

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PINE ROOM, CITY HALL
October 16, 2007

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 4:02 p.m.

Members Present: Mayor Bob Barrett; Vice Mayor Vicki Hunt; Councilmembers Ron Aames, Cathy Carlat, Joan Evans, Carlo Leone and Dave Pearson.

Members Absent: None

Other Municipal Officials Present: Terrence Ellis, City Manager; Carl Swenson, Deputy City Manager; Susan Thorpe, Deputy City Manager; John Wenderski, Deputy City Manager; Mary Jo Kief, City Clerk; J.P. de la Montaigne, Brent Mattingly, Bill Mattingly, Grady Miller, Dave Moody, Steve Prokopek, Sandy Teetsel, Jeff Tyne, Glen Van Nimwegen, Kelly Corsette, Chad Daines, William Emerson, Rocky Smith, Constance Copeland, James Mason and Gina Soria.

Audience: Approximately 15 members of the public were present.

Subject for Discussion only:

1. Oldtown Revitalization Plan

Carl Swenson, Deputy City Manager, explained the Oldtown Revitalization Plan presentation was to update Council on the continuous efforts to preserve and revitalize historic Oldtown Peoria.

Glen Van Nimwegen, Director of Community Development, discussed the economic history of Oldtown Peoria. Mr. Van Nimwegen noted revitalization does not mean taking out the old and putting in the new. The City's goal is to revitalize and preserve Oldtown Peoria. Revitalization generally takes 20 years and Peoria is currently in year 10.

Mr. Van Nimwegen highlighted Peoria's historic preservation and recognition accomplishments, including: the Central School purchase (now a historic museum), the Historic Preservation Commission, the Peoria Pioneer Memorial, the site steward program, financial support of the Historical Society, the 50 Year Peoria History Book, the 2002 Arizona State University (ASU) façade study, the 2005 Historic Preservation Plan, and the 1997 Historic Resource Survey which was recently updated.

Mr. Van Nimwegen reported on investments and revitalization accomplishments for Oldtown, including: City Hall, streetscape improvements/design, the infill incentive policy, the Grand Avenue crossing project, park and ride lots, acquisitions, and the

Peoria Center for the Performing Arts. Mr. Van Nimwegen noted the current revitalization activities are a component of the Central Peoria Revitalization Plan.

Mr. Van Nimwegen highlighted future projects, including: Osuna Park renovations, MS Holdings projects, the Central Peoria Revitalization Plan update, the revised Infill Development Policy, the Heritage District, and the Historic Square.

Chad Daines, Planning Manager, discussed the Central Peoria Revitalization Plan. He highlighted the community's involvement through a Project Advisory Committee. The plan was initiated in 1998, the Planning and Zoning Commission recommended the plan in 1999, and Council adopted the plan in 2000. The plan recommendations are: Osuna Park improvements, infill incentive policy, streetscape enhancements, the Historic Preservation Program, new investments, and nighttime pedestrian traffic.

Discussion ensued on the expansion of Osuna Park. In 2002 the City contracted with ASU's School of Urban Planning and Landscape Architecture to refine the development concepts for Osuna Park and the Community Center Block. The plan depicts the removal of all buildings except the jail building. Mr. Van Nimwegen explained that the plan recommended moving the Women's Club to the Community Center Block because of its significance to the community. The plan entails closing off 83rd Drive by a pedestrian plaza and includes a raised event platform within the park. Council accepted the plan on July 1, 2003 and the expansion is funded in the Fiscal Year 2008 Capital Improvement Program. Mr. Van Nimwegen highlighted illustrations of Osuna Park.

Mr. Van Nimwegen discussed the Historic Square Master Plan. The plan entails the enhancement of the Community Center Block as a historic square consisting of the Central School, farm equipment display, historic society, and the relocated Women's Club building. This plan allows for preservation and access to historic buildings. Mr. Van Nimwegen commented the intent was to keep the Women's Club active and celebrate it by moving it to a historic square. He noted the Project Advisory Committee included representatives from the Peoria Historical Society and the Women's Club. Mr. Van Nimwegen reported the study confirmed feasibility and potential benefits to moving the Women's Club. In response to Councilmember Carlat, Mr. Van Nimwegen stated the Women's Club has potential to qualify as a historic designation. The State Historic Preservation Office indicated that the move does not preclude national historic designation. Mr. Swenson commented on Peoria's option for a local landmark process.

Mr. Van Nimwegen reported Council accepted the consultant recommendations for the Historic Square Master Plan on October 17, 2006. Two projects related to the plan are funded in the Capital Improvement Program: the relocation and renovation of the Women's Club and the renovation of Osuna Park. In response to Councilmember Carlat, Mr. Swenson noted Proposition 207 will not have an effect on the Women's Club

as it is City-owned. Councilmember Pearson inquired about the City's infill policy. Steve Prokopek, Economic Development Director, explained the intent of the infill policy and noted that an updated policy will come before Council. Meanwhile, the economic development opportunity fund may be used in place of the infill policy.

Mr. Prokopek reported on economic activity in Oldtown. He highlighted the 2004 MS Holdings purchase of the vacant Mobil gas station at Peoria Avenue and Grand Avenue, which was subsequently leased to a Jack-in-the-Box restaurant. To prevent a use inconsistent with the park expansion, the City acquired the Mobil site from MS Holdings and entered into a ground lease. MS Holdings is obligated to construct 8,000 square feet of retail at Grand Avenue and 15,000 square feet of retail/loft condominiums at Washington Street. The City is contractually obligated to relocate the Women's Club building and renovate Osuna Park. In response to questions from Council, Mr. Emerson clarified the contract obligates the City to relocate the Women's Club.

Mr. Prokopek reviewed the conceptual redevelopment site plan. He commented the goal was to create a "park and walk" environment and highlighted access points to the park and parking areas. He noted the restricted access to Washington Street. In response to Councilmember Leone, Mr. Prokopek clarified the removal of the Women's Club will create additional space for Osuna Park as well as access points and parking. Mr. Ellis clarified the contract for relocation will come before Council and noted if the Women's Club is not relocated, the City will be in breach of contract with the developer.

Bill Mattingly, Public Works Director, discussed the renovation and relocation of the Women's Club. On February 20, 2007, the City awarded a consulting services contract to T2 Architecture Group, LLC for the renovation and relocation of the Women's Club and other Historic Square site improvements. Inspections revealed conditions that need correcting to properly preserve the structure and support its future use. Mr. Mattingly compared the costs of renovation and relocation versus renovation at the current location. In response to Councilmember Carlat, Mr. Emerson stated that if the City opted not to relocate the Women's Club, it would result in a breach of contract and the developer would be entitled to damages. Mr. Swenson noted the option of constructing a new building was not pursued due to the significance of the Women's Club to the community. In response to Councilmember Leone, Mr. Swenson clarified the contract for construction and actual movement of the Women's Club will come back before Council because of the monetary amount. In response to Council, Mr. Emerson clarified the developer could be entitled to damages if the City breached the contract.

Discussion ensued on the next phases of the Women's Club. Mr. Mattingly reported the complete design will occur in November 2007; the bid relocation/renovation contract will occur in January 2008; the construction contract will be awarded in April 2008; and in September 2008 the complete construction/relocation will occur.

Vice Mayor Hunt commented on the membership of the Women's Club. She noted that the members support the relocation of the Women's Club if it ensures preservation.

Adjournment:

Being no further business to come before the Council, the meeting was duly adjourned at 6:00 p.m.

Bob Barrett, Mayor

ATTEST:

Mary Jo Kief, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session Meeting of the City Council of Peoria, Arizona held on the 16th day of October, 2007. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of December, 2007.

(Seal)

Mary Jo Kief, City Clerk