

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PUBLIC SAFETY ADMINISTRATION BUILDING
PEORIA ROOM – 2ND FLOOR
OCTOBER 20, 2007

A **City Council Workshop** of the City Council of the City of Peoria, Arizona was convened at 8351 West Cinnabar Avenue, Peoria, Arizona in open and public session at 8:30 a.m.

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

Members Absent: Councilmember Evans left at approximately 10:00 a.m. and returned at approximately 12:00 p.m.

Morning Session:

Other Municipal Officials Present: Terrence Ellis, City Manager; Steve Kemp, City Attorney and; Carl Swenson, Deputy City Manager; Dave Moody, Stephen Bontrager, Glen Van Nimwegen, Steve Prokopek and James Mason

Facilitator: Lance Decker

Audience: Approximately seven members of the public were present.

Subject for Discussion Only:

1. Economic Development – Workshop

Lance Decker, Facilitator, presented meeting guidelines and introduced the context of the workshop discussion. Terry Ellis provided an overview of the objectives of the session and the items we will need clear direction from council:

- o What is the function of Economic Development
- o What is the vision and what expectation does council have for Economic Development
- o What are the potential strategies for the program

The outcome of the session should be guidelines for an economic development work plan. Lance Decker provided a facilitated discussion that addressed the following concepts:

- o What is possible
- o What are the commitments
- o What are the trade-offs
- o Discuss past implementation measures
- o What changes would council suggest
- o Identify geographic priorities
- o What is the role of the Peoria Chamber

Council discussed the desire to attract large scale, high-quality employment within the next five years. The project(s) should include high paying jobs that will contribute to a balanced and robust economy that will improve community balance through increased employment opportunities for Peoria residents, improved quality of life through increased tax revenues, reduced traffic congestion, and will ensure a sustainable community.

Potential projects that were identified include a major university facility, corporate headquarters and/or a major medical campus/facility.

Council discussed the importance of public transit as it relates to fixed route service as well as the future opportunities for light rail and commuter rail. Council discussed that the city should look for opportunities to increase density and encourage development that is more vertically integrated.

Council members and staff discussed the status of State Lands and the need for the city to develop a partnership with them. Dave Moody and Stephen Bontrager provided an overview of transportation and engineering infrastructure demands for the Loop 303 area (water, water treatment, and Loop 303 development) as well as current timetables for area improvements.

Working Lunch Session:

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

Municipal Officials Present: Terrence Ellis, City Manager; Steve Kemp, City Attorney and; Carl Swenson, Deputy City Manager; Dave Moody, Stephen Bontrager, Glen Van Nimwegen, Steve Prokopek, Jeff Tyne, and James Mason

Audience: Approximately seven members of the public were present.

During the working lunch session, Council members and staff discussed the new economic development position that will focus on sales and marketing. Council discussed the desire to review the staff responsibilities, job duties and functions within the department. Council discussed their desire to see a stronger focus on the attraction of a university to Peoria. Staff discussed the current strategies implemented to attract a university, the processes implemented by other communities and the future strategies staff will employ.

Terry Ellis, City Manager, provided a summary of the day's discussion and council priorities:

- Develop an effective economic development strategy
- Develop a partnership with the State land department and strategies for State Land

- Use the ASU decision Theater (a 3-D project graphic imaging program) to develop a model of key areas around Loop 303 to use to market the area to end users
- Pursue a college or university and utilize consultants to maximize effectiveness
- Identify the Loop 303 infrastructure needs and develop a CIP program for them
- Revise the Economic Development job description for the new position (incorporate sales and corporate attraction)

Lance Decker facilitated a discussion with Councilmembers and they identified the following key goals and strategies:

- Identify the public investment policy (incentives)
- Have a signed deal for a corporate headquarters or signature project within 5-years
- Get a college or university
- Create job growth that provides opportunity for a job for every resident
- Get a major hospital facility/medical campus

The City Council Workshop adjourned at 1:30 p.m. The City Council Study Session was immediately called to order at 1:30 p.m.

Study Session:

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

Municipal Officials Present: Terrence Ellis, City Manager; Steve Kemp, City Attorney and; Carl Swenson, Deputy City Manager; Susan Thorpe, Deputy City Manager; John Wenderski, Deputy City Manager; Dave Moody, Stephen Bontrager, Glen Van Nimwegen, Steve Prokopek, Jeff Tyne, Brent Mattingly, Vicki Rios, James Mason, and Katie Gregory

Audience: Approximately seven members of the public were present.

Subject for Discussion Only:

2. Development Impact Fees – Study Session

Jeff Tyne, Budget Director, provided an overview of the process for updating development impact fees. Mr. Tyne stated many times facilities are needed before the fees are actually accrued. The timing of development impact fees is significant and very visible and may affect market conditions. For these reasons it is important for the City to develop fees that are legally defensible and understandable fees.

Katie Gregory provided updated information to Council on the summary of impact fees, including the transportation zones, commercial zones and office space examples. Other development types were discussed including business park, light industrial and manufacturing. Ms. Gregory further discussed the current Council Policy for adopting fees and presented a comparison of the City of Peoria fees compared to other cities. Discussion ensued regarding the amount of monies the City would forego if the new

development fees are not adopted. Mr. Tyne presented an update to information that had been discussed by the Economic Development Advisory Board at a recent meeting, including how other jurisdictions pay for new infrastructure. Mr. Tyne expressed the importance of having an "apples to apples" comparison when reviewing how other cities adopt their development impact fees.

Ms. Gregory further updated Council on recent meetings held with the various stakeholders. Council discussed the fees for multi-family compared to single family residential. The plan is to bring the development impact fees back to Council at the November 6th City Council Meeting for a Public Hearing, which is required by law, then bring back at the December 18th City Council Meeting to request adoption of the infrastructure improvement plan and the development impact fees. If approved in December, the fees could be effective as early as March 3, 2008.

Council discussed options for keeping the City more competitive related to commercial developments and the current policy related to transportation zones.

ADJOURNMENT:

Being no further business to come before the Council, the Study Session was duly adjourned at 2:15 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 City Council Workshop and Study Session of the City Council of Peoria, Arizona held on the 20th day of October, 2007. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 15th day of January, 2008.

(Seal)

Mary Jo Kief, City Clerk