



**MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
PEORIA PUBLIC SAFETY ADMINISTRATION BUILDING  
PEORIA ROOM  
December 16, 2025

An Executive Session Meeting of the City Council of the City of Peoria, Arizona was convened at 8351 W. Cinnabar Avenue in open and public session at 5:01 p.m.

**Members Present:** Mayor Jason Beck, Vice Mayor Jennifer Crawford, 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) Discussion or consultation with designated representatives of the public body and/or for legal advice concerning general Criminal Division and other legal updates, pursuant to A.R.S. § 38-431.03(A)(3).
- (b) Discussion or consultation with designated representatives of the public body and/or for legal advice concerning Electrical Bicycle (E-Bike) Ordinance pursuant to A.R.S. § 38-431.03(A)(3).

Motion was made by Councilmember Edwards seconded by Vice Mayor Crawford 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 5:02 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 6:05 p.m.

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

Pledge of Allegiance was led by Mayor Beck.

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

**Council Youth Liaisons:** Anika Navghare and Felicia Holly.

**Members Absent:** None.

**Other Municipal Officials Present:** Henry Darwin, City Manager; Kevin Burke, Deputy City Manager; Travis Cutright, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, City Clerk.

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

## PRESENTATION

3. **Presentation of the Neighborhood and Human Services Department's 2025 Housing Needs Assessment**

Chris Hallet, Neighborhood and Human Services Director, displayed a PowerPoint presentation on the 2025 Housing Needs Assessments Amendment to the 2023 Housing Study.

Information included:

- Mission
- Vision
- Problem Statements
- Housing Needs Assessment Overview
- Strategic Action Framework and Options for Consideration
- Key Take Aways
- Reporting and Next Steps

Discussion ensued regarding affordable housing for 55+ communities.

Mayor Beck thanked staff for the presentation.

## CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine or have been previously reviewed and/or discussed by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If the Presiding Officer receives a timely notice of a request for removal, an item may be removed from the Consent agenda for consideration on the Regular Agenda.

4 C. **Minutes**

Approved the November 18, 2025 meeting minutes.

5 C. **Board and Commission Appointments**

Approved the recommendations from the Council Boards and Commissions Subcommittee and adopt **RES. 2025-110** appointing/reappointing members to various Boards and Commissions.

6 C. **Workers' Compensation Exemption Request**

Authorized the execution of documents necessary to certify the City of Peoria exemption from the Industrial Commission of Arizona requirements to post security for self-insured Workers' Compensation claims.

7 C. **Fiscal Year 2026 1st Quarter Budget Amendments and Fiscal Year 2026 1st Quarter Chargebacks**

Approved the Fiscal Year 2026 1st Quarter Budget Amendments and Fiscal Year 2026 1st Quarter Chargebacks.

8 C. **Single Source Purchase and Budget Amendment, Tyler Technologies Inc., Computer Aided Dispatch**

(a) Approved a single source purchase with Tyler Technologies, Inc. in the amount of \$2,158,019 in three (3) annual payments to enter into a three (3) year Software as a Service License Agreement and \$153,440 in implementation and migration services for the City's Police Computer Aided Dispatch and Records System and (b) approved a budget transfer from contingency for the first year Software as a Service fees, support resources, and implementation services in the amount of \$145,849.

9 C. **Authorize the Sale and Issuance of Pledged Excise Tax/State Shared Revenue Obligations Series 2026**

Adopted **RES. 2025-111** approving the sale and execution and delivery of a Pledged Excise Tax/State Shared Revenue Obligation, Series 2026 to be used to finance a portion of the Fleet Maintenance Building being constructed at the Municipal Operations Center; approving the form and authorizing the execution

and delivery of necessary agreements for such sale; and delegating authority to determine certain matters and terms with respect to the foregoing.

10 C. **Grant, State of Arizona Department of Public Safety, Anti-Human Trafficking Program**

(a) Authorized the Peoria Police Department to accept a grant in the amount of \$89,101 from the Arizona Department of Public Safety, Anti-Human Trafficking Grant Program to fund training and travel, supplies, and equipment to the Peoria Police Department's Human Exploitation and Trafficking Unit; (b) approved a budget amendment in the amount of \$89,101 from the Proposed Grants Contingency Fund to the Miscellaneous Police Grants Fund.

11 C. **Intergovernmental Agreement, Arizona Department of Child Safety, Office of Child Welfare and Investigations**

Approved an Intergovernmental Agreement between the City of Peoria and the Arizona Department of Child Safety. This Intergovernmental Agreement has been renewed every five years since 2014. Peoria Police Department agrees to provide workspace for staff from the Office of Child Welfare and Investigations. All related expenses will be the responsibility of Office of Child Welfare and Investigations including staff and necessary equipment.

12 C. **Intergovernmental Agreement, City of Phoenix, 67th Ave Improvements from Pinnacle Peak to Happy Valley Rd**

Approved an Intergovernmental Agreement between the City of Phoenix and the City of Peoria for the Construction, Permitting, Operation and Maintenance of the 67th Avenue; Pinnacle Peak Road to Happy Valley Road Regional Drainage and Street Improvements.

13 C. **Intergovernmental Agreement, The Arizona Board of Regents, Project WET Program, Peoria Unified School District**

Approved an amendment extending the existing Intergovernmental Agreement with the Arizona Board of Regents on behalf of the University of Arizona's Project WET Program through April 30, 2026.

14 C. **Intergovernmental Agreement, State of Arizona, 107th Avenue and Rose Garden Lane Intersection Improvements**

Approved an amendment to an existing Intergovernmental Agreement with the State of Arizona for the design and construction of intersection improvements, modifying the existing intersection improvements, and installation of a new traffic signal at 107th Avenue and Rose Garden Lane.

15 C. **Bicentel LLC - Revocable Fiber Optic Communications License**

Approved the Revocable Fiber Optic Communications License issued to Bicentel, LLC for the purpose of granting permission to construct, install, operate, maintain, and use public highways, public rights-of-way, public streets within the City of Peoria to provide Fiber Optic Communications Services.

16 C. **Cablevision Lightpath LLC - Telecommunications Services License**

Approved the Telecommunications Services License issued to Cablevision Lightpath LLC for the purpose of granting (1) permission to construct, install, operate, maintain, and use public highways, public rights-of-way, public streets, and public utility easements within the City of Peoria to provide telecommunications services and internet access services to subscribers.

17 C. **7300 Jomax: Rezone (Z23-14)**

Adopted **ORD. 2025-31**, approving the rezoning of approximately 1.5 acres located south of Jomax Road and the 73rd Drive alignment from Suburban Ranch 43 (SR-43) to Single Family Residential (R1-18).

18 C. **Abandonment of City Interest, Water Line Easement, Butler Drive and 75th Avenue**

Adopted **RES. 2025-112** abandoning the City's interest in a portion of a certain Easement for Public Water Line as recorded in Maricopa County Recorder's Document Number 2021-0612818 located north of Butler Drive and east of 75th Avenue (R250032).

19 C. **Land Right Dedications, Peoria Place Replat Lot 1B at Whitney Drive and Cotton Crossing**

Adopted **RES. 2025-113** authorizing the City Manager to execute dedication documents to the public for roadway, drainage, and public utility purposes from a City owned parcel identified as Peoria Place Replat Lot 1B at Whitney Drive and Cotton Crossing.

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

Adopted **RES. 2025-114** 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.

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

Recommended approval to the State Liquor Board for:

- (a) a Person Transfer for an On-Sale All Liquor License (Series 06) for Fire House Event Center & Bar, located at 8307 W. Washington Street, Michael R. Kaffer Jr., Applicant, LL#25-011212.
- (b) a Location Transfer for an Off-Sale All (Series 09) Liquor License for Safeway #1841, located at 12320 N 83rd Avenue, Ryan W. Anderson, Applicant, LL#17553.
- (c) a New Restaurant (Series 12) Liquor License for Kawaii Sushi & Asian Cuisine, located 29883 N. El Mirage Road Ste 120, Yanming Situ, Applicant, LL#25-011351.
- (d) a New Restaurant (Series 12) Liquor License for Santo Agave, located at 9832 W. Northern Avenue #B110 & B120, Jaime Damian Rangel-Ceja, Applicant, LL#25-011198.
- (e) a New Wine and Beer (Series 10) Liquor License for Rancho 33 Carniceria LLC, located at 10798 N. 75th Avenue #A1, Patricia M. Rico Esquer, Applicant, LL#25-011197

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

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None.

Motion carried 7-0.

**REGULAR AGENDA**

**New Business:**

**22 R. Peoria Police Officers' Association Memorandum of Understanding**

Breanne Nelson, Human Resources Deputy Director, Theresa Brenholt, Human Resources Manager, Sergeant Matt Miller and Officer David Ayres, displayed a PowerPoint presentation on Peoria Police Officers' Association Memorandum of Understanding.

Information included:

- Bargaining Overview
- Process Overview
- Negotiation Timeline
- Meet and Confer Team Members
- Labor Group Goals and Interests
- Negotiated Items
- Staff Recommendation

A motion was made by Councilmember Edwards, and seconded by Councilmember Bullock, to approve successor memorandum of understanding for Peoria Police Officers' Association to be in effect as of July 1, 2026.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None

Motion carried 7-0.

23 R. **Reimbursement Agreement, The Roman Catholic Church of the Diocese of Phoenix, Peoria Innovation Core 2**

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the Reimbursement Agreement with the Roman Catholic Church of the Diocese of Phoenix.

Information included:

- Purpose and Background
- Proposed Improvements and Diocese Obligations
- Additional Obligations
- Staff Recommendation

A motion was made by Councilmember Bullock, and seconded by Vice Mayor Crawford, to adopt **RES. 2025-116** to enter into a Reimbursement Agreement with The Roman Catholic Church of the Diocese of Phoenix regarding public infrastructure supporting development within the Peoria Innovation Core – Core 2.

Upon tabulation of votes, it showed:

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

NAYS – None

ABSENT – None.

Motion carried 7-0.

**24 R. Resort Residences at Cibola Vista: Minor General Plan Amendment (GPA24-06)**

Items 24R and 25R were presented together but voted upon in separate motions.

Chris Jacques, Planning and Community Development Director, displayed a PowerPoint presentation on Minor General Plan Amendment.

Information included:

- Introduction
  - Applicant
  - Location
  - Site Area
  - Proposal
- Site and area Context
- Entitlement History
- Evolution to Current Disposition
- Summary of Current Entitlement
- Resort Residences at Cibola Vista
- Conceptual Renderings
- Resort Residences at Cibola Vista
- Minor General Plan Amendment
  - Request
  - Contextual Findings
  - Proposal
- Major Planned Area Development Amendment
  - Request
  - Analysis
- Existing to Proposed Comparison
- Infrastructure
  - Traffic
  - Water/Sewer
- Public Outreach
  - Application Notification
  - Notice of Neighborhood Meeting
  - Neighborhood Meetings
  - Deer Valley Unified School District
- Proposal Alterations to Site Plan
- Comparison of Entitlement
- Planning and Zoning Commission
- Consideration and Findings
- Recommended Actions

Councilmember Bullock spoke regarding his involvement with City staff and residents throughout the project and the steps he took to address citizens' concerns. He



addressed issues related to the site plan, traffic, school capacity, public safety, and water and sewer infrastructure.

Mayor Pro Tem Finn spoke regarding the evolution of the site plan and requested confirmation that the rezoning restrictions would apply to any future developer should the current project not proceed. He also asked for clarification that any future proposal to modify the Resort Property to include multifamily development would be required to undergo the same rezoning process.

Councilmember Edwards asked for clarification regarding tax revenue and property taxes associated with the Resort Property timeshare.

Vice Mayor Crawford requested clarification on the property's current sub zoning and provided information from her research on the surrounding housing.

The Regular Meeting was recessed from 7:23p.m. to 7:38p.m.

Mayor Beck called for public comments for Items 24R and 25R.

- Heather Updike, Peoria Citizen, spoke in opposition of items 24R and 25R, stating that the proximity to high density apartments reduces home values.
- Mike Reed, Peoria Citizen, spoke in support of items 24R and 25R, stating that there is a demand for rental properties and without apartment complexes, more houses will be for rent.
- Art Miller, Peoria Citizen, spoke in opposition of items 24R and 25R, stating the apartments will burden infrastructure, increase traffic congestion, strain public safety services, and generate a fraction of tax revenue that hospitality development would provide.
- Charrace Thomas Holmes, Peoria Citizen, spoke in support of items 24R and 25R, stating that affordable housing options are limited and that working professionals and individuals rebuilding their lives deserve access to quality housing in Peoria.
- Armando Castorena, Peoria Citizen, spoke in opposition of items 24R and 25R, stating that he conducted due diligence prior to moving into the neighborhood and expressed concern that the area is not appropriate for apartment development or the associated income levels.
- Kiely Sutton, Peoria Citizen, spoke in support of items 24R and 25R, stating that Peoria's future depends on retaining the next generation and that projects such as this provide housing opportunities for young professionals to remain in Peoria.

- Peoria Citizen, spoke in opposition of items 24R and 25R, stating that the Cibola Vista community does not support apartment development in the area.
- Sam Coburn, Peoria Citizen, spoke in support of items 24R and 25R, stating the apartments will be professionally managed, well regulated, and designed with safety in mind.
- Jeremy Bowen, Peoria Citizen, spoke in opposition of items 24R and 25R, stating that the community opposed to the apartment development is not adequately represented, that the development would strain City resources, and that a referendum would be filed.
- Jason Morris, development applicant, spoke in support of items 24R and 25R, stating that the apartments are heavily regulated with fewer units, better site plan, more privacy, less traffic and help address an overall imbalance in multi-family apartment units.

Mayor Beck addressed the proposed changes to the site plan, emphasizing that apartment complexes are a housing option for working professionals as well.

A motion was made by Councilmember Dunn, and seconded by Councilmember Stokes, to adopt **RES 2025-115**, amending the General Plan Land Use designation from Traditional Residential (2-5 dwelling units per acre) to Urban Residential (12+ dwelling units per acre) on approximately 17 acres. The site is generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive.

Upon a roll call vote, it showed:

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

NAYS – Crawford.

ABSENT – None.

Motion carried 6-1.

The Regular Meeting was recessed 8:38 p.m. until 8:46 p.m.

25 R. **Resort Residences at Cibola Vista: Major PAD Amendment (Case Z00-10A.6)**

A presentation on this item was presented collectively with Item 24R along with public comments.

Mayor Beck called for a discussion. There being no discussion, a motion was made by Councilmember Stokes, and seconded by Councilmember Dunn, to adopt **ORD. 2025-32**, approving a Major Planned Area Development (PAD) Amendment for approximately 17 acres located within the Cibola Vista PAD to facilitate the development of a 302-unit multi-family residential development. The site is generally located east of the southeast corner of Lake Pleasant Parkway and Pinnacle Vista Drive.

Upon tabulation of votes, it showed:

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

NAYS – Crawford.

ABSENT – None.

Motion carried 6-1.

### **Reports from City Manager:**

Henry Darwin, City Manager reported on:

- Police Department Promotions
- Chris Hallet, Neighborhood and Human Services Director, is retiring and Kelli Kincaid, Deputy Neighborhood and Human Services Director, has been appointed as the new Director.
- Residential Holiday Waste Collection Change
- 2026 City Council Meeting Calendar
- Grand Canyon University Entrepreneur Training Program
- Neighborhood Pride Day

### **Reports from Council Youth Liaisons:**

Council Youth Liaison, Anika Navghare, left the meeting early and was not present to provide her report.

Council Youth Liaison, Felicia Holly, reported on:

- Civic Engagement Subcommittee finalizing an agenda for Youth Government Day and the Community Service Committee's intent to have a Heat Wave Drive.

### **Reports from the Mayor:**

Mayor Beck reported on the Peoria Police Officers Association Charities Annual Shop with a Cop event, the Peoria Holiday Festival, and Peoria Day of Giving.

### **Call To The Public (Non-Agenda Items)**

- Shannon Ceimo, Peoria Citizen, stated that the previous City Council meeting minutes did not properly note her statement. She stated that her comments were that "private equity is taking over Extended Stay Suites and there's no guarantee that it's going to be looked after". She also spoke on private equity replacing sole ownership; stated her opposition to an additional rehabilitation center; noise from a mechanic shop in Polynesian Village community; and the proposed 10-year shelf life of the diocese agreement.
- Eva Osuna, Peoria Citizen, spoke regarding the city's heavy emphasis on projects in North Peoria and fast-tracking millions of dollars for projects while

South Peoria has been left behind and underrepresented. She stated that South Peoria has long-needed basic infrastructure and revitalizing downtown does not equal improving livability.

- Jon Forsythe, Peoria Citizen, stated that the city is more divided today than three years ago and spoke on Art Miller's resignation from the city and his support for Art Miller for Mayor and Eva Osuna for Councilmember.

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 9:03 p.m.

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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 18<sup>th</sup> day of November, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16<sup>th</sup> day of December, 2025.

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Agnes Goodwine, City Clerk

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