

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
October 17, 2017

A **Study Session Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 5:00 p.m.

Members Present: Mayor Cathy Carlat; Councilmembers Bridget Binsbacher, Michael Finn, Vicki Hunt, Carlo Leone and Bill Patena

Clerk's Note: Councilmember Finn participated in the Study Session meeting by telephone conference call.

Council Youth Liaisons: Maylee Acosta.

Other Municipal Officials Present: Jeff Tyne, City Manager; Julie Arendall, Deputy City Manager; Andy Granger, Deputy City Manager; Valli Goss, Assistant City Attorney; Rhonda Geriminsky, City Clerk; Katie Gregory, Management and Budget Director; Chris Jacques, Planning and Community Development Director; Laura Ingegneri, Human Resources Director; Adina Lund, Development and Engineering Director; John Sefton, Community Services Director; Stuart Kent, Public Works/Utilities Director; Thomas Adkins, Intergovernmental Affairs Director; Scott Whyte, Economic Development Services Director; Dawn Prince, Assistant to the City Manager; and Natalie Gilstrap, Management Analyst.

Audience: Approximately three members of the public were present.

STUDY SESSION AGENDA

Subject(s) for Discussion Only

1. **VOID**
2. **VOID**
3. **Development Trends**

Jeff Tyne, City Manager, introduced the Study Session item regarding development trends. Mr. Tyne indicated that this is the first presentation in a series of discussions with City Council regarding future development and the management of growth for the City of Peoria.

Andy Granger, Deputy City Manager, indicated that this presentation would focus on development trends for the previous five years as well as a look at projected trends for the next five years.

Chris Jacques, Planning and Community Development Director provided information regarding:

- Background on Peoria's population, land growth history and population distribution
- Maricopa Association of Government's historical and projected growth rate for the City of Peoria

Discussion ensued regarding the amount of land available in the year 2040 at the projected population count of 278,000.

Mr. Jacques continued the presentation providing information regarding:

- Geographical projection of population growth
- Maricopa Association of Government's 2015 employment concentration data and projected data for the City of Peoria
- Major land ownership throughout the City's planning areas
- Bureau of Land Management's land and mission statement – sustain the health, diversity and production of public lands
- Arizona State Land Department's land and mission statement – manage to enhance value and optimize return

Discussion ensued regarding the differences between the State Land Department's and the Bureau of Land Management's mission statements; specifically, the State Land Department's mission to hold onto the land to obtain the highest and best use value and what impact this may have on the City of Peoria. Staff indicated that continued discussions with the State Land Department would help ensure that these parcels are optimized as the City's infrastructure around those areas is developed.

Mr. Jacques continued the presentation and provided information regarding the State Land Department properties currently marketed in the City of Peoria.

Discussion ensued regarding a specific parcel on Lake Pleasant Parkway that inhibits traffic flow and Council's desire to include this land as part of the marketed land in Peoria.

Mr. Jacques continued the presentation outlining:

- Development patterns and trends with regard to single-family residential permitting activity compared to other valley cities over the last five years.
- Maricopa County Government's map highlighting valley housing sales prices

Mr. Jacques provided the following information regarding the area South of Bell Road where it is estimated that 7% of the projected housing units will be located:

- Single-family residential permitting activity compared to that of neighboring cities
- Valley housing sales pricing and desirability of the area in the City of Peoria
- Single-family residential permitting over the last five years
- Projected residential growth in the next five years
- Other multi-family residential (MFR) and non-residential growth

Mr. Jacques provided the following information regarding the Central Corridor area where it is estimated that 46% of the projected housing units will be located:

- Single-family residential permitting activity compared to that of neighboring cities
- Valley housing sales pricing and desirability of the area in the City of Peoria
- Single-family residential permitting over the last five years
- Projected residential growth in the next five years
- Other multi-family residential (MFR) and non-residential growth

Discussion ensued regarding:

- Importance of being proactive in discussing funding for growth
- Impact of the City's employment needs with the projected new growth over the next five years
- Being mindful of building a community that matches the character of the residents of the City

Mr. Jacques continued the presentation and provided the following information regarding the Northwest Area (west of Agua Fria) where it is estimated that 47% of the projected housing units will be located:

- Single-family residential permitting activity compared to that of neighboring cities
- Valley housing sales pricing and desirability of the area in the City of Peoria
- Single-family residential permitting over the last five years
- Projected residential growth in the next five years
- Other multi-family residential (MFR) and non-residential growth

Mr. Jacques spoke regarding the Lake Pleasant Heights – Mystic area.

Discussion ensued regarding future infrastructure funding possibilities in the Lake Pleasant Heights area, including Community Facilities Districts.

Mr. Jacques continued the presentation and spoke regarding the area West of Trilogy at Vistancia.

Discussion ensued regarding the privately owned land in that area.

Mr. Jacques continued the presentation and spoke regarding the area located near Loop 303 and Maricopa County and City of Surprise parcels.

Discussion ensued regarding the operational impacts and timing of development in this area.

Mr. Jacques provided a summary of the overall projections for single-family residential permitting for the City of Peoria in the next five years and growth implications and considerations.

Discussion ensued regarding the feasibility of a high-end hotel at Lake Pleasant and protecting certain street corners in order to manage the types of development in those areas.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 6:06 p.m.

A **Regular Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 7:01 p.m.

Following a moment of silent reflection, Council Youth Liaison Acosta led the Pledge of Allegiance.

Members Present: Mayor Cathy Carlat; Vice Mayor Jon Edwards; Councilmembers Bridget Binsbacher, Michael Finn, Vicki Hunt, Carlo Leone and Bill Patena.

Clerk's Note: Councilmember Finn participated in the Regular City Council meeting by telephone conference call.

Council Youth Liaisons: Maylee Acosta.

Members Absent: Council Youth Liaison Cassidy Gatrost.

Other Municipal Officials Present: Jeff Tyne, City Manager; Julie Arendall, Deputy City Manager; Andy Granger, Deputy City Manager; Valli Goss, Assistant City Attorney; Rhonda Geriminsky, City Clerk; Bobby Ruiz, Fire Chief; Katie Gregory, Management and Budget Director; Chris Jacques, Planning and Community Development Director; Laura Ingegneri, Human Resources Director; Adina Lund, Development and Engineering Director; Sonia Andrews, Interim Finance Director; Roy Minter, Police

Chief; John Sefton, Community Services Director; Stuart Kent, Public Works/Utilities Director; Thomas Adkins, Intergovernmental Affairs Director; Jennifer Stein, Office of Communications Director; John Imig, Information Technology Director; Dawn Prince, Assistant to the City Manager and Natalie Gilstrap, Management Analyst.

Audience: Approximately thirty-five members of the public were present.

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

Presentation:

4. **Certificates of Appointment to newly appointed Board and Commission members who were appointed by Resolution at the October 3, 2017 City Council Meeting**

Mayor Carlat and Councilmember Patena presented Certificates of Appointment to the following Board and Commission members who were appointed by Resolution at the October 3, 2017 City Council Meeting:

- Patrick Sells, Public Safety Personnel System Local Fire Board
- Patrick Sells, Public Safety Personnel System Local Police Board
- Micah Dionisio Aviles, Youth Advisory Board

Clerk's Note: Micah Dionisio Aviles was not present to receive her Certificate of Appointment.

5. **Christmas for the Troops**

Mr. and Mrs. Bob and Rachelle Barrett provided information on the upcoming 2017 Christmas for the Troops campaign sponsored by the Peoria Sunset Lions Club.

CONSENT AGENDA: All items listed with a "C" are considered to be routine or have been previously reviewed by the City Council, and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Mayor Carlat announced that the Consent Agenda included a Public Hearing on a New Restaurant Liquor License (Series 12) for Fletcher's Sports Grill, located at 20783 North 83rd Avenue #112. There were no requests from those present to address this agenda item.

Mayor Carlat asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Councilmember Hunt, seconded by Vice Mayor Edwards, to approve the Consent Agenda. Upon vote, the motion carried unanimously 7 to 0.

6C. **Disposition of Absence**

Approved the absence of Mayor Cathy Carlat from the Regular City Council Meeting held on October 3, 2017.

7C. **Minutes**

Approved the October 3, 2017 City Council Meeting minutes.

8C. **Intergovernmental Agreement, Peoria Unified School District, School Resource Officers**

Authorized the City Manager to execute an Intergovernmental Agreement with the Peoria Unified School District to assign four Peoria Police Officers to the campuses of Peoria, Sunrise Mountain, Centennial and Liberty High Schools as School Resource Officers.

9C. **Grants, Arizona Department of Homeland Security, Statewide Disaster Response Program**

- (a) Authorized the Peoria Police Department to accept two grants totaling \$66,165 from the Arizona Department of Homeland Security and;
- (b) Approved a budget adjustment in the amount of \$66,165 from the Proposed Grants Contingency account to the Homeland Security Grant Fund.

10C. **Grants, Governor's Office of Highway Safety, Highway Safety Projects**

- (a) Authorized the City Manager to accept five grants totaling the amount of \$172,654 from the Governor's Office of Highway Safety (GOHS) for various enforcement and education efforts; and
- (b) Approved a budget amendment in the amount of \$172,654 from the Proposed Grants Contingency account to various Governor's Office of Highway Safety Grant accounts.

11C. **Grant, Bureau of Justice Assistance, Body-Worn Camera Policy and Implementation Program**

- (a) Accepted a grant from the Bureau of Justice Assistance in the amount of \$26,360 to fund the enhancement of the Body Worn Camera program; and
- (b) Approved a budget adjustment in the amount of \$26,360 from the Proposed Grants Contingency account to the Justice Assistance Grant account.

12C. **Budget Adjustment, DLT Solutions, PeopleSoft Licensing**

Approved a budget adjustment in the amount of \$13,800 from the General Fund contingency account to the Human Resources Computer Software Support and Maintenance account to ensure adequate funding for required PeopleSoft licensing.

13C. **Additional Affiliate Event Funding Request for FY2018**

Approved the recommended affiliate event funding requests for Vintage Market Days to be held twice in the next fiscal year at Johnny E. Osuna Park and the WHAM Art Association and the Sonoran Desert Plein Air Festival at the Mita Club at Trilogy in Vistancia.

14C. **Cross of Glory Lutheran Church Annexation, South of 101st Lane and Jomax Road**

Adopted **ORD. 2017-43** approving the annexation of approximately 7.52 acres located south of the intersection of 101st Lane and Jomax Road.

15C. **PUBLIC HEARING - Liquor License, Fletcher's Sports Grill, 20783 North 83rd Avenue #112**

Recommended approval to the State Liquor Board for a New Restaurant Liquor License (Series 12) for Fletcher's Sports Grill, located at 20783 North 83rd Avenue #112, Michael Lindsey, Applicant, LL#20018483.

REGULAR AGENDA

New Business:

16R. PUBLIC HEARING - 71st Avenue and Thunderbird Road Annexation

Staff Report:

Chris Jacques, Planning and Community Development Director, provided an overview of the proposed annexation of approximately 11.82 acres of privately owned property located at the northwest corner of 71st Avenue and Thunderbird Road, including the process for annexing property.

Public Hearing:

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on the proposed annexation.

Having no requests from those present to address this item, Mayor Carlat declared the Public Hearing closed.

COUNCIL ACTION:

No Council action required.

17R. Budget Adjustment, 2018 All American Festival

At the request of staff, discussion and possible action to approve the budget adjustment in the amount of \$126,083 from the General Fund Contingency account to the Special Events General Fund accounts for operations related to the All American Festival at the Peoria Sports Complex due to a date change for the event was continued to a future City Council meeting.

Call To The Public (Non-Agenda Items)

Joe Clure, a member of the Citizens for Peoria Organization, expressed concerns regarding the Police Department's priority-one response times.

Phillip Woolbright, representing A and B Homes Development Company, expressed concerns regarding the application and permitting processes related to the construction of new homes.

Reports from City Manager:

18. Council Calendar

19. Reports

A. Homeless Outreach

Roy Minter, Police Chief, introduced Detective Lisa Scott and Debbie Pearson, Human Services Coordinator, who provided an overview on the success of the Homeless Outreach Event held at Rio Vista Recreation Center on October 5, 2017.

Reports from City Council:

Council Youth Liaison Acosta reported on the G.A.I.N. Public Safety Night event held at Pioneer Community Park on October 14, 2017.

Councilmember Patena reported on the October 11, 2017 Peoria Chamber of Commerce Luncheon at which the City Manager, Jeff Tyne, was the guest speaker. Councilmember Patena reported on the G.A.I.N. Public Safety Night event held at Pioneer Community Park on October 14, 2017. Councilmember Patena expressed his appreciation to the Police Department and the Community Assistance Division of the Planning and Community Development Department for the expansion of services to the City of Peoria citizens.

Councilmember Binsbacher expressed her appreciation for the Human Services *Resource Guide* available to the Peoria citizens. Councilmember Binsbacher reported on the National Night Out event hosted by the Terramar Home Owner's Association on October 5, 2017 and the Coffee with a Cop event held at Dunkin Donuts on October 7, 2017. Councilmember Binsbacher reported on the Peoria Chamber of Commerce Luncheon at which the City Manager, Jeff Tyne, was the guest speaker held on October 11, 2017. Councilmember Binsbacher reported on the G.A.I.N. Public Safety Night event held at Pioneer Community Park on October 14, 2017 and expressed her appreciation for the event.

Vice Mayor Edwards expressed his appreciation to the Police Department and the Community Assistance Division of the Planning and Community Development Department for the services provided at the October 5, 2017 Homeless Outreach event. Vice Mayor Edwards reported on the G.A.I.N. Public Safety Night event held at Pioneer Community Park on October 14, 2017. Vice Mayor Edwards invited citizens to attend the Grand Opening and Ribbon Cutting Ceremony for the new Peoria "Route 83" bus route to be held at 8:00 a.m. on October 23, 2017 at the Rio Vista Recreation Center. Vice Mayor Edwards explained that the new bus route will begin at Camelback Road and extend through the Arrowhead Town Center and will provide connectivity to the Cities of Glendale, Surprise and Phoenix.

Councilmember Finn echoed City Council's previous comments regarding the G.A.I.N. Public Safety Night event held at Pioneer Community Park on October 14, 2017.

Councilmember Hunt reported on Arizona's Singing Cowboy, Gary Sprague, and his horse Dusty event held at the Ira Murphy Elementary School on October 10, 2017 in recognition of National Library Reading Week. Councilmember Hunt reported on Theater Works' opening night performance of Frankenstein held on October 13, 2017. Councilmember Hunt encouraged citizens to attend Theater Works' Monster Movie Mondays series featuring the Bride of Frankenstein on October 23, 2017 and Dracula on October 30, 2017. Councilmember Hunt reported on the Peoria Chamber of Commerce Luncheon at which the City Manager, Jeff Tyne, was the guest speaker held on October 11, 2017. Councilmember Hunt announced that October 15, 2017 through October 21, 2017 is National Friends of Libraries Week and reported on the success of the Friends of the Peoria Public Library organization.

Councilmember Leone reported on the September 28, 2017 Breast Cancer Awareness Luncheon held at City Hall. Councilmember Leone reported regarding the Shred-a-Thom event at the Sun Valley Elementary School and the G.A.I.N. Public Safety Night event held at Pioneer Community Park both held on October 14, 2017.

Reports from the Mayor:

None.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 8:02 p.m.

Cathy Carlat, Mayor

ATTEST:

Rhonda Geriminsky, City Clerk

CERTIFICATION

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 17th day of October, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of November, 2017.

(Seal)

Rhonda Geriminsky, City Clerk