

Stonebridge Ranch Homeowners Association
[redacted]
Tempe, AZ 85282

Pleasant Valley HOA
[redacted]
Tempe, AZ 85282

Tierra Del Rio-North
[redacted]
Glendale, AZ 85308

Cantilena
[redacted]
Tempe, AZ 85282

PLANNING AND ZONING

AFFIDAVIT OF NOTIFICATION

Date 08/01/25 Case Number : GPA25-05 & Z25-10

Location of Property

NWC Happy Valley rd & 95th Ave

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 08/01/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature [redacted]

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

The foregoing instrument was acknowledged before me on 08/01/25

[redacted]

10-25-28
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building

Peoria, AZ 85345

623-773-7200

Exhibit Z

City of Peoria Public Notice

Request 1: General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

Request 2: Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District

Project Location: Northwest corner of Happy Valley Road and 95th Avenue

Project Size: +/- 52 acres

Proposed Use: The request would allow a single-family residential subdivision.

Applicant Contact:
Name: Withey Morris Baugh, PLC – Adam Baugh
Phone: 602-230-0600
Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

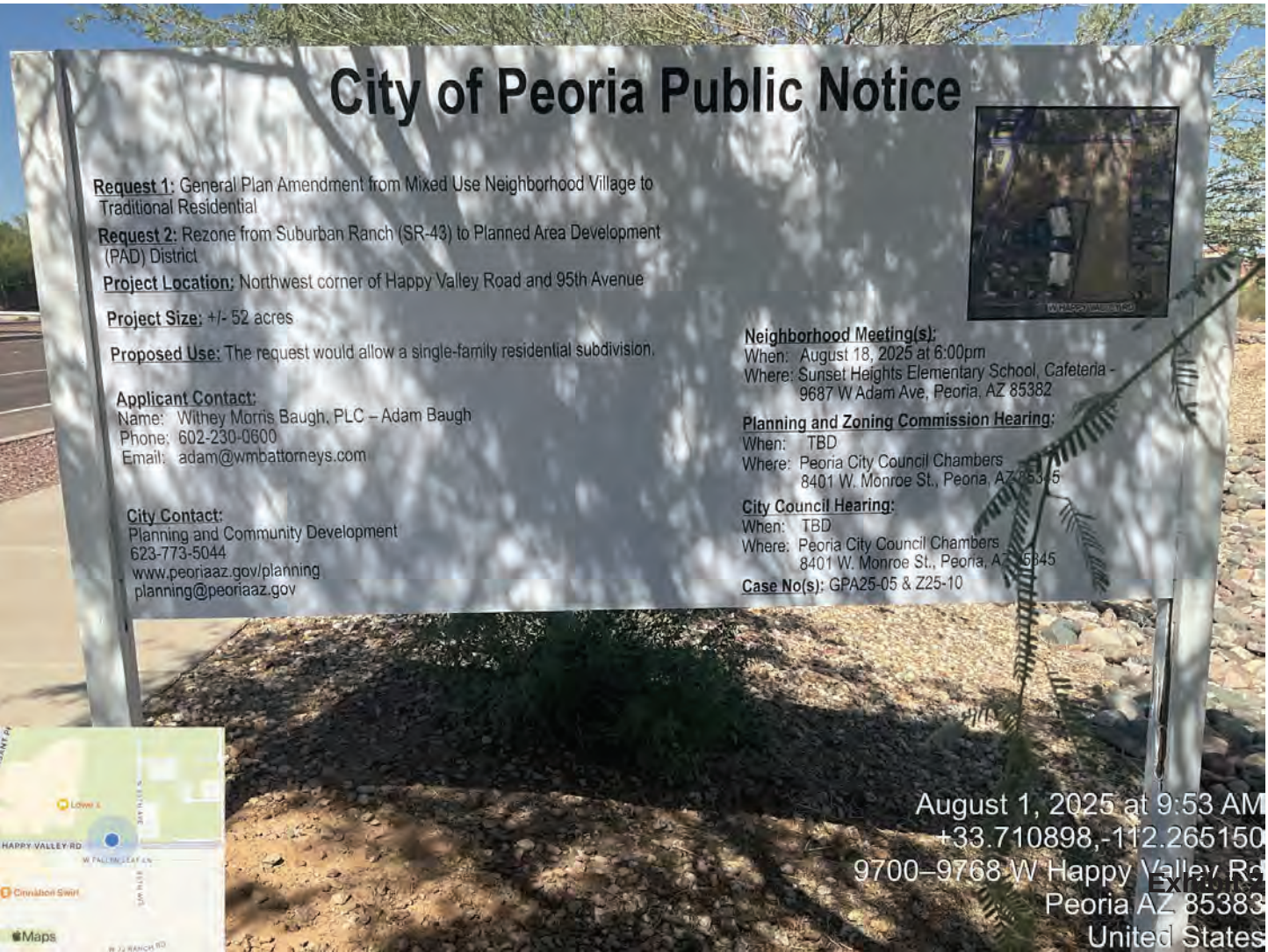
Neighborhood Meeting(s):
When: August 18, 2025 at 6:00pm
Where: Sunset Heights Elementary School, Cafeteria - 9687 W Adam Ave, Peoria, AZ 85382

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10

August 1, 2025 at 9:53 AM
+33.710898, -112.265150
9700–9768 W Happy Valley Rd
Peoria AZ 85383
United States


City of Peoria Public Notice
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Phone: 602-230-0600
Email: adam@wmbattorneys.com
City Contact:
Planning and Community Development
623-773-5044
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When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345
City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345
Case No(s): GPA25-05 & Z25-10
HAPPY VALLEY RD
Maps
August 1, 2025 at 9:53 AM
+33.710898,-112.265150
9700–9768 W Happy Valley Rd
Peoria AZ 85383
United States

City of Peoria Public Notice

Request 1: General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

Request 2: Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District

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Name: Withey Morris Baugh, PLC – Adam Baugh
Phone: 602-230-0600
Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting(s):
When: August 18, 2025 at 6:00pm
Where: Sunset Heights Elementary School, Cafeteria - 9687 W Adam Ave, Peoria, AZ 85382

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10

August 1, 2025 at 9:29 AM
+33.714323, -112.263963
N 95th Ave
Peoria AZ 85383
United States

Exhibit Z

City of Peoria Public Notice

Request 1: General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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Name: Withey Morris Baugh, PLC – Adam Baugh
Phone: 602-230-0600
Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

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Planning and Zoning Commission Hearing:
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City Council Hearing:
When: TBD
Where: Peoria City Council Chambers 8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10

August 1, 2025 at 9:29 AM
+33.714323,-112.263963
N 95th Ave
Peoria AZ 85383
United States

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
David Johnson	[redacted]		
Cary Jane			
Kathie Koppes			
RA Benson			
Jill Jezioreski			
Matt Jezioreski			
John & Leslie Baird			
Kyle & Crystal Hoeft			
Todd Smith			
Cody Gleason			

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Lindsay Spriggs	[redacted]		
Maria Benson			
Donna Sheffey			
Bob & Marie Myers			
★ Dan + Karol Martin			
Ian Gatson			
Elias Valencia			
Beth Deemer			
Amy Duffy			
Shane Duffy			

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Augustus Gerleth	[redacted]		
Josh Duffy			
Sasha Motz			
Jim & James Livingstone			
Bill & Mindy Freeman			
Perry Bartholomew			
Rebecca Creaves			

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL - CAFETERIA- 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
NATE & NICOLE MOORE	[redacted]		
Thomas Stewart			

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND 95TH AVENUE, PEORIA, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

AUGUST 18TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA– 9687 WEST ADAM AVENUE, PEORIA, AZ 85382

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Georgett Magda	[redacted]		
Jacob Magda			
★ Tim & Diana Lindsay			
Rob & Janene Franklin			
Rhonda Warren			
Linda & Craig Goodbve			
Angela & Mark Krasky			
KIRK BAUMGARTNER			
Matt Bullock			
Jennifer & Zachary Norman			

Exhibit 2

WITHEY MORRIS BAUGH

October 10, 2025

Re: General Plan Amendment and Rezoning– Northwest corner of Happy Valley Road and 95th Avenue, Peoria - **(Cases GPA25-05 & Z25-10)**

Dear Neighbor or Interested Party:

As you are aware from previous correspondence, we have filed an application with the City of Peoria Planning Department, on behalf of K. Hovnanian Homes, for a General Plan Amendment and Rezoning to accommodate the development of a single-family residential subdivision. Specifically, these requests apply to the vacant +/- 56 acres located northwest corner of Happy Valley Road and 95th Avenue (the "Property") as seen in the enclosed exhibits.

Recently this land was sold by the Arizona State Land Department for the expected development of homes. The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

K Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.48 du/ac, Travieso is the ideal land use to transition from commercial to the homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments, and the residential use is consistent with the city's expectations for this area. Our plan today still proposes 139 homes as before.

The specific requests needed to accommodate this development includes: Request (1): General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential; Request (2): Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District.

Previously, we held a neighborhood meeting to share our plans. Since that meeting we have received feedback from Peoria staff regarding our proposal. We desire to share the updated information and answer any questions you may have.

We have scheduled a second neighborhood meeting, as described below:

Date:	October 29, 2025
Time:	6:00 pm
Location:	Sunset Heights Elementary School, Cafeteria 9687 W Adam Ave, Peoria, AZ 85382

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Exhibit Z

In the meantime, we would be happy to answer any questions you may have regarding this proposal. You may reach Hannah Bleam in our office at 602-230-0600 or hannah@wmbattorneys.com. You may also contact the City Staff member assigned to this request: Senior Planner Elias Valencia, at 623-773-5044 or elias.valencia@peoriaaz.gov. Please reference the case number noted above to help expedite a response.

Very truly yours,
WITHEY MORRIS BAUGH, P.L.C.

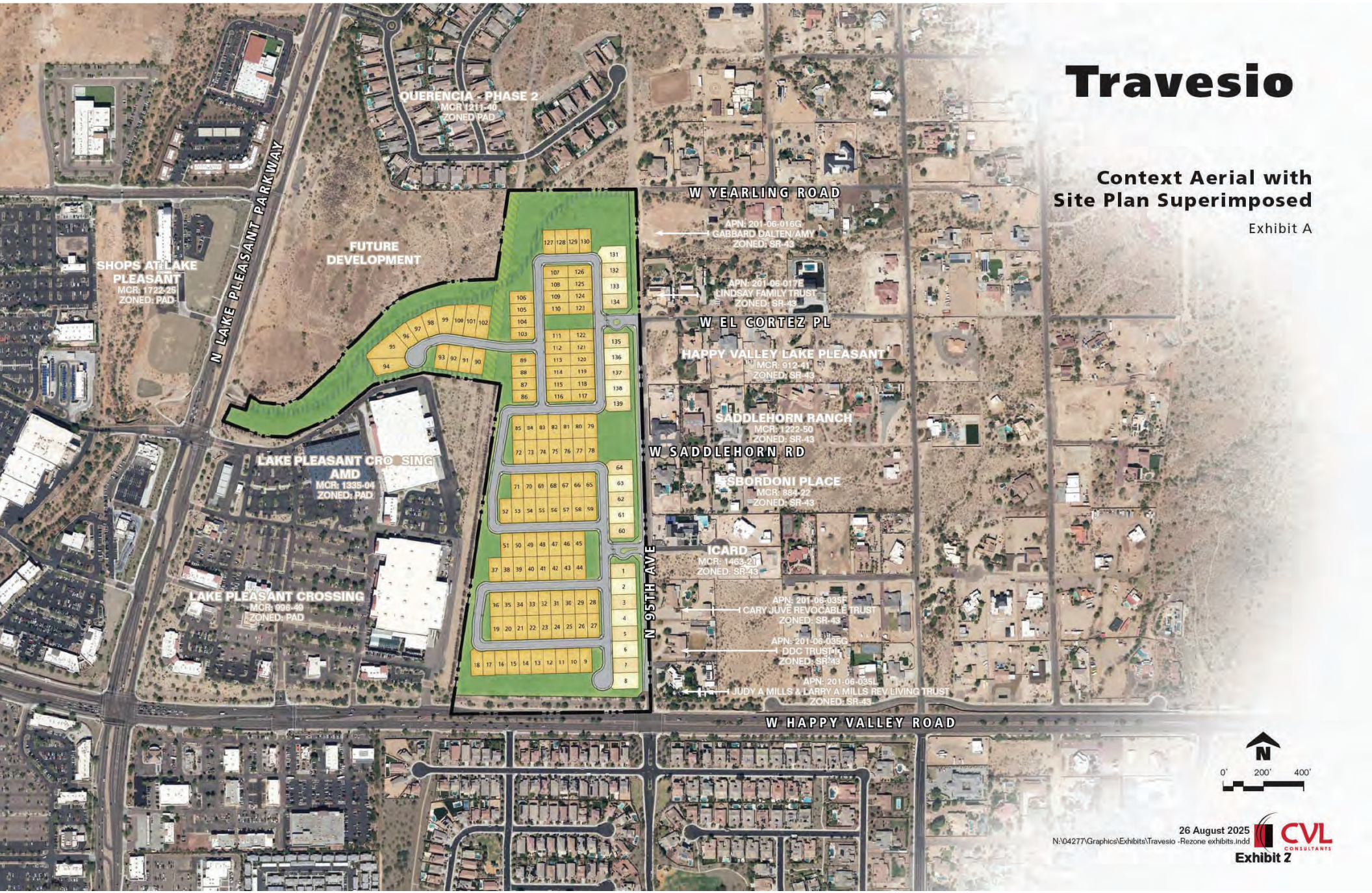
By [redacted]
Adam Baugh

Enclosures: aerial, conceptual site plan

Exhibit 2

Aerial Map

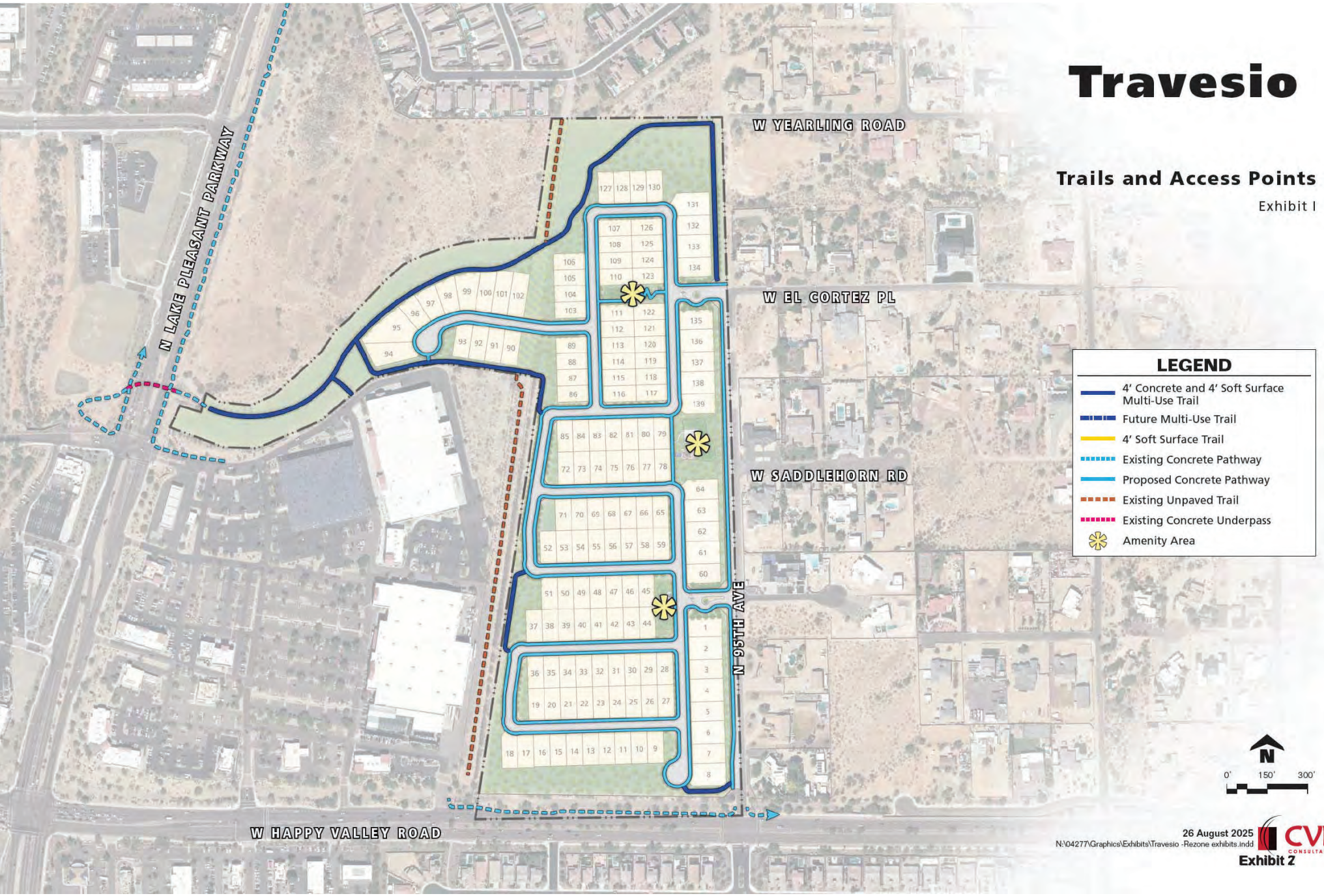
Exhibit 2



26 August 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd

CVL CONSULTANTS

Exhibit 2


Travesio
Trails and Access Points
Exhibit I
W YEARLING ROAD
W EL CORTEZ PL
W SADDLEHORN RD
W HAPPY VALLEY ROAD
N LAKE PLEASANT PARKWAY
N 95TH AVE
LEGEND
4' Concrete and 4' Soft Surface Multi-Use Trail
Future Multi-Use Trail
4' Soft Surface Trail
Existing Concrete Pathway
Proposed Concrete Pathway
Existing Unpaved Trail
Existing Concrete Underpass
Amenity Area
N
0'
150'
300'
26 August 2025
N:\04277\Graphics\Exhibits\Travesio -Rezone exhibits.indd
CVL CONSULTANTS
Exhibit 2

AVERY 5260™
Easy Peel® Address Labels
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Use Avery Template 5160

14142 TIARA STREET PROPERTIES LLC
[redacted]
ENCINO, CA 91436

25961 N 96TH LLC
[redacted]
PEORIA, AZ 85383

9312 W HAPPY VALLEY RD LLC
[redacted]
PHOENIX, AZ 85016

9772 W YEARLING RD UNIT 1640 LLC
[redacted]
PEORIA, AZ 85383

9777 W HAPPY VALLEY RD LLC
[redacted]
CHANDLER, AZ 85248

AB LIVING TRUST
[redacted]
PEORIA, AZ 85383

ADAMS JAMES D/LARAMAY K
[redacted]
PEORIA, AZ 85383

ALDERSON MICHAEL/JENNIFER
[redacted]
PEORIA, AZ 85383

ALUPULA LIVING TRUST
[redacted]
PEORIA, AZ 85383

ANCHOR LAKE PLEASANT OWNER L L C
[redacted]
CHARLOTTESVILLE, VA 22902

ANDAZOLA JORDAN S/NICOLE
[redacted]
PEORIA, AZ 85383

ANDREW AND WHITNEY SCHONHOFF FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ANGELO ANTHONY PAUL
[redacted]
PEORIA, AZ 85383

ANGELO TINA WEEDMAN
[redacted]
PEORIA, AZ 85383

APM LIVING TRUST
[redacted]
PHOENIX, AZ 85080

APPTIVITY TWO LLC
[redacted]
GLENDALE, AZ 85310

ARIZONA STATE OF
[redacted]
PHOENIX, AZ 85003

ARIZPEORIA AZNV LLC
[redacted]
LAS VEGAS, NV 89117

ARUNKUMAR ASHWATHANARAYANACHAR AND RAMYA RAVISHANKAR LIVING TRUST
[redacted]
PEORIA, AZ 85383

AZ HAPPY VALLEY PROPERTIES LLC
[redacted]
CHANDLER, AZ 85248

BABICO GEORGE/GLADYS
[redacted]
PEORIA, AZ 85383

BAIRD FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

BALLARD FAMILY TRUST
[redacted]
PEORIA, AZ 85383

BANNOURA MICHAEL N/ABUALZULOF NADINE A
[redacted]
PEORIA, AZ 85383

BARBER ALAN/JACQUELINE
[redacted]
PEORIA, AZ 85383

BARCLAY PLEASANT VALLEY LLC
[redacted]
PHOENIX, AZ 85016

BARCLAY PLEASANT VALLEY LLC
[redacted]
PHOENIX, AZ 85016

BARRY DEVIN J/ALLISON M
[redacted]
PEORIA, AZ 85383

BASIS SCHOOL INC
[redacted]
SCOTTSDALE, AZ 85259

BASIS SCHOOLS INC
[redacted]
SCOTTSDALE, AZ 85258

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Exhibit 2

BEASLEY JOHNYEE C/FRETTY MAURICE K
[redacted]
PEORIA, AZ 85383

BEERMAN DAVID/LEESA A
PEORIA, AZ 85383

BEGAY LEKOTA R/ELTHE CANDACE S
[redacted]
PEORIA, AZ 85383

BEHRENS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

BELLAVITA PARTNERS LLC
[redacted]
303
PEORIA, AZ 85383

BELT NICHOLAS ANDREW/GAIL IRENE
[redacted]
PEORIA, AZ 85383

BENSON FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

BERNAL OSCAR/TRUJILLO ALEXIS
[redacted]
PEORIA, AZ 85383

BHANU AND SHYAMUS TRUST
[redacted]
PEORIA, AZ 85383

BIBIS LIVING TRUST
[redacted]
PEORIA, AZ 85383

BIXLER LINDA GABRIEL
[redacted]
PEORIA, AZ 85383

BKL TRUST
[redacted]
PEORIA, AZ 85383

BONE STEVEN PATRICK/ERICA STEWART
[redacted]
PEORIA, AZ 85383

BRAXTON ROBERT/CAROLE
[redacted]
PEORIA, AZ 85383

BRIDGEMAN LIVING TRUST
[redacted]
SAN JOSE, CA 95123

BRIDGES VERNON/MEGGAN
[redacted]
PEORIA, AZ 85383

C WILLIAM NICHOLS AND MARCILLINE J NICHOLS TR
[redacted]
PEORIA, AZ 85383

CARAS TRUST
[redacted]
PEORIA, AZ 85383

CARNALL WILLIAM WALLCE/SUSAN M
[redacted]
PEORIA, AZ 85383

CARNEY CRISTOPHER SCOTT/BROOKE ALEXANDRA
[redacted]
PEORIA, AZ 85383

CARPENTER LISA/BOEHM TERRY
[redacted]
PEORIA, AZ 85383

CARRILLO LUIS/YVONNE
[redacted]
PEORIA, AZ 85383

CARY JUVE REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

CERNA JOSE T/GLORIA
[redacted]
PEORIA, AZ 85383

CFT DEVELOPMENTS LLC
[redacted]
ROSEMEAD, CA 91770

CHALLAGOLLA RAGINI/ATTALURI PATTABHI
[redacted]
PEORIA, AZ 85383

CHERRY CLAIR H/MARJORIE H TR
[redacted]
PEORIA, AZ 85382

CHETTUPALLI GOWRINADH
[redacted]
PEORIA, AZ 85382

CHETVERIKOV VITALIY/RACHEL
[redacted]
PEORIA, AZ 85383

CHILDERS ANTHONY/ASHLEY
[redacted]
PEORIA, AZ 85383

CHIRUMAMILLA KOTESWARA RAO/GURAJAVOLU SNEHA C
[redacted]
PEORIA, AZ 85383

CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
[redacted]
HOUSTON, TX 77094

CHRISTMAS CYNTHIA
[redacted]
PEORIA, AZ 85383

CJ NICHOLS LIVING TRUST
[redacted]
PEORIA, AZ 85383

COLE KENNETH L
[redacted]
PEORIA, AZ 85382

COOGLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

COOK JEFFREY A/NAHRIN
[redacted]
PEORIA, AZ 85383

COOPER GABRIEL/LAURIE
[redacted]
PEORIA, AZ 85383

CORONADO JOSEPH R/CONNIE A
[redacted]
PEORIA, AZ 85345

CORTEZ JONATHAN/MACIAS LAURA
[redacted]
PEORIA, AZ 85383

COSME GILBERTO JR/KIM
[redacted]
PEORIA, AZ 85383

COUCH TERRY L/GALLOZZI MELISSA A
[redacted]
PEORIA, AZ 85383

CUZICK TAYLOR
[redacted]
PEORIA, AZ 85383

D&N WARD REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

DALLMANN LARRY/KERRI
[redacted]
PEORIA, AZ 85383

DANG ANH/HA THUY C
[redacted]
PEORIA, AZ 85383

DANN JEFFREY C/HEUSER DALE R
[redacted]
PEORIA, AZ 85383

DANNY C MARTIN AND KAROL L MARTIN REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

DARLING MICHAEL J/LISA L N
[redacted]
PEORIA, AZ 85383

DAVARZAN FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

DAVIS JUSTIN R/HINDERKS-DAVIS BETTY A
[redacted]
PEORIA, AZ 85383

DAVY BENJAMIN J/DANYEL N
[redacted]
PEORIA, AZ 85383

DCC REALTY LLC
[redacted]
PEORIA, AZ 85383

DDC TRUST I
[redacted]
PEORIA, AZ 85383

DECKER JAFF
[redacted]
PEORIA, AZ 85383

DEE GRAHAM JAMES/ANGELA
[redacted]
FARMINGTON, NM 55024

DENNIS AND RACHEL JEFFREY TRUST
[redacted]
PEORIA, AZ 85383

DESERT DRAGONS HOLDING LLC
[redacted]
PEORIA, AZ 85383

DESERT DYNASTY TRUST
[redacted]
LAS VEGAS, NV 89149

DEVI SREENIVASA R/SAILAJA
[redacted]
PEORIA, AZ 85383

Exhibit 2

AVERY 5260™
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DEVINE TRUST
[redacted]
PEORIA, AZ 85383

DIHEL RAZVAN V/AMALIA O
[redacted]
PEORIA, AZ 85383

DILELLO BRUNO/LINDSAY QUINN
[redacted]
PEORIA, AZ 85383

DOBSON ANDREW/SHERRI
[redacted]
PEORIA, AZ 85383

DOKKU BHASKARA RAJU/TEERDHALA HEMA S S L
[redacted]
PEORIA, AZ 85383

DOOLIN HOLLY
[redacted]
PEORIA, AZ 85383

DOSSEY MICHAEL/ASHLEY
[redacted]
PEORIA, AZ 85383

DOUGLAS TALIA
[redacted]
PEORIA, AZ 85383

DUFFY JOSHUA PATRICK
[redacted]
PEORIA, AZ 85382

DUFFY JOSHUA/AMY
[redacted]
PEORIA, AZ 85383

DUTTA SAMRAT/MITRA AMRITA
[redacted]
PEORIA, AZ 85383

ECE I LLC
[redacted]
KANSAS CITY, MO 64106

ELLIOTT JEFFREY/TINA
[redacted]
RAVENSDALE, WA 98051

ELLIS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

EMERY FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ERICKSON MARY ROSE K
[redacted]
PEORIA, AZ 85383

ESCOBAR DAVID P/VIVIAN V
[redacted]
PEORIA, AZ 85383

FACIANA 2020 FAMILY TRUST
[redacted]
PEORIA, AZ 85383

FAN-WEN FAMILY TRUST
[redacted]
PHOENIX, AZ 85083

FAN-WEN FAMILY TRUST
[redacted]
PHOENIX, AZ 85083

FERGUSON PETER A
[redacted]
PEORIA, AZ 85383

FERNANDES CARLYNN/PEDRO
[redacted]
MAPLE RIDGE, BC V4R 2R2, CANADA

FERRERO MICHAEL
[redacted]
PEORIA, AZ 85383

FIELD CURTIS/MELISSA
[redacted]
PEORIA, AZ 85383

FLORES ALFREDO M/HOLIFIELD KURT A
[redacted]
PEORIA, AZ 85383

FORD CHELSEA N/APOLLO N/PHILLIPS KEVIN S/ANGELA L
[redacted]
PEORIA, AZ 85383

FORRY FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

FRANK CHARLES GABER III AND LINDA LOUISE SCHAIRER GABER TRUST OF JUNE 1994
[redacted]
PEORIA, AZ 85383

FRANK EDWARD NELSON TRUST
[redacted]
PEORIA, AZ 85383

FRANKLIN ROBIN B/JANENE ROCENA
[redacted]
PEORIA, AZ 85383

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Repliez à la hachure afin de révéler le rebord Pop-up™
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AVERY 5260™
Easy Peel® Address Labels
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FRANMAR MANOR APARTMENTS INC
[redacted]
PHOENIX, AZ 85083

FULLER TRUST
[redacted]
PEORIA, AZ 85383

GABBARD DALTEN/AMY
[redacted]
PEORIA, AZ 85383

GABBARD DALTEN/BENJAMIN AMY
[redacted]
PEORIA, AZ 85383

GARRETT ALBERT G/TRACY L
[redacted]
PEORIA, AZ 85383

GATES ALLESSA JOANNE/COFFEY KYLE ONIS
[redacted]
PEORIA, AZ 85383

GEILER DARCELLE ANN LACY
[redacted]
PEORIA, AZ 85383

GHAVAMI BRAD/ABBASY PARASTOO
[redacted]
PEORIA, AZ 85383

GOEL VIKAS
[redacted]
PEORIA, AZ 85383

GONZALES OSCAR ANTHONY/DESIRAE DANIELLE
[redacted]
PEORIA, AZ 85383

GOODBRAKE FAMILY TRUST
[redacted]
PEORIA, AZ 85383

GRAHAM NICOLE R
[redacted]
PEORIA, AZ 85383

GRAHN JOSHUA/TARA SIOBHAN
[redacted]
PEORIA, AZ 85383

H A AND PATSY BURNETT LIVING TRUST
[redacted]
PEORIA, AZ 85383

HA JENNIFER/VO ANTHONY
[redacted]
PEORIA, AZ 85383

HALL MARSHALL/SUSAN
[redacted]
PEORIA, AZ 85383

HALL MICHAEL E
[redacted]
PEORIA, AZ 85383

HALLE PROPERTIES L L C
[redacted]
SCOTTSDALE, AZ 85255

HALMRAST PAUL W
[redacted]
PEORIA, AZ 85383

HANDWERK RICHARD LEE/LILIAS MARY
[redacted]
PEORIA, AZ 85383

HANNON CHRISTOPHER/DAVIS ANNETTE
[redacted]
PEORIA, AZ 85383

HARNESS ADAM/EFFULA
[redacted]
PEORIA, AZ 85383

HARTMAN JARED/ASHLEY
[redacted]
PEORIA, AZ 85383

HASSAN AMBER
[redacted]
PEORIA, AZ 85383

HASTINGS IAN T/GRACIA STEPHANIE ROSE
[redacted]
PEORIA, AZ 85383

HAUSER RODNEY JAMES/TRICIA LEIGH
[redacted]
PEORIA, AZ 85383

HAWKS WILLIAM T/DAPHNE MADONNA JANE
[redacted]
PEORIA, AZ 85383

HELIOTROPE INVESTMENTS LLC
[redacted]
DANA POINT, CA 92629

HENDRYX RANDY J/KIMBERLY D
[redacted]
PEORIA, AZ 85383

HERMAN D SCHWEDE AND DARLENE Z SCHWEDE FAMILY REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

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HERNANDEZ ANTHONY M/LISA T
[redacted]
PEORIA, AZ 85383

HERRO CHIP R
PEORIA, AZ 85383

HINTZ FAMILY TRUST
PEORIA, AZ 85383

HMRT/CSIM-LAKE PLEASANT LLC
[redacted]
CHICAGO, IL 60603

HOFFMAN MELISSA/JASON
PEORIA, AZ 85383

HOLTORF KYLE/CRYSTAL
PEORIA, AZ 85383

HOME DEPOT U S A INC
[redacted]
ATLANTA, GA 30348

HOME PATH FINANCIAL LIMITED PARTNERSHIP
[redacted]
BUTLER, WI 53007

HOOVER LAUREN
[redacted]
PEORIA, AZ 85383

HUDSON DAVID E/SHARRON E
[redacted]
PEORIA, AZ 85383

HUDSON RONALD WAYNE/CARLA DEANN
PEORIA, AZ 85383

HVASC INVESTMENTS LLC
[redacted]
SURPRISE, AZ 85374

HVLP ASLD 2025 LLC CP # 53-123198
[redacted]
SCOTTSDALE, AZ 85260

ICD INC
[redacted]
SALEM, OR 97301

INDIGO-MARICOPA REALTY LLC
[redacted]
NEW YORK, NY 10017

IOVESCU ROLAND G/ELISABETA
[redacted]
PEORIA, AZ 85383

IURAS IOANA MONICA/ALEXANDRU TEOFIL
PEORIA, AZ 85383

JACKD UP REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

JACOB MICHAEL NESTER 2021 IRREVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

JACQUELINE J GOODE LIVING TRUST
[redacted]
CUMMING, IA 50061

JAIN VIDIT
[redacted]
PEORIA, AZ 85383

JAMES TARIK AKIL/MELISSA R
[redacted]
PEORIA, AZ 85383

JARONIK DAVID ERIC/AMAYA LUCIA MARIA
PEORIA, AZ 85383

JIB BIT LLC/AZ LKB LLC
[redacted]
SPRINGFIELD, MO 65801

JILL A MEHLHAF REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

JOHNSON CHRISTOPHER J/CANDICE L
PEORIA, AZ 85383

JOHNSON JAMIE R/TRACY L
[redacted]
CAVE CREEK, AZ 85331

JOHNSON THOMAS C JR/ALISSA A
[redacted]
PEORIA, AZ 85383

JSPR LLLP
[redacted]
EDMONTON, AB V4R 2R2, CANADA

JUDY A MILLS & LARRY A MILLS REV LIVING TRUST
[redacted]
PEORIA, AZ 85383

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K AND M HOLDINGS LLC
[redacted]
PEORIA, AZ 85383

KAFORA MATTHEW
[redacted]
PEORIA, AZ 85383

KANNAL CASEY/SARAH
[redacted]
REDMOND, OR 97756

KANYAL ANSHU/RAJENDRA S
[redacted]
PEORIA, AZ 85383

KAPIC ISMIR/TEMPLE WHITNEY A
[redacted]
PEORIA, AZ 85383

KEAR TREVOR D/MELISSA R
[redacted]
PHOENIX, AZ 85020

KELLY COURTNEY ANNE
[redacted]
PEORIA, AZ 85383

KERICH LIVING TRUST
[redacted]
PEORIA, AZ 85383

KHAYYAM SYED SUHEL/HANEEF FARHANA MOHAMED
[redacted]
PEORIA, AZ 85383

KIMBERLY K OBRZUT TRUST
[redacted]
PEORIA, AZ 85383

KLEPPE FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

KLIPPEL MICHAEL/WOODY CANDY
[redacted]
PEORIA, AZ 85383

KNOX ROBERT GEORGE III/MCKINNEY MORGAN TAYLOR
[redacted]
PEORIA, AZ 85383

KOKALY ELIAS/LINA
[redacted]
PEORIA, AZ 85383

KOLAGANI RATNA PRASAD/MAMTHA
[redacted]
PEORIA, AZ 85383

KONDAPALLI NUTHAN KUMAR/HARIKA
[redacted]
PEORIA, AZ 85383

KONGARA VENKAT RAMANA/ENUGANTI ANUPAMA
[redacted]
PEORIA, AZ 85383

KORALLA LAXMAN/KASIREDDY RAMYA
[redacted]
PEORIA, AZ 85383

KRASKA MARK/ANGELA
[redacted]
PEORIA, AZ 85383

KREINBERG STEVEN E/CRAMER DAVID M
[redacted]
PHILADELPHIA, PA 19122

KRUPP JON ROGER/SYLVIA MARJEAN
[redacted]
RENTON, WA 98058

LA STRADA DEL LAGO HOMEOWNERS ASSOCIATION INC
[redacted]
GLENDALE, AZ 85308

LACHANCE TRES/MEGAN
[redacted]
PEORIA, AZ 85383

LAKE PLEASANT MOB LLC
[redacted]
TEMPE, AZ 85281

LANDA PEORIA LLC
[redacted]
GLENDALE, AZ 85304

LARSON IAN/JILLIAN
[redacted]
PEORIA, AZ 85383

LEE LYDIA SOMANG
[redacted]
PEORIA, AZ 85383

LESTER JALEN R/ESTHER V
[redacted]
PEORIA, AZ 85383

LINDSAY FAMILY TRUST
[redacted]
PEORIA, AZ 85383

LIVINGSTONE JAMES M/JAMIE A
[redacted]
PEORIA, AZ 85383

LONG HEIDI/COREY
[redacted]
PEORIA, AZ 85383

LOOMIS DEREK R
[redacted]
PEORIA, AZ 85383

LOPEZ ANTHONY/ANGELA MARIE
[redacted]
PEORIA, AZ 85383

LP2 PROPERTIES LLC
[redacted]
GLENDALE, AZ 85301

LUCCA TRAVIS J/KELLOGG KAYCIE M
[redacted]
PEORIA, AZ 85383

LUCHT AMY MICHELLE
FREEMAN/MATTHEW MARK
[redacted]
PEORIA, AZ 85383

LUCKETT JEFFREY/JOSEPH SHERYL
[redacted]
PEORIA, AZ 85383

LUNDSTROM FAMILY TRUST
[redacted]
PEORIA, AZ 85383

LYNCH JEREMY/DEANNA M
[redacted]
PEORIA, AZ 85383

MACARTHUR KENNETH JACK/JOANNE
MARGARET
[redacted]
PEORIA, AZ 85383

MAD LAND DEVELOPMENT LLC
[redacted]
PHOENIX, AZ 85027

MAGDA REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

MAHAN SHANE/JOHANA
[redacted]
PEORIA, AZ 85383

MANDADAPU ANANDARAO
[redacted]
PEORIA, AZ 85383

MARK AND HEATHER HUMBLES REVOCABLE
TRUST
[redacted]
PEORIA, AZ 85383

MARSH LANDON DAVID/LINDSEY CLARK
[redacted]
PEORIA, AZ 85383

MAXWELL FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

MCCANN THOMAS JUDE/RUTH E
[redacted]
PEORIA, AZ 85383

MCCLURE FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MCDERMOTT FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MCKEEVER AMY
[redacted]
PEORIA, AZ 85383

MCKISSACK DION
[redacted]
PEORIA, AZ 85383

MELHEM NINA
[redacted]
PEORIA, AZ 85383

METZGER FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MICHAEL JOSEPH HINTZE LIVING TRUST
[redacted]
PEORIA, AZ 85383

MIRANDA LEONEL E/LINDA S
[redacted]
PEORIA, AZ 85383

MKR TRUST
[redacted]
PEORIA, AZ 85383

MOHAN GANESH/NATARAJAN MAITHILI
[redacted]
PEORIA, AZ 85383

MOHAN TRUST
[redacted]
PEORIA, AZ 85383

MOHANRAJ PRITHA FAMILY LIVING TRUST
[redacted]
PEORIA, AZ 85383

MONARREZ MARQUITA
[redacted]
PEORIA, AZ 85383

MONROE ERIN J
[redacted]
PEORIA, AZ 85383

MOORE NATHAN T/NICOLE A
[redacted]
PEORIA, AZ 85382

MORANTE MARIANO/TANG DONNA
[redacted]
PEORIA, AZ 85383

MORGAN CHRISTOPHER S/SHELLEY L
[redacted]
PEORIA, AZ 85383

MORGAN JAMES J III
[redacted]
PEORIA, AZ 85383

MORRIS BRADFORD S/GEORGE A
[redacted]
PEORIA, AZ 85383

MOTZ JAMES EDWARD JR/SASSHA CHAWNTELLE
[redacted]
PEORIA, AZ 85383

MOYEMONT FAMILY TRUST
[redacted]
PEORIA, AZ 85383

MULHIM ROBERT/EMAMA
[redacted]
PEORIA, AZ 85383

MURUGESAN RAMESH/SEKAR PONSURYA
[redacted]
SURPRISE, AZ 85387

MYERS-WELLING TRUST
[redacted]
PEORIA, AZ 85383

NAPOLITANO MICHAEL/BALDERAS CASSANDRA TRUJILLO
[redacted]
PEORIA, AZ 85383

NELSON BERNARD L/VICTORIA
[redacted]
PEORIA, AZ 85383

NELSON FAMILY TRUST
[redacted]
PEORIA, AZ 85383

NEPAL GRINISH/GHIMIRE SHRETA
[redacted]
PEORIA, AZ 85383

NEVAREZ GEORGE/DEBORAH A
[redacted]
PEORIA, AZ 85383

NICE-PACKWOOD TAYLOR
[redacted]
PEORIA, AZ 85383

NINOWSKI JEFFREY S/WIIG RODNEY G
[redacted]
PEORIA, AZ 85383

NORIEGA JOSEPH R
[redacted]
PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH
[redacted]
PEORIA, AZ 85383

NORTH POINTE COMMUNITY CHURCH
[redacted]
PEORIA, AZ 85382

NOVAK CRYSTAL/NICHOLAS
[redacted]
SURPRISE, AZ 85387

OGLESBY DYLAN/ALEXSA
[redacted]
PHOENIX, AZ 85024

OKENWA MICHAEL EMEKA/KING JENNIFER ANNE
[redacted]
PEORIA, AZ 85383

OLSON FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ONJOE INVESTMENTS LLC
[redacted]
GLENDALE, AZ 85308

ORAHAM ELENA
[redacted]
PEORIA, AZ 85383

OSR DEVELOPMENT LLC
[redacted]
ANTHEM, AZ 85086

P AND V LLC
[redacted]
PHOENIX, AZ 85014

PALANIRAJ SELVAKUMAR/ALAGARSAMY KANAGA DURGA
[redacted]
PEORIA, AZ 85383

PAMELA MAE RODENKIRK REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

PB OVERTON FAMILY TRUST
[redacted]
PEORIA, AZ 85383

PEORIA CITY OF
[redacted]
PEORIA, AZ 85345

PEORIA HAPPY VALLEY LLC/AM TACO PEORIA LLC
[redacted]
LOS ANGELES, CA 90010

PEORIA ZCF PHARMACY DST
[redacted]
COCKEYSVILLE, MD 21030

PEPE GEORGE ANTHONY/EMILY JEAN
[redacted]
PEORIA, AZ 85383

PETRISOR ADONIS/BERNICE
[redacted]
PEORIA, AZ 85383

PHIL COOKE DDS LLC
[redacted]
GLENDALE, AZ 85310

PIONEER HAPPY VALLEY I LLC
[redacted]
SCOTTSDALE, AZ 85255

PIPER MYLES
[redacted]
PEORIA, AZ 85383

PITCHER BENJAMIN/STACIA L
[redacted]
PEORIA, AZ 85383

PLEASANT CROSSING HOLDINGS LLC
[redacted]
CAVE CREEK, AZ 85331

PLEASANT PARKWAY SEC LLC
[redacted]
INCLINE VILLAGE, NV 89451

POLSKY FAMILY TRUST
[redacted]
SAN RAFAEL, CA 94901

PRODAN FAMILY TRUST
[redacted]
PEORIA, AZ 85383

PUTNAM BRYCE
[redacted]
PEORIA, AZ 85383

QUERENCIA COMMUNITY ASSOCIATION
[redacted]
TEMPE, AZ 85282

RACHEL ANNE PASSERI TRUST
[redacted]
PEORIA, AZ 85383

REBECCA CHEAVES LIVING TRUST
[redacted]
PEORIA, AZ 85383

REDDY MAHEEDHAR REDDY NALLAPPA/TEDDU BHARGAVI
[redacted]
PEORIA, AZ 85383

REED CHARLES JAY/MARYANN
[redacted]
PEORIA, AZ 85383

REED JONATHAN/BRITTNEE
[redacted]
PEORIA, AZ 85383

REID FAMILY TRUST
[redacted]
PEORIA, AZ 85383

REMPEL NADIA
[redacted]
PEORIA, AZ 85383

RENDON RAFAEL/BEATRICE
[redacted]
PEORIA, AZ 85383

RICE BRADLEY D/ALISON M
[redacted]
PEORIA, AZ 85383

RILEY S BURDICK AND MARY A BURDICK LIVING TRUST
[redacted]
PEORIA, AZ 85383

ROBERT & JERI JACKSON TRUST
[redacted]
PEORIA, AZ 85383

ROBEY KIRK/JEAN
[redacted]
PEORIA, AZ 85383

RODDAM FAMILY TRUST
[redacted]
PEORIA, AZ 85383

ROE MATTHEW K/RAMOS ELAINE C
PEORIA, AZ 85383

ROJAS ANTHONY B/MELISSA R
PEORIA, AZ 85383

ROMANS AARON D
[redacted]
PEORIA, AZ 85383

RONCO RICHARD J/PATTI ELLEN
PEORIA, AZ 85383

ROOT RYAN/HAVEMAN HEIDI
PEORIA, AZ 85383

ROSENHAGEN DICK J/BRANDI M
[redacted]
PEORIA, AZ 85383

ROTONDO MICHAEL/GRACE
[redacted]
PEORIA, AZ 85383

RSBC 2317 TRUST
PEORIA, AZ 85383

RTK REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

RUSSELL J MOORE AND LUCI K MOORE TRUST
[redacted]
PEORIA, AZ 85383

RYAN J COMBS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

RYAN J COMBS IRREVOCABLE TRUST
[redacted]
PHOENIX, AZ 85014

RYAN JESSICA
PEORIA, AZ 85383

S&A HOLDINGS LLC
PEORIA, AZ 85383

SALISBURY FAMILY TRUST
[redacted]
PEORIA, AZ 85383

SAM MANAGEMENT COMPANY LLC
[redacted]
PEORIA, AZ 85383

SANCHEZ ARIANA
PEORIA, AZ 85383

SANDER BRANDON/MAYURI
[redacted]
PEORIA, AZ 85383

SANDHU BIKRAMJIT SINGH
PEORIA, AZ 85383

SANTILLI KAREN/JAMES III
PEORIA, AZ 85383

SC FAMILY TRUST
[redacted]
PEORIA, AZ 85383

SCARPA FRANK/MEGAN
PEORIA, AZ 85383

SCHABEN SALLY J
PEORIA, AZ 85383

SCHNABEL FAMILY TRUST
[redacted]
PEORIA, AZ 85383

SEAN D BERGLUND TRUST
PEORIA, AZ 85383

SEARS JENNIFER MARIE/JUSTIN RODGER
[redacted]
PEORIA, AZ 85383

SERRATO KRISTIN/ESTEBAN
[redacted]
PEORIA, AZ 85383

SETH MICHAEL E
PHOENIX, AZ 85008

SHAMON MAAN/ANDIRAOS ALINA D
PEORIA, AZ 85383

Exhibit 2

SHARMA VIPIN KUMAR/DEEPIKA
[redacted]
PEORIA, AZ 85383

SHEFFEY LIVING TRUST
PEORIA, AZ 85383

SHEFFEY LIVING TRUST
[redacted]
PEORIA, AZ 85383

SHIRK BRENT/GARRETT STEPHANIE L
[redacted]
PEORIA, AZ 85383

SILVA-SHIELDS LIVING TRUST
PEORIA, AZ 85383

SMITH AND DEEMER REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

SMITH LINDSAY RANAE/PAUL MATTHEW
[redacted]
PEORIA, AZ 85383

SMITH MICHAEL A
PEORIA, AZ 85383

SMITH RONALD D/SHARON A
[redacted]
PEORIA, AZ 85383

SMITHS FOOD AND DRUG CENTERS INC
[redacted]
TOLLESON, AZ 85353

SOMASUNDARAM ARAVINDAN/RAMALINGAM D
[redacted]
PEORIA, AZ 85383

SREERAJ PUJARI TRUST
[redacted]
PEORIA, AZ 85383

STALLONE MICHAEL/SABRINA
[redacted]
PEORIA, AZ 85383

STARKS JOSEPH A/BRADAC REBECCA K
PEORIA, AZ 85383

STARNS MELANIE K/DAVID O
[redacted]
PEORIA, AZ 85383

STEPHEN M GOYER AND KATHRYN J GOYER LIVING REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

STEPHENS CREW FAMILY TRUST
[redacted]
PEORIA, AZ 85383

STEVENS SHAYNE
[redacted]
PEORIA, AZ 85383

STORE MASTER FUNDING II LLC
[redacted]
SCOTTSDALE, AZ 85251

SUMMERS ROBERT J/CARIE A
[redacted]
PEORIA, AZ 85383

SUSAN J GONDA FAMILY TR/DOMINIC J GRANO TR
[redacted]
PEORIA, AZ 85383

SWEET D HOMES INC
[redacted]
PEORIA, AZ 85383

SWEET D HOMES INC
[redacted]
PEORIA, AZ 85383

T DOMBROWSKI LIVING TRUST
[redacted]
PEORIA, AZ 85383

TANVED REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

THANGAMANI BALAN SATHYAMANGALAM/PALANISAMY PRIYA
[redacted]
PHOENIX, AZ 85037

THEEKANA MOHAN CHAITHANYA/SUBRAMANYAM RADHA P
[redacted]
PEORIA, AZ 85383

THOMAS DARLENE W
[redacted]
PEORIA, AZ 85383

THOMAS E AND MARY E STEWART LIVING TRUST
[redacted]
PEORIA, AZ 85383

THRASH TERRA
[redacted]
PEORIA, AZ 85383

TIERRA DEL SOL COMMUNITY ASSOCIATION
[redacted]
GLENDALE, AZ 85308

TILVAN TIFFANY L
[redacted]
PEORIA, AZ 85383

TIMM MANUEL
[redacted]
PEORIA, AZ 85383

TIRADO DAVID E/TARA NICOLE
[redacted]
PEORIA, AZ 85383

TOMMY AND JOSEPHINE GALLEGOS TRUST
[redacted]
PEORIA, AZ 85383

TOVAR PROPERTIES LLC
[redacted]
PHOENIX, AZ 85085

TRUE NORTH PROPERTY OWNER B LLC
[redacted]
SCOTTSDALE, AZ 85261

TRUONG KHELIY
[redacted]
PEORIA, AZ 85383

TRUPO THOMAS A/PARKHURST JORDAN L
[redacted]
PEORIA, AZ 85383

TSAI MING-HSUN/CHAN FANG-YI
[redacted]
PEORIA, AZ 85383

TYCAL INVESTMENTS LLC
[redacted]
GLENDALE, AZ 85310

UNISOURCE INVESTMENTS USA
[redacted]
SCOTTSDALE, AZ 85259

UPDIKE DEANNA RITA MARIE
[redacted]
PEORIA, AZ 85383

VALENCIA FAMILY TRUST
[redacted]
PEORIA, AZ 85383

VAN NESS FAMILY TRUST
[redacted]
PEORIA, AZ 85383

VASQUEZ RENEE MARIE
[redacted]
PEORIA, AZ 85383

VENNILAN FAMILY REVOCABLE LIVING TRUST
[redacted]
PEORIA, AZ 85383

VESPUCCI FAMILY TRUST
[redacted]
PEORIA, AZ 85383

VESTAR LPST LLC
[redacted]
PHOENIX, AZ 85016

VIKING POINT PROPERTIES LLC
[redacted]
WESTHAMPTON, NY 11977

WARREN RHONDA
[redacted]
PEORIA, AZ 85383

WARRINER AARON E/KRISTIN L
[redacted]
PEORIA, AZ 85383

WATERMARK AT PEORIA AZ LLC
[redacted]
TERRE HAUTE, IN 47807

WBSM INVESTMENTS LLC
[redacted]
SCOTTSDALE, AZ 85266

WEINBERGER REVOCABLE TRUST
[redacted]
PEORIA, AZ 85383

WESTRICH JUSTIN A
[redacted]
PEORIA, AZ 85383

WHELAN PROPERTIES LLC
[redacted]
PEORIA, AZ 85383

WHIPPLE CAROL A/AITKEN DAVID A
[redacted]
BELLEVUE, WA 98006

WIEFERICH RICK W/RHONDA S/RENEE M ESTATE OF/COMBS RACHELLE A
[redacted]
PEORIA, AZ 85383

WILKINSON WILLIAM E JR
[redacted]
PEORIA, AZ 85383

WILLIAM V FREEMAN & MINDY S FREEMAN
JOINT REVOC TR
[redacted]
PEORIA, AZ 85383

WILSON DUSTIN/ANGEL
[redacted]
PEORIA, AZ 85383

WIRTHS MICHAEL/GLORIA
[redacted]
PEORIA, AZ 85383

WONG LISETTA YIN CHI
[redacted]
PEORIA, AZ 85383

WOODS TIMOTHY
[redacted]
PEORIA, AZ 85383

WOODY RITA R/VOGLER PAUL
[redacted]
PEORIA, AZ 85383

WRIGHT DAVID R
[redacted]
PEORIA, AZ 85383

WRIGHT LESLIE
[redacted]
PEORIA, AZ 85383

WU PIN I/CHU CHEN HAO
[redacted]
PEORIA, AZ 85383

YIP WANDA
[redacted]
PEORIA, AZ 85383

YOURKO DUANE/MICHELE
[redacted]
PEORIA, AZ 85383

ZAHARIA LIVING TRUST
[redacted]
PEORIA, AZ 85383

ZAMORA DEANNA L
[redacted]
PEORIA, AZ 85383

ZAYAS THOMAS M/KATHLEEN A
[redacted]
PEORIA, AZ 85383

ZBURLEA LUCIAN/LIDIA
[redacted]
DESTIN, FL 32541

ZEN TRUST
[redacted]
PEORIA, AZ 85383

ZHIYING CHENG LIVING TRUST
[redacted]
SAN MARINO, CA 91108

ZIA BENJAMEN/MAYSOON
[redacted]
PEORIA, AZ 85383

ZISMANN LINDSAY M/DOUGLAS ROBERT
[redacted]
PEORIA, AZ 85383

AVERY 5160

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

NATE & NICOLE MOORE
[redacted]
PEORIA, AZ 85383

THOMAS STEWART
[redacted]
PEORIA, AZ 85383

JACOB MAGDA
[redacted]
PEORIA, AZ 85383

GEORGETT MAGDA
[redacted]
PEORIA, AZ 85383

TIM & DIANA LINDSAY
[redacted]
PEORIA, AZ 85383

ROB & JANENE FRANKLIN
[redacted]
PEORIA, AZ 85383

RHONDA WARREN
[redacted]
PEORIA, AZ 85383

LINDA & CRAIG GOODBRAKE
[redacted]
PEORIA, AZ 85383

ANGELA & MARK KRASKA
[redacted]
PEORIA, AZ 85383

JENNIFER & ZACHARY NIEMEYER
[redacted]
PEORIA, AZ 85383

JOSH DUFFY
[redacted]
PEORIA, AZ 85383

AMY DUFFY
[redacted]
PEORIA, AZ 85383

SHANE DUFFY
[redacted]
PEORIA, AZ 85383

SASSHA & JAMES MOTZ
[redacted]
PEORIA, AZ 85383

JAMES & JIM LIVINGSTONE
[redacted]
PEORIA, AZ 85383

BILL & MINDY FREEMAN
[redacted]
PEORIA, AZ 85383

PERRY BARTHOLOMEW
[redacted]
PEORIA, AZ 85383

REBECCA CHEAVES
[redacted]
PEORIA, AZ 85383

DAVID JOHNSON
[redacted]
PEORIA, AZ 85383

CARY JUVE
[redacted]
PEORIA, AZ 85383

KATHIE KOPPES
[redacted]
PEORIA, AZ 85383

REX BENSON
[redacted]
PEORIA, AZ 85383

JILL JEZIORSKI
[redacted]
PEORIA, AZ 85383

MATT JEZIORSKI
[redacted]
PEORIA, AZ 85383

JOHN & LESLIE BAIRD
[redacted]
PEORIA, AZ 85383

KYLE & CRYSTAL HOLTORF
[redacted]
PEORIA, AZ 85383

TODD SMITH
[redacted]
PEORIA, AZ 85383

BETH DEEMER
[redacted]
PEORIA, AZ 85383

IAN LARSON
[redacted]
PEORIA, AZ 85383

DAN & KAROL MARTIN
[redacted]
PEORIA, AZ 85383

Pat. avery.com/patents

Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Exhibit 2

AVERY 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

BOB & MARIE MYERS
[redacted]
PEORIA, AZ 85383

DONNA SHEFFEY
PEORIA, AZ 85383

MARIA BENSON
PEORIA, AZ 85383

LINDSAY SPRIGGS
[redacted]
PEORIA, AZ 85383

CODY GLEASON
PEORIA, AZ 85345

ELIAS VALENCIA
ELIAS.VALENCIA@PEORIAAZ.COM

KIRK BAUMGARTNER
[redacted]

MATT BULLOCK
MATT.BULLOCK@PEORIAAZ.COM

AUGUSTAS GERLETTI
AUGUSTUS.GERLETTI@PEORIAAZ.COM

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Exhibit 2

La Strada Del Lago Homeowners Association, Inc.
[redacted]
Glendale, AZ 85308

Florenza HOA
[redacted]
Phoenix, AZ 85040

Vista Montana Community Assn. (Ventana Picachos)
[redacted]
Glendale, AZ 85308

Melton Ranch
[redacted]
Glendale, AZ 85308

Tierra Del Rio-South Community Association
[redacted]
Tempe, AZ 85282

Westwing Mountain HOA
[redacted]
Phoenix, AZ 85040

Querencia
[redacted]
Tempe, AZ 85282

Cibola Vista Community Association
[redacted]
Phoenix, AZ 85040

Stonebridge Ranch Homeowners Association
[redacted]
Tempe, AZ 85282

Pleasant Valley HOA
[redacted]
Tempe, AZ 85282

Tierra Del Rio-North
[redacted]
Glendale, AZ 85308

Cantilena
[redacted]
Tempe, AZ 85282

Exhibit 2

PLANNING AND ZONING

AFFIDAVIT OF NOTIFICATION

Date 10/13/25 Case Number : GPA25-05 & Z25-10

Location of Property

NWC Happy Valley rd & 95th Ave

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 10/13/25 as indicated by the project manager for the case listed above.

Applicant/Representative Signature [redacted]

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

The foregoing instrument was acknowledged before me on 10/13/25

[redacted]

10-25-28
My Commission Expires

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development **at least 15 days prior** to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200

Exhibit Z

City of Peoria Public Notice

Request 1: General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

Request 2: Rezone from Suburban Ranch (SR-43) to Planned Area Development (PAD) District

Project Location: Northwest corner of Happy Valley Road and 95th Avenue

Project Size: +/- 52 acres

Proposed Use: The request would allow a single-family residential subdivision.

Applicant Contact:
Name: Withey Morris Baugh, PLC – Adam Baugh
Phone: 602-230-0600
Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting(s):
When: October 29, 2025 at 6:00pm
Where: Sunset Heights Elementary School, Cafeteria - 9687 W Adam Ave, Peoria, AZ 85382

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10

October 13, 2025 at 11:31 AM
+33.710882,-112.265176
9700–9768 W Happy Valley Rd
Peoria AZ 85383

Exhibit Z

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Request 1: General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

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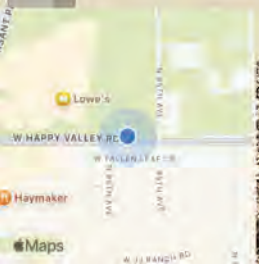
Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10



October 13, 2025 at 11:31 AM
+33.710882 -112.265176
9700–9768 W Happy Valley Rd
Peoria AZ 85383

Exhibit 2

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Phone: 602-230-0600
Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting(s):
When: October 29, 2025 at 6:00pm
Where: Sunset Heights Elementary School, Cafeteria - 9687 W Adam Ave, Peoria, AZ 85382

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10

October 13, 2025 at 11:25 AM
+33.714315,-112.263940
25128–25198 N 95th Ave
Peoria AZ 85383

Exhibit 2

City of Peoria Public Notice

Request 1: General Plan Amendment from Mixed Use Neighborhood Village to Traditional Residential

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Applicant Contact:
Name: Withey Morris Baugh, PLC – Adam Baugh
Phone: 602-230-0600
Email: adam@wmbattorneys.com

City Contact:
Planning and Community Development
623-773-5044
www.peoriaaz.gov/planning
planning@peoriaaz.gov

Neighborhood Meeting(s):
When: October 29, 2025 at 6:00pm
Where: Sunset Heights Elementary School, Cafeteria - 9687 W Adam Ave, Peoria, AZ 85382

Planning and Zoning Commission Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

City Council Hearing:
When: TBD
Where: Peoria City Council Chambers
8401 W. Monroe St., Peoria, AZ 85345

Case No(s): GPA25-05 & Z25-10

October 13, 2025 at 11:25 AM
+33.714410,-112.263952
25200–25536 N 95th Ave
Peoria AZ 85383

Exhibit Z

Gushing on acre-plus SD Ft

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND95TH AVENUE, PEORIA, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 29TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)

NAME (Please Print)	[redacted]
1. Todd Smith	
2. Ben Deemer	
3. Mindy Freeman	
4. Steve Devine	
5. Yvonne Dew	
6. Matt Bullock	
7. Amy Duffy	
8.	
9.	
10.	

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND95TH AVENUE, PEORIA, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 29TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
61. TRACY KOPP	[redacted]		
62. MARIE Welling			
63. Bob Myers			
64. Bill FREEMAN			
65. Zack Niemeyer			
66. Jenn Niemeyer			
67.			
68.			
69.			
70.			

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND95TH AVENUE, PEORIA, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 29TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (2)

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
61. Jill & Matt Jezior	[redacted]		
62. Linda Goodbrake			
63. Craig Goodbrake			
64.			
65.			
66.			
67.			
68.			
69.			
70.			

Exhibit 2

SIGN-IN

K. HOVNANIAN HOMES

NORTHWEST CORNER OF HAPPY VALLEY ROAD AND95TH AVENUE, PEORIA, AZ

NEIGHBORHOOD OPEN HOUSE MEETING

OCTOBER 29TH, 2025 – 6:00 PM – SUNSET HEIGHTS ELEMENTARY SCHOOL – CAFETERIA - 9687 W ADAM AVE, PEORIA, AZ 85382. (1)

NAME (Please Print)	*ADDRESS*	*PHONE NO.*	*E-MAIL ADDRESS*
91. Tim & Dana Lindsay	[redacted]		
92. ELIAS VALENCIA			
93.			
94.			
95.			
96.			
97.			
98.			
99.			
100.			

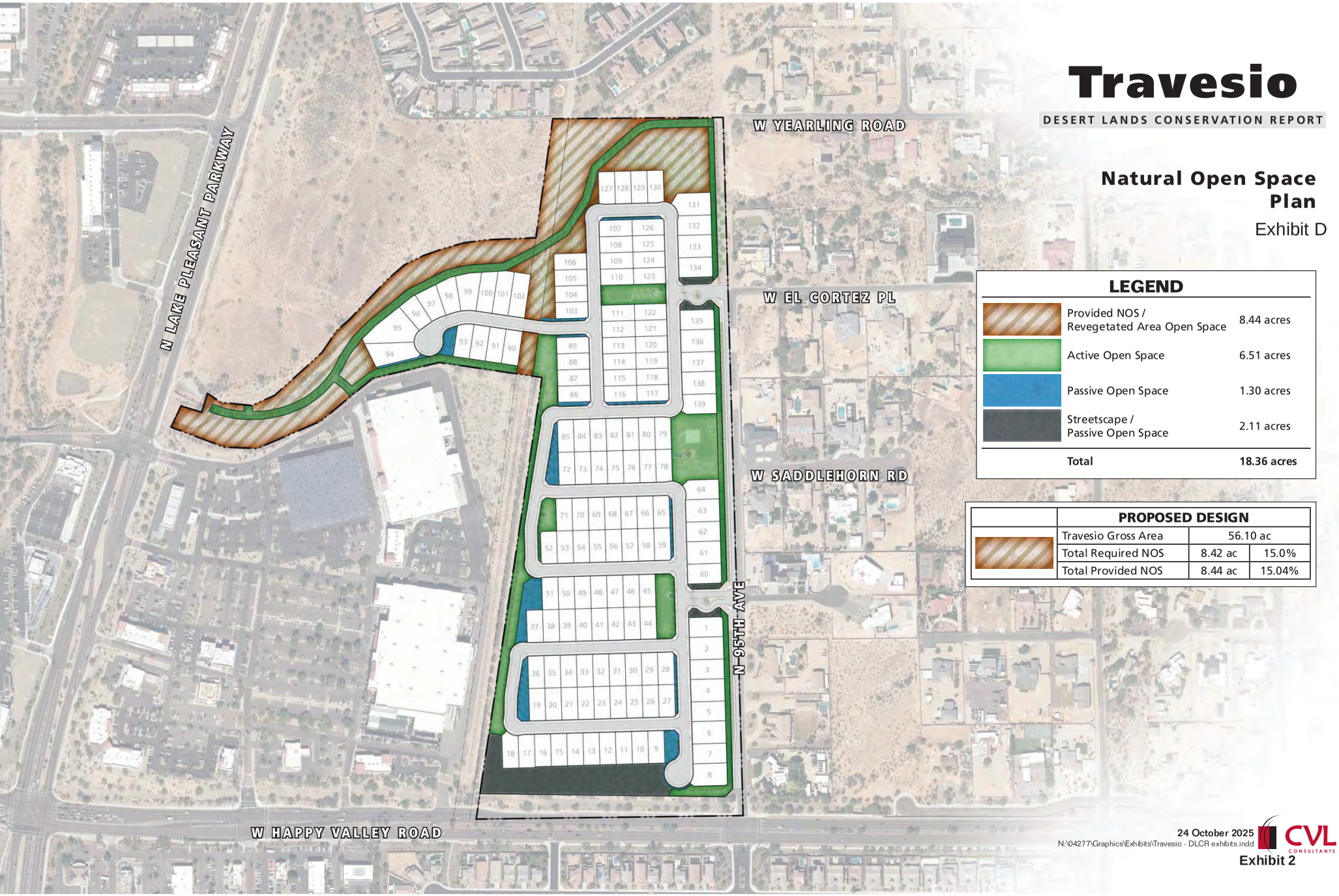
Exhibit 2

Travesio

DESERT LANDS CONSERVATION REPORT

Natural Open Space Plan

Exhibit D



LEGEND

	Provided NOS / Revegetated Area Open Space	8.44 acres
	Active Open Space	6.51 acres
	Passive Open Space	1.30 acres
	Streetscape / Passive Open Space	2.11 acres
	Total	**18.36 acres**

	PROPOSED DESIGN		
	Travesio Gross Area	56.10 ac	
	Total Required NOS	8.42 ac	15.0%
	Total Provided NOS	8.44 ac	15.04%

24 October 2025
N:\04277\Graphics\Exhibits\Travesio - DLCR exhibits.indd

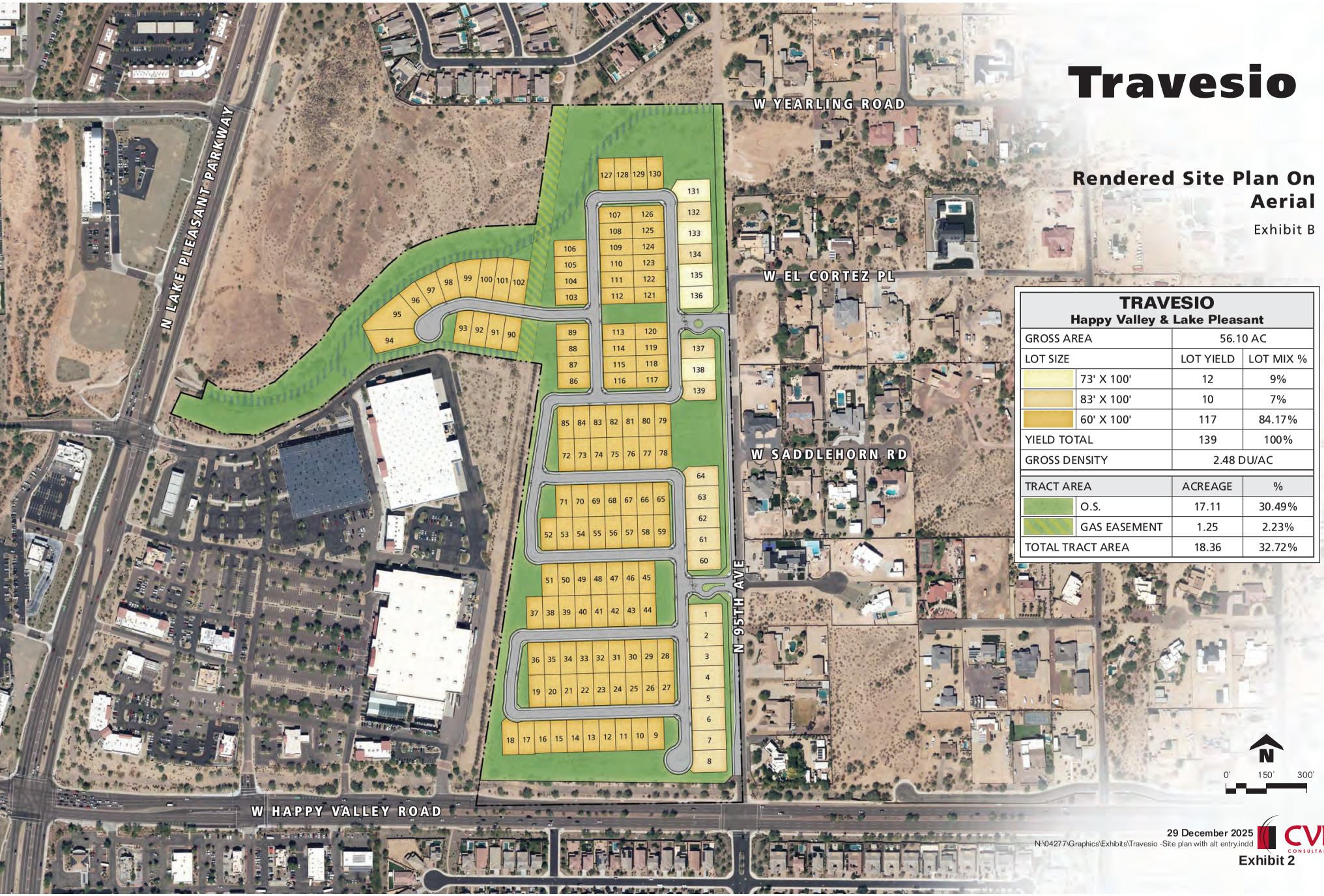
CVL CONSULTANTS

Exhibit 2

Travesio

Rendered Site Plan On Aerial

Exhibit B



TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE		LOT YIELD	LOT MIX %
	73' X 100'	12	9%
	83' X 100'	10	7%
	60' X 100'	117	84.17%
YIELD TOTAL		139	100%
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
	O.S.	17.11	30.49%
	GAS EASEMENT	1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

29 December 2025
N:\04277\Graphics\Exhibits\Travesio -Site plan with alt entry.indd

CVL CONSULTANTS

Exhibit 2

Exhibit 3
Correspondence

From: [redacted]
To: Elias Valencia
Subject: GPA25-05, Z25-10
Date: Tuesday, June 17, 2025 2:29:13 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Strongly oppose these proposed changes Keep Rural Residential zoning
We don't need more high density housing and more traffic
Why are you so called planners intent on degrading our quality of life in Peoria
Traffic already backs up into the LPP intersection from the new traffic light at Lowe's
Best solution would be to nail the door shut at the "Planning " dept

From: [redacted]
To: Elias Valencia
Subject: New project construction on 95th and Happy Valley Rd - Peoria
Date: Thursday, June 19, 2025 5:14:35 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Good morning,

I am a homeowner on Saddlehorn Road off of 95th Ave, and Happy Valley Rd.

I am a concerned homeowner because that preserve area that is behind Fry's and Lowes is now apparently going to be developed into homes and other retail.

Is there anything that we can do to stop this construction from happening or limit it in someway? My entire block supports me on this email.

I truly appreciate your time and input thank you.

Rebecca

Thank you,
Rebecca A. Cheaves
[redacted]

Exhibit 3

From: [redacted]
To: Elias Valencia
Subject: Travesio Project
Date: Friday, December 5, 2025 5:49:47 PM
Attachments: image001.png
image002.png
image003.png
image004.png

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello,

I am the community manager for Cibola Vista HOA, can you please add me to the email list for updates on the project?

City Property Management will be closed Wednesday, December 24 through Friday, December 26 in celebration of Christmas, and again on Tuesday, December 31 and Wednesday, January 1 in celebration of New Year's Day.

Wishing you a merry holiday season filled with joy!

****Business Hours: Monday – Thursday 9:00am – 5:00pm & Friday 9:00am – 3:00pm*****

Did you know that your community has a Homeowner Portal that can be accessed 24/7? You will have access to your Communities Design Guidelines, you can view your account history, violation(s)/photo(s) history, submit and check status of architectural requests, and much more. To access the Homeowner Portal please visit: https://cityproperty.com/hoportal/

Sincerely,

Betsy Baca, CAAM
Community Manager
City Property Management Company

City Property

[redacted]

Exhibit 3

What do you visualize when you think of Arizona? Beyond any doubt it will be our beautiful desert landscape.

But the reality is, due to the non-stop influx of building, this is what it is rapidly becoming everywhere:

Future generations will not even know what the Arizona desert landscape looks like without having to look it up in a history book.

Re: Opposition to cases GPA-25-05 & Z25-10, rezoning of the Northwest corner of Happy Valley and 95th Ave. Travesio

December 11, 2025

Elias Valencia,

I am writing to express my, and my families, strong opposition to the proposed housing development in our neighborhood. This project will have a detrimental impact on our community and quality of life.

First and foremost, the proposed development is simply too dense for our area. We are zoned SR-43 (Rural Residential with one dwelling per acre). Everyone in this neighborhood chose to buy/build their homes here due to the lack of through traffic, rural area, and dark skies. The increase in population density will only lead to increased traffic congestion, noise and light pollution and put a strain on our public services. The traffic along Happy Valley is already at maximum congestion for the area, this development will only worsen the situation. According to a recent study published in the August 2025 issue of the Peoria Independent, "Lake Pleasant Parkway and Happy Valley Road had the third most accidents" in the entire city of Peoria (Haldiman, 2025, p.17). Pedestrians and bicyclists will be detrimentally impacted not to mention increased traffic creates dangerous roads, especially for the many neighborhood children and elderly who utilize 95th Ave. daily.

This development will also result in the loss of our neighborhoods recreation area. All the resident of our neighborhood, including Querecia to the north and Tierra del Sol to the south, utilize that open space. Many people take walks through the desert, enjoy our beautiful sunsets atop the hill, ride bikes, walk their pets and very often ride horses along the wash and the many trails. This will also cut off our walkability access to the many shopping centers and restaurants located just to the west as many residents typically walk the path across in lieu of driving. The proposed development was stated that it will be gated and fully walled around preventing anyone from walking through, negating our walkability. Below is an excerpt taken verbatim from the City of Peoria website in regards to preserving open spaces:

"Benefits of the initiative

- **Quality of life:** Aims to provide more access to parks and open spaces for residents.
- **Economic development:** The abundance of open space is viewed as a draw for companies looking to relocate to Peoria.
- **Tourism:** Preserving the area's natural and historic assets can benefit tourism.
- **Brand building:** The initiative is intended to further enhance the city's brand as a high-quality-of-life community

Our inventory includes many traditional parks, and with the mountainous terrain in our growth area we are laying out a plan to **maintain and preserve large land areas in their natural state for recreational, wildlife and panoramic purposes.** This plan calls for the creation of a Mountains, Open Space, and River Ecosystems (M.O.R.E.) Division that will be part of the Parks & Recreation Department. The M.O.R.E. Division will maintain the city's existing

mountain parks, open space preserves and river corridors and prepare for future acreage as the city grows."

In conclusion, I strongly urge you to disapprove the proposed rezoning and keep the area SR-43, or re-zone to (DLCO) (NOS). I believe that this project is simply not the right fit for our neighborhood. I know that my opinions on this matter are also shared by my many neighbors and others local to the area who are not able to attend this meeting or write letters or emails.

Thank you for your continued service and support of our communities.

Regards,

The Duffy Family

[redacted]
Peoria, AZ 85383

Exhibit 3

From: [redacted]
To: Elias Valencia
Cc: Matt Bullock
Subject: Re: Project Travesio - Rezoning Request (Z25-10) Minor General Plan Amendment (GPA25-05)
Date: Saturday, January 3, 2026 6:10:22 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

I am sorry, I did send this and meant to include my name. It is Linda Goodbrake and I live in the subdivision just north of Fry's called Querencia.

On Jan 3, 2026, at 4:08 PM, lgoodbrake <[redacted]> wrote:

To the Esteemed Leaders of the City of Peoria:

I write as a citizen of Northern Peoria to formally express my strong opposition to the proposed rezoning of the land situated between 95th Avenue and the Fry's supermarket, specifically in relation to the Travesio project. The plan to construct 139 additional homes, thereby introducing hundreds of new residents and vehicles, poses significant risks to the well-being and sustainability of our community. I am deeply concerned about the increased burden this development would place on our water resources, utilities, traffic infrastructure, and educational institutions. The preservation of open spaces and local wildlife is of paramount importance to my community and respectfully request that the original zoning for 50 homes be upheld. Any expansion beyond this limit, or the introduction of commercial development in close proximity to our residences, is unacceptable.

When my husband and I chose to make Peoria our home nine years ago, assurances were given that the natural wash would remain undisturbed. We urge you to honor this commitment. The indiscriminate development of every available open space for financial gain does not constitute responsible urban planning, nor does it reflect the genuine interests of Peoria's residents. Our community has consistently voiced its opposition to increased traffic, utility strain, elevated crime rates, and excessive noise. We ask that you give due consideration to these concerns.

It is increasingly apparent that the perspectives of local residents are being overshadowed by economic interests. While development may be inevitable, it need not require rezoning, and the financial benefits to the city do not justify the adverse impacts on our community. Furthermore, the studies conducted regarding traffic, schools, and

environmental effects appear limited in scope and accuracy. Most troubling is the perceived lack of engagement with the legitimate concerns of your constituents. We respectfully request that you refrain from employing tactics intended to pressure residents into acquiescence.

This matter transcends financial considerations; it is fundamentally about safeguarding the character and future of our community. We urge you to reject the rezoning proposal and to act in accordance with the wishes of those you have been elected to represent.

From: [redacted]
To: Elias Valencia
Subject: Support for Travesio Project
Date: Wednesday, January 7, 2026 2:06:02 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To the City of Peoria,

Please accept this letter as my formal support for the Travesio residential subdivision. I believe it is a win for the city, the neighbors, and our local economy. I look forward to seeing this project come to life.

Thank You
Glen Husband

From: [redacted]
To: Elias Valencia
Subject: Positive impact of Travesio Subdivision
Date: Wednesday, January 7, 2026 5:54:45 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Dear Mayor and Council,
Well-planned devotement like Travesio historically increase surrounding property values. I support this project because its professional design and the high caliber of home construction proposed, which benefits all of North Peoria.

Thank you,
Stacey Beaty

From: [redacted]
To: Elias Valencia
Subject: Positive Impact of Travesio Subdivision
Date: Wednesday, January 7, 2026 7:18:46 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Dear Mayor and Council,

Well-planned developments like Travesio historically increase surrounding property values. I support this project because of its professional design and the high caliber of home construction proposed, which benefits all of North Peoria.
Virginia Kidd
Peoria, Az 85383

Get Outlook for iOS

From: [redacted]
To: Elias Valencia
Subject: Support for Rezoning Application- Travesio Residential Subdivision
Date: Thursday, January 8, 2026 8:53:43 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Dear Peoria City Council,

I am writing to formally express my support for the proposed rezoning of the Travesio subdivision. As Peoria continues to grow, it is vital that we approve projects that provide high-quality housing while remaining compatible with the surrounding neighborhood character.
The Travesio plan demonstrates a thoughtful approach to land use. By rezoning this parcel, the city allows for a more cohesive residential layout that includes better-integrated green spaces and improved infrastructure. This development is not just about adding rooftops; it's about creating a premier community that will attract families and professionals who contribute to our local economy.
I believe Travesio aligns with the City's General Plan for smart, sustainable growth. I respectfully urge the Council to vote in favor of this rezoning request.

Sincerely,
Tyler Klun

[redacted] Peoria, AZ 85383

Exhibit 3

From: [redacted]
To: Elias Valencia
Subject: Travesio is Right for Peoria's Future
Date: Thursday, January 8, 2026 3:29:09 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

To the City Council,

Peoria is at a crossroads, and we must choose smart, sustainable growth. The Travesio residential subdivision represents the type of high-end residential development that defines Peoria as a premier destination in the Valley. I urge you to vote in favor.

A Fulmer

From: [redacted]
To: Elias Valencia
Subject: Support for Rezoning Application – Travesio Subdivision
Date: Tuesday, January 13, 2026 1:19:46 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Dear Peoria City Council,

As a resident of Peoria, I am writing to formally express my support for the rezoning of the Travesio residential subdivision. I believe this project is a necessary step in addressing the critical housing shortage currently facing our city and the state of Arizona.

Recent data shows that Arizona needs approximately 140,000 more homes to meet current demand. In Peoria, we have seen home prices and rents rise significantly over the last few years, making it increasingly difficult for families and essential workers to find quality places to live.

By rezoning the Travesio site from Suburban Ranch (which limits land use to 1-acre lots) to a more modern residential designation, the city is taking a proactive step toward increasing our housing inventory.

We cannot solve our housing crisis with outdated zoning. We need well-planned communities like Travesio that respect the character of North Peoria while welcoming new neighbors. I respectfully urge the Council to approve this rezoning request.

Sincerely,
Whitney Quijada
[redacted]

NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) regarding the official business of the Peoria Unified School District. Any unauthorized review, use, disclosure, or distribution is prohibited. Arizona public records law prohibits the destruction of this communication, and it may be subject to disclosure unless made exempt by state or federal law.

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: 19R.

Date Prepared: 1/15/2026

Council Meeting Date: 1/27/2026

PRESENTER: Jason Beck, Mayor

TO: Council Members

THROUGH: Henry Darwin, City Manager

FROM: Jason Beck, Mayor

SUBJECT: City Manager Appointment

Purpose:

Discussion and possible action 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.

ATTACHMENTS:

Resolution
M. Faust Resume
Agreement

Contact Name and Number:
Christine Nickel, 623-773-7101

RESOLUTION 2026-14

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, APPOINTING MIKE FAUST AS THE CITY MANAGER OF THE CITY OF PEORIA, ARIZONA, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council of the City of Peoria desire to appoint Mike Faust as City Manager of the City of Peoria, Arizona; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Peoria as follows:

1. Pursuant to the Peoria City Code (1992) that Mike Faust be appointed as City Manager of the City of Peoria, Arizona, effective March 2, 2026.

2. That the Employment Agreement between the City of Peoria and Mike Faust is hereby approved, and the Mayor is authorized to execute the same.

PASSED AND ADOPTED by the Mayor and City Council of the City of Peoria, Arizona this 27th day of January, 2026.

CITY OF PEORIA, an Arizona municipal Corporation

_____

Jason Beck, Mayor

ATTEST:

_____

Agnes Goodwine, City Clerk

Approved as to Form:

_____

Emily Jurmu, City Attorney

Effective Date: _____

MICHAEL (MIKE) FAUST

Peoria, Arizona
[redacted]
[redacted]
linkedin.com/in/mike-faust-791a2a11

PUBLIC SECTOR EXECUTIVE | ORGANIZATIONAL TRANSFORMATION

Seasoned executive leader with extensive experience leading large, complex public and private organizations through transformation, fiscal challenge, and operational change. Proven ability to partner with elected officials, community stakeholders, and cross-jurisdictional systems to deliver accountable, transparent, and results-driven public service. Recognized for building high-performing leadership teams, strengthening organizational culture, and aligning strategy, resources, and outcomes.

CORE COMPETENCIES

- Strategic Planning & Performance Management
- Transformational Change Leadership
- Operational Excellence and Continuous Improvement
- Budget Development & Fiscal Stewardship ($1B+)
- City Council / Executive Partnership
- Community & Stakeholder Engagement
- Workforce & Organizational Development
- Public Safety & Human Services Systems
- Contracting, Procurement & Vendor Oversight
- IT & Systems Modernization

PUBLIC SECTOR EXECUTIVE EXPERIENCE

City of Peoria | *2023 - Present*

Deputy City Manager | *May 2023 - Present*

- Designed & currently implementing of one-of-a-kind State Trust Land development and acquisition strategy supporting local Economic Development
- Lead negotiations and location of Amkor Technology **$7B investment** generating $10M in direct tax generation and **3,000 local jobs**

- Lead Historic **Downtown revitalization** efforts including the design, construction and tenant recruitment of catalyzing restaurant projects
- Developed processes and intergovernmental partnerships activating **9,000+ acres** of property facilitating City's future growth potential
- Rebuilt "municipal brand" as development friendly and project efficient partner

State of Arizona – Department of Child Safety | *2015 – 2023*

Director (Cabinet-Level Executive) | *August 2019 – January 2023*

Appointed by the Governor and confirmed by the Arizona Senate to serve as chief executive of Arizona's child welfare agency.

- Led a **$1.3B public organization** with **2,900 employees** providing statewide services to nearly 12,000 children
- Design and implemented the nation's only Foster Care specific Health Plan managed by a child protection agency
- Designed and implemented Arizona's IV-E Extended Foster Care program for young adults ages 18–21
- Reduced out-of-home care population by **40%+** while improving child safety and permanency outcomes
- Increased kinship placements from **30% to 58%**, strengthening family- and community-based solutions
- Worked directly with the Governor's Office, Legislature, courts, tribal governments, municipalities, and community partners
- Led the agency through the COVID-19 public health emergency while maintaining essential services
- Delivered a multi-year **$86M enterprise IT modernization**, improving transparency, accountability, and system reliability
- Built trust-based relationships with providers, nonprofits, advocacy groups, and community stakeholders
- Championed organizational culture, psychological safety, and values-based leadership

Deputy Director, Support Services | *December 2016 – July 2019*

- Oversaw core administrative and operational functions including **Budget, Finance, Accounting, Contracts, Procurement, Facilities, Fleet, Licensing, and Medicaid Health Plan administration**
- Program Design Lead for the **Families First Prevention Services Act (FFPSA)**
- Reduced real estate portfolio from 81 buildings to 54 realizing **$5M in recurring savings**
- Rebuilt contracting and provider management systems, producing **$20M+ cost savings and cost avoidance**
- Strengthened internal controls, performance measurement, and operational accountability

Lean Coach – (Arizona Department of Administration) | *September 2015 – December 2016*

- Led large-scale operational improvement initiatives across child welfare and investigative services
- Eliminated **16,200 overdue investigations**, reducing backlog by **81% from 33,245 to fewer than 6,000**
- Improved hotline decision accuracy and service consistency
- Implemented performance management systems, standard work, and leadership routines

PRIVATE SECTOR EXECUTIVE & OPERATIONS LEADERSHIP

Noranco Manufacturing – Deer Valley Division | *2014 – 2015*

General Manager | *March 2014 – September 2015*

- Full P&L responsibility across operations, finance, HR, and customer management
- Advanced Aerospace 3, 4, and 5-axis machining, welding and special processing **($33M annual sales; 125-employees; 135+ machine centers)**
- Led enterprise-wide manufacturing transformation supported by capital investment and facility redesign
- Stabilized performance using LEAN principles and created a platform for sustained growth
- Executed site consolidation and transition to advanced manufacturing technologies

Sargent Aerospace & Defense (A Dover Company) | *1999 – 2014*

Plant Manager – Sargent Controls & Aerospace (Tucson, AZ) | December 2011 - *March 2014*

- Led an **$80M+ multi–value stream operation** embedding LEAN and performance management
- Improved on-time delivery from **60% to 90%**
- Reduced past-due contracts from **$6.2M to under $2M**

Interim Plant Manager & Facility Start-Up (Ontario, CA / Tucson, AZ) | August 2010-November 2011

- Managed $7M operation and led closure and relocation of manufacturing facility
- Transitioned 250+ components and launched a greenfield manufacturing site

Operations Manager / Continuous Improvement Manager / New Product Leadership (Tucson, AZ / Ontario, CA) | August 2003-August 2010

- Reduced inventory by **30%**, improving working capital and cash flow
- Improved on-time delivery from **62% to 93%** in specialty bearing division
- Delivered **$400K in first-year efficiency savings** through continuous improvement
- Supported F-35 JSF and B787 aerospace programs under aggressive timelines

Manufacturing Engineer / Hydraulic Technician / Assembler | January 1999- July 2003

- Researched and designed manufacturing processes to achieve quality, delivery and cost targets
- Assembled and tested hydraulic control valves and actuators for submarines and fixed-wing aircraft applications

EDUCATION

Bachelor of Science – Business Management
University of Phoenix – 2005 (Graduated)

Masters of Science – Leadership
Grand Canyon University – 2023 (course work only)

COMMUNITY & CIVIC ENGAGEMENT

- A Found Future – Board Member / Treasurer (2025 – Present)
- Christ's Church of the Valley — Kids Ministry Volunteer (2016 – Present)
- National Association of Public Child Welfare Administrators - Executive Advisory Council (2021-2023)
- Phoenix Rising FC — Competitive Youth Soccer Coach (2019 – 2023)
- American Youth Soccer Organization — Coach (2015 – 2019)

PROFESSIONAL DEVELOPMENT

- Management for Daily Improvement Training – June 2008
- Kaizen Event Instructor Training – May 2008
- Goal Deployment Training (Hoshin Planning) – January 2008
- YCA Project Success (Project Management) – March 2003

TERMS AND CONDITIONS OF EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into this 27th day of January 2026, by and between the City of Peoria, Arizona, an Arizona municipal corporation, hereinafter called "City" or "City Council," and Michael Faust, hereinafter called "Employee" or "City Manager", both of whom understand as follows:

WHEREAS, the Mayor and Council of the City have entered into a Terms and Conditions of Employment Agreement with the City Manager dated January 27, 2026, (hereinafter "Agreement") for the provision of those duties and function of the City Manager, as provided under the Peoria City Charter and Code and in accordance with Arizona Revised Statutes, Section 9-271: and

WHEREAS, consistent with Article Ill, Section 1 of the Peoria City Charter, the City Council desires to enter into a written agreement to provide certain benefits, to establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, Employee desires to enter into a written agreement to be employed as City Manager of the City of Peoria, Arizona;

Therefore, the parties in consideration of the covenants and conditions to be performed by the City Manager set forth in the Agreement dated January 27th, 2026, the Parties agree to the Agreement as follows:

SECTION 1. Powers and Duties of the City Manager.

The City Council hereby agrees to employ said Employee as City Manager of the City of Peoria, Arizona, to perform the functions and duties specified in the City Charter and Codes, and to perform other legally permissible and proper duties and functions as the City Council shall from time to time assign, subject to this Agreement.

Neither the City Council nor any of its members shall direct or request the appointment of any person to, or removal from office by the City Manager or any of their subordinates, or in any manner take part in the appointment or removal of officers and employees in the service of the City, except where expressly provided for by City Charter or state law. The City Council and its members shall deal with employees of the City solely through the City Manager, and neither the City Council nor any member thereof shall give orders to any subordinate of the City Manager, either publicly or privately.

SECTION 2. Term.

A. The City Manager serves at the pleasure of the City Council, and nothing herein shall be taken to prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of the City Manager at any time, subject only to the provisions of Section 3 of this Agreement.

B. In the event Employee voluntarily resigns as City Manager, then Employee shall give the City Council at least sixty (60) days advance notice, unless the parties agree otherwise.

C. Employee agrees to remain in the exclusive employ of the City of Peoria during the term of this Agreement. The term "employed," however, shall not be construed to include occasional teaching, writing, speaking, or consulting performed on Employee's time off, even if outside compensation is provided for such services. Said activities are expressly allowed, provided that in no case is any activity allowed which would present a conflict of interest with the City of Peoria.

SECTION 3. Suspension, Termination and Severance Pay.

A. Pursuant to City Code Section 2-61(b), should the Council by majority vote suspend or place the City Manager on administrative leave, then the Council shall provide the City Manager in writing within one business day the reason for suspension or administrative leave. The duration of suspension or administrative leave shall not exceed 30 calendar days. On or before the 30th calendar day, the Council by majority vote shall vote to reinstate the City Manager with backpay or vote to terminate the City Manager in accordance with Section 3 of this agreement.

B. In the event the City Manager is terminated by the City Council during the time that Employee is willing and able to perform the duties of City Manager, the City Council agrees to pay Employee a lump sum cash payment in full settlement of any causes of action, claims, damages, attorneys fees and costs arising out of the termination in the amount of the employee's monthly salary at the time of such termination multiplied by the difference between thirty-six months and the total months served as the City Manager.

C. Employee shall also be compensated for all earned sick leave, vacation, holidays, compensatory time, and other accrued benefits to date, calculated at the rate of pay in effect upon termination and in accordance with City policies. The lump sum cash payment plus accrued benefits together shall be referred to as the "Settlement Amount." The City Council and Employee agree that the Settlement Amount may be amended from time to time. City Council and Employee acknowledge that Employee's receipt of the Settlement Amount would not constitute a waiver by Employee of any· claims arising out of intentional acts of misconduct committed by City Council members or claims arising under Arizona or Federal law pertaining to equal employment opportunity, age discrimination, or discrimination on basis of disability. City and Employee agree that the Settlement Amount shall be paid within seven (7) working days after the termination of the City Manager. However, in the event Employee is terminated because of their conviction of any illegal act, City shall have no obligation to pay the Settlement Amount.

D. For purposes of complying with this Section, appropriations held as unencumbered fund balances in any fund or account of the City shall be deemed to be available and authorized for transfer to the appropriate salary and benefit expenditure accounts to ensure fulfillment of this provision of the Agreement.

E. The parties agree that from time to time after a facilitated goal setting the Settlement Amount may be adjusted by a written agreement signed by both parties.

SECTION 4. Salary.

A. City agrees to pay Employee for their services rendered pursuant hereto as City Manager an annual base salary of $325,000, payable in installments at the same time as other employees of the City of Peoria, Arizona are paid.

B. City agrees to adjust the City Manager compensation equivalent to the average increase, inclusive of Cost-of-Living (COLA) and merit, provided to all other regular status employee groups (Non-Represented, AFSCME, PFFA and PPOA). The adjustment shall be effective the first full pay period in July of each year.

SECTION 5. Deferred Compensation.

Both the City and the City Manager agree to contribute seven percent (7%) of the employees' annual salary on a bi-weekly basis to the City Manager's retirement savings plan. Said deferred compensation contributions shall be paid as follows. First, such amount shall be paid up to the maximum amount permitted under the Internal Revenue Code of 1986, as amended, into the City's Section 401 (a) savings plan with the Nationwide Retirement Solutions or any other retirement fund or funds designated by the City Manager, in the same manner as that with other employees. City agrees to transfer ownership of said plan or retirement fund to succeeding employers of Employee, if any and as requested by Employee, upon Employee's resignation or discharge in accordance with the provisions of the Internal Revenue Code of 1986. The City may adjust these amounts with the agreement of the City Manager in order to comply with the provisions of the Internal Revenue Code of 1986, as amended.

Any remaining amount shall be paid into the City's Section 457 Deferred Compensation Plan for the City Manager. The City Manager may elect to contribute additional amounts to the Section 457 Deferred Compensation Plan, pursuant to provisions of such plan and in conformance with the provisions of the Internal Revenue Code of 1986 as amended.

SECTION 6. Retirement Benefits.

The City Manager shall be covered and governed by the same retirement system as all other non-public safety City employees.

SECTION 7. Insurance Coverages.

A. The City Manager may participate in the same health and dental plans available to all other City employees. The City agrees to provide additional insurance to Employee as follows:

- Life insurance coverage in the amount of two and one half times the City Manager annual base salary to next highest thousand-dollar amount.
- Short-term disability insurance.

City and Employee agree that upon termination of the Employee for any reason other than conviction of any illegal act, the City shall pay the cost for continuation of existing health, dental and life insurance, for employee and all eligible dependents for a period of twelve (12) months. In the event Employee becomes reemployed and obtains coverage under another group insurance program, City's obligations under this provision shall terminate. City Manager shall be subject to such changes as the City may make from time to time in its insurance coverages applicable to all employees of the City.

SECTION 8. Automobile and Related Allowances.

City shall provide a vehicle allowance of $600.00 per month to the City Manager, payable on or about the first day of each month. In return for the car allowance, the City Manager is expected to use their personal vehicle for all City business. All travel outside of Maricopa County shall be reimbursed at the mileage rate established by Internal Revenue Service.

SECTION 9. Other Benefits.

A. All provisions of the City Charter, rules and regulations of City relating to benefits and working conditions as they now exist or hereafter may be amended, shall also apply to the City Manager as they would to all other employees of City, in addition to said benefits enumerated specifically for the benefit of the City Manager herein.

B. The City Manager shall be allowed to accrue vacation and sick leave at the rate set forth as follows:

1. Vacation to be accrued at the rate of 240 hours per year. The maximum accrual shall be 480 hours as of January 1 each year. Accrued hours above 480 as of January 1 each year will be forfeited, with up to 120 hours paid to the employee.

   Upon request, the City Manager may receive payments of their unused accrued vacation leave. The payment may not exceed 120 hours and may not reduce the vacation accrual balance of the City Manager below 120 hours.

2. Sick leave to be accrued at the rate of 180 hours per year. The accrual limits for non-represented City employees shall apply.

C. City shall bear the full cost of any fidelity, umbrella insurance coverage premium, or other bonds required of the City Manager under any law or ordinance.

D. The benefits provided to the City Manager under this Agreement shall not be reduced or eliminated unless the City Council reduces such benefits for all similarly situated City employees.

SECTION 10. Hours of Work.

It is recognized that the City Manager must devote a great deal of time outside normal office hours to the business of the City. Employee will be allowed to adjust their office hours as he shall deem appropriate so long as he is available and the management of the City is not harmed.

SECTION 11. Professional Development.

A. City agrees to budget for and to pay the professional dues, subscriptions, travel and subsistence expenses of the City Manager for professional participation and travel, meetings, and occasions adequate to continue their professional development and to adequately pursue necessary official functions of the City. The City Manager shall be eligible for education reimbursement in accordance with City policy.

B. City also agrees to budget and to pay for the travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for their professional development and for the good of the City.

C. Additionally, City encourages the City Manager to attain positions of leadership in national, state, regional and local associations and organizations relevant to their profession. City agrees to budget and pay for travel and subsistence expenses necessary for such official functions, including, but not limited to membership in the International City-County Management Association (ICMA) and the Arizona City-County Management Association (ACMA). City also agrees to support those activities necessary for City Manager to continue ICMA credentials.

SECTION 12. Residence.

Employee agrees to maintain residence within the corporate boundaries of the City of Peoria, Arizona during their tenure as City Manager.

SECTION 13. Performance Evaluation.

The City Council shall review and evaluate the performance of the City Manager no later than thirty (30) days following the appointment anniversary date. Said review shall be in accordance with the requirements of City's Charter and Code and with specific criteria developed jointly by the City Council and the City Manager. Said criteria may be added to or deleted from as the City Council may from time to time determine, in consultation with the City Manager.

Annually, the City Council and the City Manager shall jointly define such goals and performance objectives that they determine necessary for the proper operation of the City of Peoria, Arizona, and in the attainment of the City Council's policy objectives and shall further establish a relative priority among those various goals and objectives; said goals and objectives to be reduced to writing. It is during this review that the City Council may determine specific priority items and criteria in which additional pay for performance considerations may be made.

SECTION 14. General Provisions.

A. The text herein shall constitute the entire Agreement between the parties.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee.

C. City and the City Manager agree that the items covered by this agreement shall become effective March 2, 2026, following Council approval January 27, 2026. This Agreement shall become effective upon adoption and approval by the City Council of the City of Peoria, Arizona and execution by both parties.

City and City Manager agree that except solely as modified above, changed and amended, the terms, conditions, and provisions of the Agreement and subsequent amendments thereto, shall continue in full forth and effect and shall apply to, and shall govern, this amendment of the Agreement.

D. If any provisions, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

IN WITNESS THEREOF, the City of Peoria has caused this Agreement to be signed and executed in its behalf by its Mayor and duly attested by its City Clerk, and the City Manager has signed and executed this Agreement, both in duplicate, the day and year first written above.

CITY OF PEORIA

_____
Mayor

ATTEST:

_____
City Clerk

CITY MANAGER

_____
City Manager

APPROVED AS TO FORM:

_____
City Attorney