A Special 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; Vice Mayor Bridget Binsbacher; Councilmembers Jon Edwards, Michael Finn, Vicki Hunt, Carlo Leone and Bill Patena.

Council Youth Liaisons: Kendra Boden and Christopher Camacho.

Members Absent: None.

Other Municipal Officials Present: Carl Swenson, City Manager; Julie Ayers, Deputy City Manager; Jeff Tyne, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Geriminsky, City Clerk; Andy Granger, Development and Engineering Director; Katie Gregory, Deputy Finance and Budget Director; Chris Jacques, Planning and Community Development Director; and Scott Whyte, Economic Development Services Director.

Audience: Approximately two 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.

CONSENT AGENDA

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.

Motion was made by Councilmember Hunt, seconded by Councilmember Edwards, to approve the Consent Agenda. Upon vote, the motion carried unanimously 7 to 0.

1 C. Authorization to Hold an Executive Session

Discussion and possible action to authorize the holding of 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:

(a) Negotiations for an interest in real property pursuant to a development agreement pertaining to property located in the vicinity of 83rd Avenue and Mariners Way pursuant to A.R.S. §38-431.03.A.7.; and
(b) Negotiations for the purchase, sale, or lease of real property located in the vicinity of Happy Valley Parkway and 91st Avenue pursuant to A.R.S. 38-431.03.A.7.

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 5:01 p.m.

**EXECUTIVE SESSION AGENDA**

2. An Executive Session was convened immediately following the 5:00 p.m. Special Meeting 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) Negotiations for an interest in real property pursuant to a development agreement pertaining to property located in the vicinity of 83rd Avenue and Mariners Way pursuant to A.R.S. § 38-431.03.A.7.; and

   (b) Negotiations for the purchase, sale, or lease of real property located in the vicinity of Happy Valley Parkway and 91st Avenue pursuant to A.R.S. 38-431.03.A.7.

*Clerk’s Note:* In accordance with A.R.S. § 38-431.03(B), minutes of executive sessions must be kept confidential except as outlined in statute.

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 6:12 p.m.

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

**Council Youth Liaisons:** Kendra Boden and Christopher Camacho.

**Members Absent:** None.

**Other Municipal Officials Present:** Carl Swenson, City Manager; Julie Ayers, Deputy City Manager; Jeff Tyne, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Geriminsky, City Clerk; Chris Jacques, Planning and Community Development Director; Laura Krause, Human Resources Director; Bo Larsen, Public Information Director; Roy Minter, Police Chief; John Sefton, Community Services Director; Dawn Prince, Assistant to the City Manager; and Linda Blas, Deputy City Clerk.

**Audience:** Approximately seven members of the public were present.
STUDY SESSION AGENDA

Subject(s) for Discussion Only

3. Sign Code Modernization Project, Zoning Ordinance Text Amendment Article 14-34, "Signs"

Carl Swenson, City Manager, outlined the Study Session item and the history regarding recent legal mandates.

Chris Jacques, Planning and Community Development Director, presented regarding:

- Background regarding the sign code
- What is a sign ordinance and the purpose of a sign code
- Peoria’s current sign code
- Objective and purpose for updating the sign code

Steve Kemp, City Attorney, presented regarding:

- History of sign codes
- Reed vs. Town of Gilbert
  - Majority opinion conclusions of the United States Supreme Court in Reed vs. Town of Gilbert
  - Other legal decisions
  - Arizona Attorney General’s Opinion
- Implications for Peoria’s sign code

Discussion ensued regarding:

- Sign that was the subject of the Reed vs. Town of Gilbert case
- Election signs
- Whether Reed vs. Town of Gilbert applies to political signs during an election

Mr. Jacques presented regarding:

- The City’s approach to addressing Reed vs. Town of Gilbert in the sign code
- Items that will be considered while modernizing the sign code
- Schools as a separate political subdivision
- Signs in the rights-of-way
- Special districts

Discussion ensued regarding the timeframe for changes to the sign code and whether new businesses can put up signs, particularly in the P83 district.
Mr. Jacques continued regarding:

- Potential sign code framework
- Adding graphics to the sign code
- Process timeline
  - Council to approve by the end of 2016
  - Public outreach meetings

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 6:40 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 Boden led the Pledge of Allegiance.

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

**Council Youth Liaisons:** Kendra Boden and Christopher Camacho.

**Members Absent:** None.

**Other Municipal Officials Present:** Carl Swenson, City Manager; Julie Ayers, Deputy City Manager; Jeff Tyne, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Geriminsky, City Clerk; Thomas Adkins, Intergovernmental Affairs Director; Andy Granger, Development and Engineering Director; Katie Gregory, Deputy Finance and Budget Director; John Imig, Information Technology Director; Chris Jacques, Planning and Community Development Director; Stuart Kent, Interim Public Works Director; Laura Krause, Human Resources Director; Bo Larsen, Public Information Director; Roy Minter, Police Chief; Bobby Ruiz, Fire Chief; John Sefton, Community Services Director; Dawn Prince, Assistant to the City Manager; and Linda Blas, Deputy City Clerk.

**Audience:** Approximately 15 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:**

P1. Public Safety Recognition Video

Mayor Carlat introduced the video, “Dear Officer, I See You” in support of law enforcement officers that was inspired by an open letter written to the law enforcement community by a police officer’s wife.
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 liquor license application for Ammi’s Food Mart Inc., located at 8271 West Thunderbird Road. 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.

Vice Mayor Binsbacher requested that Agenda Item 10C be removed for separate discussion.

Motion was made by Councilmember Hunt, seconded by Councilmember Patena, to approve the Consent Agenda with the exception of Agenda Item 10C. Upon vote, the motion carried unanimously 7 to 0.

4 C. **Code Amendment, Chapter 14, Zoning Ordinance, Administrative Procedures**

Concurred with the Planning and Zoning Commission’s recommendation to adopt ORD. 2016-08 amending Chapter 14 of the Peoria City Code (1977 Edition) by amending Article 14-39 pertaining to Administrative Procedures, (Case TA15-0006).

5 C. **Annexation, 67th Avenue and Pinnacle Peak Road**

Adopted ORD. 2016-09 approving the annexation of approximately 11,587 square feet located north of the northwest corner of 67th Avenue and Pinnacle Peak Road.

6 C. **Initial Zoning, Denaro Plaza, Lake Pleasant Parkway and Happy Valley Parkway**

Adopted ORD. 2016-10 approving initial zoning for approximately 1,646 square feet of a recently annexed remnant strip from Maricopa County Rural-43 (RU-43) to City of Peoria Suburban Ranch 43 (SR-43) located west of the northwest corner of Lake Pleasant Parkway and Happy Valley Parkway.

7 C. **Rezone, Lake Pleasant Towne Center, Lake Pleasant Parkway and Happy Valley Parkway**

Adopted ORD. 2016-11 approving a major amendment to expand a Planned Area Development (PAD) by approximately 1,646 square feet. The PAD is located at the northwest corner of Lake Pleasant Parkway and Happy Valley Parkway and includes commercial (Lake Pleasant Towne Center) and office uses (Denaro Corporate Center).
8 C. **Intergovernmental Agreement, City of Phoenix, Funding from the Federal Transit Authority, Pass Through Grant**

Approved an Intergovernmental Agreement with the City of Phoenix for reimbursement of the costs associated with: the pre-design of a regional park-and-ride, replacement of two dial-a-ride buses, ADA Complementary Paratransit Services and the purchase of seven mobile data terminals from the Federal Transit Authority (FTA) by way of pass through grant from the City of Phoenix.

9 C. **City Attorney Contract, Salary Adjustment**

Approved the salary increase to the City Attorney, Stephen M. Kemp, as stipulated in the current contract, effective the first pay period in January.

*Clerk’s Note: Agenda Item 10C was presented at the end of the Consent Agenda.*

10 C. **Advance Funding, Drainage Study, 67th Avenue and Pinnacle Peak Road**

At the request of Vice Mayor Binsbacher, Agenda Item 10C was pulled from the Consent Agenda for separate discussion.

Andy Granger, Development and Engineering Director, presented regarding:

- **Study area**
- **Next steps**
  - Hire consultant to conduct drainage study
  - Public outreach to discuss potential solutions to mitigate drainage issues
  - Identify changed flow patterns resulting from development impacts
  - Identify preferred intermediate drainage solutions
  - Develop implementation plan and estimates
- **Timeline**
  - Advance funding for drainage study – March 2016
  - Conduct drainage study – Spring 2016 to Spring 2017
  - Design and construct recommended drainage solutions – Summer 2017

Motion was made by Councilmember Hunt, seconded by Vice Mayor Binsbacher, to:

(a) Approve the advancement of a drainage study from Fiscal Year 2017 to Fiscal Year 2016;

(b) Approve a budget adjustment in the amount of $200,000 from the General Obligation Bonds - Series 2015 Contingency account to the General Obligation Bonds - Series 2015 Fund Other Professional Services account for the Pinnacle Peak Road and 67th Avenue Channel to New River project; and

(c) Authorize the Development and Engineering Department to begin the consultant procurement process in cooperation with the Materials Management Division.
Upon vote, the motion carried unanimously 7 to 0.

11 C. **Single-Source Request, TripSparks Technologies, Dial-a-Ride Vehicles**

Approved a single-source procurement request to amend an existing contract with TripSpark Technologies for the Ranger 4 Mobile Data Units for seven Dial-a-Ride vehicles in the amount of $84,400.

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

Adopted RES. 2016-15 accepting Deeds and Easements for various Real Property interests acquired by the City.

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

Adopted RES. 2016-16 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.

14 C. **Replat, Parcels 4 Through 9 of Lake Pleasant Crossing, Lake Pleasant Parkway and Happy Valley Road**

Approved the Replat of Parcels 4 Through 9 of Lake Pleasant Crossing, located at Lake Pleasant Parkway and Happy Valley Road, subject to stipulations.

15 C. **PUBLIC HEARING - Liquor License, Ammi’s Food Mart Inc., 8271 West Thunderbird Road**

Recommended approval to the State Liquor Board for a New Wine and Beer (Series 10) Liquor License for Ammi’s Food Mart Inc., located at 8271 West Thunderbird Road, Farhad Hyder, Applicant, LL#20014830.

**REGULAR AGENDA**

New Business:

16 R. **PUBLIC HEARING - Rezoning, Ironwood Estates, 104th Avenue and Pinnacle Peak Road**

**Staff Report:**

Chris Jacques, Planning and Community Development Director, presented on a request from Empire Residential Communities to rezone approximately 5.04 acres of property, generally located south of the southwest corner of 104th Avenue and Pinnacle Peak Road from General Agricultural (AG), to the Ironwood Estates Planned Area Development (PAD) District to allow development of a six-lot single-family community.
Information included:

- Site and area context
- Existing General Plan Land Use and zoning maps
- Conceptual development plan
- Conformance with the General Plan
- Development standards
- Citizen participation
- Key findings

Public Hearing:

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

Vonda Culp, a neighboring property owner, addressed the Council in opposition of the proposed rezoning. Ms. Culp voiced her opinion regarding the need for larger lot sizes. Ms. Culp reported on negotiations with the developer regarding mitigation of potential development-related impacts to neighboring property owners.

Richard Zacker, principal partner of Empire Residential Communities, presented the details of the proposed development. Mr. Zacker stated his belief that many of Ms. Culp’s concerns were addressed in the plan.

In response to questions from Council, Mr. Zacker outlined the concessions incorporated into the project to address the objections raised in opposition of the development.

Discussion ensued regarding the unimproved portion of 104th Avenue north to Pinnacle Peak Road.

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

Council Action:

Motion was made by Councilmember Edwards, seconded by Councilmember Patena, to concur with the Planning and Zoning Commission’s February 4, 2016 unanimous recommendation (6-0) to adopt ORD. 2016-12 approving the rezoning of approximately 5.04 acres of property, generally located south of the southwest corner of 104th Avenue and Pinnacle Peak Road from General Agricultural (AG), to the Ironwood Estates Planned Area Development (PAD) District.

Upon vote, the motion carried unanimously 7 to 0.
Call To The Public (Non-Agenda Items)

Ron Lyzniak addressed the Council regarding the lack of automatic door openers at the main Peoria post office.

Reports from City Manager:

17. Council Calendar

18. Reports

A. Introduction of New Management Staff

Dawn Prince, Assistant to the City Manager, introduced Dede Gaetz, Human Resources Manager; Kyle Kobashigawa, Facilities Manager; and David Valenzuela, Chief Business Attraction Officer. Ms. Prince provided background on their professional experience and qualifications.

B. Upcoming City Events Video

A video presentation showcasing upcoming City events was displayed.

Reports from City Council:

Council Youth Liaison Boden encouraged youth and their families to attend City events.

Councilmember Patena extended his congratulations to the employees who received awards at the Peoria Police Department Employee Appreciation Night in recognition of their outstanding service to the department. Councilmember Patena discussed the Council Subcommittee Not-for-Profit Review and Housing Meetings held in February. Councilmember Patena provided an overview of the Community Development Block Grant, HOME Investment Partnership and General Fund Not-for-Profit Grant programs and the funding requests received from various organizations.

Councilmember Edwards reported on the various City of Peoria activities he attended, including his continuing Lunch with a Councilmember event and the Cactus League Luncheon held in Surprise. Councilmember Edwards announced that the Glendale City Council voted to ban billboards between 51st Avenue and Bell Road. Councilmember Edwards encouraged residents to attend the Frontier Elementary School 2016 Spring Carnival on March 5, 2016 beginning at noon.

Vice Mayor Binsbacher reported on the Dinner on the Diamond event held on February 18, 2016 kicking off Spring Training at the Peoria Sports Complex. Vice Mayor Binsbacher reported on her attendance at the Peoria Police Department Employee Appreciation Night.
Councilmember Finn reported on his attendance at the Lunch with a Councilmember event held at Centennial High School. Councilmember Finn thanked staff for road improvements in the Palo Verde District. Councilmember Finn reminded Palo Verde District residents to take advantage of the Bulk Trash Pickup program.

Councilmember Hunt reported on the various City of Peoria activities she attended. Councilmember Hunt announced that two new Habitat for Humanity homes are being built in the Acacia District. Councilmember Hunt provided an update on the Community Garden in downtown Peoria.

Councilmember Leone reported on the various City of Peoria activities he attended. Councilmember Leone stressed the importance of Neighborhood Block Watch Programs in all communities. Councilmember reminded citizens to vote in the upcoming Presidential Preference Election.

Council Youth Liaison Camacho reported on his attendance at the Arizona State DECA Competition. Mr. Camacho noted the event provided him the opportunity to promote youth programs available in Peoria, as well as the Youth Advisory Board.

Reports from the Mayor:

Mayor Carlat reminded the public that Spring Training begins on March 2, 2016 with the annual Charity Game between the San Diego Padres and the Seattle Mariners. Mayor Carlat announced that a special charity game will be held on Friday, March 4, 2016 allowing baseball fans to bring their dogs to the game. Mayor Carlat advised that all proceeds will be donated to the Humane Society. Mayor Carlat reiterated that no billboards will be allowed along the Loop 101 within Peoria residents’ view shed. Mayor Carlat thanked Councilmember Edwards and City staff for their endeavors to eradicate billboards.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 8:09 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 1st day of March, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of April, 2016.

(Seal)

________________________________________
Rhonda Geriminsky, City Clerk