

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PINE ROOM
January 15, 2008

A **Special Meeting and Study Session** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 3:58 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; Steve Kemp, City Attorney; Mary Jo Kief, City Clerk; J.P. de la Montaigne, Brent Mattingly, Grady Miller, Dave Moody, Steve Prokopek, Sandy Teetsel, Jeff Tyne, Glen Van Nimwegen, James Mason and Gina Soria.

Audience: Approximately 20 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: 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 Barrett asked if any Councilmember wished to have an item removed from the Consent Agenda. Councilmember Pearson requested that Item 15C be removed from the Consent Agenda.

Motion was made by Vice Mayor Hunt, seconded by Councilmember Aames, to approve the Consent Agenda as submitted with the exception of Item 15C. Upon vote, the motion carried unanimously.

CONSENT – New Business:

1C MINUTES: Approved

Council Workshop and Special Study Session – October 20, 2007
Regular Meeting – November 6, 2007
Study Session – November 20, 2007
Regular Meeting – November 20, 2007

2C Code Amendment, Chapter 2, Procurement Code

ORDINANCE NO. 08-01

Providing for amendment of P.C.C. § 2-302 pertaining to Procurement code; purpose; adoption of new P.C.C. § 2-302.1 pertaining to Supplementary General Principles of Law Applicable; adoption of new P.C.C. § 2-302.2 pertaining to Requirement of Good Faith; adoption of new P.C.C. § 2-302.3 pertaining to Effective Date; amendment of P.C.C. § 2-304 pertaining to Procurement Code; application; amendment of P.C.C. § 2-306 pertaining to Procurement; definitions; adoption of new P.C.C. § 2-306.1 pertaining to Public Access to Procurement Information; adoption of new P.C.C. § 2-306.2 pertaining to Electronic Transmissions; amendment of P.C.C. § 2-307 pertaining to Procurement; materials management; adoption of new P.C.C. § 2-307.1 pertaining to Authority to Contract for Legal Services; adoption of new P.C.C. § 2-307.2 pertaining to Exemptions from the Procurement Code; adoption of new P.C.C. § 2-307.3 pertaining to City Procurement Guidelines; adoption of new P.C.C. § 2-307.4 pertaining to Methods of Source Selection; adoption of new P.C.C. § 2-307.5 pertaining to Delegation of Authority by the Materials Manager; amendment of P.C.C. § 2-308 pertaining to Specifications; adoption of new P.C.C. § 2-308.1 pertaining to Duties of the Materials Manager; adoption of new P.C.C. § 2-308.2 pertaining to Maximum Practicable Competition; adoption of new P.C.C. § 2-308.3 pertaining to Specifications Prepared by Other Than City Personnel; amendment of P.C.C. § 2-309 pertaining to Inspection of Plant & Audit of Records; adoption of new P.C.C. § 2-309.1 pertaining to Right to Audit Records; amendment of P.C.C. § 2-310 pertaining to Procurement; requisitions; amendment of P.C.C. § 2-311 pertaining to Modification & Termination of Contracts; amendment of P.C.C. § 2-312 pertaining to Procurement; unauthorized purchases; violation, liability, enforcement; amendment of P.C.C. § 2-313 pertaining to Competitive Sealed Bidding; adoption of new P.C.C. § 2-313.1 pertaining to Competitive Sealed Proposals; adoption of new P.C.C. § 2-313.2 pertaining to Cancellation of Invitations for Bids or Requests for Proposals; adoption of new P.C.C. § 2-313.3 pertaining to Responsibility of Bidders and Offerors; adoption of new P.C.C. § 2-313.4 pertaining to Prequalification of

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Suppliers; adoption of new P.C.C. § 2-313.5 pertaining to Substantiation of Offered Prices; adoption of new P.C.C. § 2-313.6 pertaining to Multi-Year Contracts; amendment of P.C.C. § 2-314 pertaining to Small Purchases; adoption of new P.C.C. § 2-314.1 pertaining to Sole Source Procurement; amendment of P.C.C. § 2-315 pertaining to Emergency Procurements; adoption of new P.C.C. § 2-315.1 pertaining to Procurement of Infrastructure Facilities and Services; General; amendment of P.C.C. § 2-317 pertaining to Single Source Procurements; amendment of P.C.C. § 2-318 pertaining to Cooperative Purchasing Authorized; adoption of new P.C.C. § 2-318.1 pertaining to Sale, Acquisition, or Use of Supplies by a Public Procurement Unit; adoption of new P.C.C. § 2-318.2 pertaining to Cooperative Use of Supplies or Services; adoption of new P.C.C. § 2-318.3 pertaining to Contract Controversies; adoption of new P.C.C. § 2-318.4 pertaining to Federal Grants; adoption of new P.C.C. § 2-318.5 pertaining to Federal Transit Administration's (FTA) Standards of Conduct; amendment of P.C.C. § 2-319 pertaining to Warehousing; amendment of P.C.C. § 2-321 pertaining to Legal & Contractual Remedies; adoption of new P.C.C. § 2-321.1 pertaining to Authority to Debar or Suspend; adoption of new P.C.C. § 2-321.2 pertaining to Authority to Resolve Contract and Breach of Contract Controversies; adoption of new P.C.C. § 2-321.3 pertaining to Determinations; amendment of P.C.C. § 2-322 pertaining to Supply Management Regulations; amendment of P.C.C. § 2-325 pertaining to Supply Management Regulations; amendment of P.C.C. § 2-326 pertaining to Assistance to MBE/WBE; adoption of new P.C.C. § 2-326.1 pertaining to Compliance with Federal Requirements; amendment of P.C.C. § 2-327 pertaining to Ethics in Public Contracting; adoption of new P.C.C. § 2-327.1 pertaining to General Standards of Ethical Conduct; adoption of new P.C.C. § 2-327.2 pertaining to Criminal Sanctions; adoption of new P.C.C. § 2-327.3 pertaining to Employee Conflict of Interest; adoption of new P.C.C. § 2-327.4 pertaining to Employee Disclosure Requirements; adoption of new P.C.C. § 2-327.5 pertaining to Gratuities and Kickbacks; adoption of new P.C.C. § 2-327.6 pertaining to Prohibition Against Contingent Fees; adoption of new P.C.C. § 2-327.7 pertaining to Restrictions on Employment of Present and Former Employees; adoption of new P.C.C. § 2-327.8 pertaining to Use of Confidential Information; and an Effective Date.

Adopted **ORD. 08-01** amending the Peoria City Code (1992 Edition) pertaining to various sections of the Procurement Code including revising the language in accordance with the American Bar Association's Model Procurement Code; adding language in compliance with the Federal Transit Administration's (FTA) Grant requirements; and adopting a single project limit of \$3 million for work accomplished under a Job Order Contracting (JOC) delivery method in accordance with the provisions of Title 34, Arizona Revised Statutes.

3C Appointments, Boards and Commissions

Approved the recommendations from the Council Subcommittee on Boards and Commissions Appointments and adopted **RES. 08-01** through **RES. 08-03** pertaining to the following appointments:

RES. 08-01 Accepting the resignation of Chris Morice and appointing William Collett, as a regular member, to the Parks and Recreation Board for a partial term to expire June 2009;

RES. 08-02 Accepting the resignation of William Schindler and appointing Anthony Tosca, as a regular member, to the Volunteer Firefighter Pension Board for a partial term to expire June 2009; and

RES. 08-03 Removing Dale Buchert and appointing Marcy Lorenz, as an alternate member, to the Youth Advisory Board for a partial term to expire June 2009.

4C Property Acquisition, Beardsley Road Connector, 81st Avenue to Loop 101

RESOLUTION NO. 08-04

A RESOLUTION OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA DECLARING A PUBLIC NEED AND NECESSITY AND A PUBLIC USE; AUTHORIZING AND DIRECTING THE CITY ATTORNEY TO ACQUIRE ON BEHALF OF THE CITY OF PEORIA THROUGH DONATION, OUTRIGHT PURCHASE OR UNDER THE POWER OF EMINENT DOMAIN FOR PUBLIC PURPOSES OF ALL INTEREST IN CERTAIN DESCRIBED REAL PROPERTY IN THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, IN ORDER FOR THE CITY TO PROPERLY AND ADEQUATELY IMPROVE AND DEVELOP BEARDSLEY ROAD BETWEEN THE LOOP 101 AND 81ST AVENUE AS A MATTER OF PUBLIC NEED AND NECESSITY; REFERENCING TITLE 12 OF STATE LAW CONCERNING THE EXERCISE OF EMINENT DOMAIN FOR PUBLIC ROADS, STREETS, AND PUBLIC SAFETY PURPOSES; STATING THE CONCLUSION OF THE COMMUNITY DEVELOPMENT DEPARTMENT THAT THE ACQUISITION IS IN CONFORMITY WITH THE ADOPTED GENERAL PLAN; AS A MATTER OF PUBLIC NEED AND NECESSITY AND DECLARING AN EMERGENCY.

Adopted **RES. 08-04** authorizing the acquisition of the rights-of-way, easements, and a trail head necessary for the construction of the Beardsley Road Connector from 81st Avenue to the Loop 101 by donation, outright purchase or the exercise of the power of eminent domain. (Project No. P-0702)

5C Contract, Legacy Construction Inc., Terramar Park Restroom Building

Awarded a lump sum contract in the amount of \$131,467 to Legacy Construction Inc. for construction of a restroom building at Terramar Park. (LCON00108)

6C Contract, Foster Electric Motor Service, Inc., Country Club Well Site Electrical Rehabilitation,

Awarded a contract to Foster Electric Motor Service, Inc. in an amount not to exceed \$85,340 for construction services of the electrical rehabilitation of the Country Club well site project. (LCON00208)

7C Contract, DLT&V, Data Network Upgrade, Remote Utility Facilities

Awarded Phase I of a multi-phase contract with DLT&V for an amount not to exceed \$29,927 for the upgrade of the Data Network for remote utility facilities. (LCON00308)

8C Contract, J. Banicki Construction, Sound Walls, Lake Pleasant Parkway, Parkridge and Ironwood Subdivisions

Awarded a contract in the amount of \$43,963 to J. Banicki Construction for pre-construction services related to the construction of two sound walls along the Lake Pleasant Parkway, Parkridge and Ironwood subdivisions. (LCON00408)

9C Contract Amendment, RBF Consulting, Inc., Old Carefree Highway Paving Project, Lake Pleasant Road to Beardsley Canal

Approved Contract Amendment No. 7 in the not-to-exceed amount of \$21,145 with RBF Consulting, Inc., to provide additional post-design services due to Federal Aviation Administration (FAA) obstruction issues and additional drainage issues for the paving of Old Carefree Highway from Lake Pleasant Road to the Beardsley Canal. (LCON01703G)

10C Authorize Expenditure, Northwest Woodland Services, Inc., Trail Design and Construction, Westwing Mountain

- a) Authorized an expenditure in the amount of \$98,750 to Northwest Woodland Services, Inc. for trail design and construction at Westwing Mountain (ACON66007PR2); and
- b) Approved a \$10,000 project contingency.

11C Authorize Expenditure, J. Banicki, Inc., Drainage and Roadway Improvement Project, 89th Avenue, Deer Valley Road to Williams Road

Authorized additional expenditure authority in the amount of \$71,015.11 to J. Banicki, Inc., for Contract Amendment No. 1, utilizing the existing Job Order Contract No. 07-03 between the City of Chandler and J. Banicki, Inc. for construction related costs associated with the 89th Avenue, Deer Valley Road to Williams Road, Drainage and Roadway Improvement Project.

12C Authorize Expenditure, CS Construction, Inc., Intersection Improvement Project, 91st Avenue and Monroe Street

Approved the expenditure of funds to CS Construction, Inc., for Contract Amendment No. 1, utilizing the existing Job Order Contract No. 4, Traffic Signals at Various Locations, between the Town of Gilbert and CS Construction, Inc. in the amount of \$218,875 for the construction of the 91st Avenue and Monroe Street Intersection Improvement Project.

13C Maintenance Improvement District No. 1081, Trilogy at Vistancia Parcel C13, Trilogy Boulevard and Dixileta Parkway

RESOLUTION NO. 08-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF PEORIA AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1081, TRILOGY AT VISTANCIA PARCEL C13, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

RESOLUTION NO. 08-06

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1081, TRILOGY AT VISTANCIA PARCEL C13; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

Approved the Petition of Formation and adopted **RES. 08-05** intention and ordering formation of proposed Maintenance Improvement District No. 1081, Trilogy at Vistancia Parcel C13, located on Trilogy Boulevard and Dixileta Parkway; and adopted **RES. 08-06** ordering the work within the proposed Maintenance Improvement District.

14C Maintenance Improvement District No. 1085, Florenza, 102nd Avenue and Yearling Road

RESOLUTION NO. 08-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO MAINTAIN LANDSCAPING INCLUDED WITHIN, NEAR AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF PEORIA AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1085, FLORENZA, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT, AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO AND DECLARING AN EMERGENCY.

RESOLUTION NO. 08-08

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF PEORIA MAINTENANCE IMPROVEMENT DISTRICT NO. 1085, FLORENZA; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

Approved the Petition of Formation and adopted **RES. 08-07** intention and ordering formation of proposed Maintenance Improvement District No. 1085, Florenza, located on 102nd Avenue and Yearling Road; and adopted **RES. 08-08** ordering the work within the proposed Maintenance Improvement District.

15C Easement, Nobel Learning Communities and Meritas, LLC, Fence Installation, Fletcher Heights Park North

Discussion occurred regarding possible action to approve an amendment to an easement agreement with Nobel Learning Communities and Meritas, LLC to install a four-foot high fence at Fletcher Heights Park North. (LCON05900A)

Clerk's Note: This item was heard at the end of the Consent Agenda.

Kirk Haines, Parks Superintendent, reported the installation of a four-foot high fence would enclose a lawn area of Fletcher Heights Park North. The intent of the fence is to provide a secure place for children to use a lawn area while still allowing public use and access to all areas in the park. Mr. Haines explained the agreement between the City of Peoria and Nobel Learning Communities allowed non-exclusive use of the park area by the school in exchange for all park maintenance costs. This agreement was established because there is no lawn area inside the school boundary. Meritas, LLC, took over the lease of the school in the summer of 2007 and has since maintained the park.

Steve Kemp, City Attorney, discussed the past and current owners of the school and the agreement with the City. He explained the City owns the park and it is open to the public. If a fence was installed the City would assume possession of it and there are no provisions for bonds for the removal of the fence.

Councilmember Pearson clarified Meritas, LLC is a for-profit private school. He commented if a fence were installed it would resemble a playground for the school and not appear to be for public use.

Motion was made by Councilmember Leone, seconded by Councilmember Aames to include gathering neighborhood input and bonding, to carry the item over to a future meeting. Councilmember Pearson requested a point of order that Councilmembers Leone and Aames amend their motion to include sending the item to the Parks and Recreation Board before the item appears before Council again. Mr. Kemp requested clarification from Councilmember Aames that any form of financial security, not just bonding, would be satisfactory. Councilmember Aames confirmed that any form of financial security, not just bonding, would be satisfactory. Councilmember Aames and Councilmember Leone agreed to amend the motion to include Councilmember Pearson's request. The motion before Council was to send the item to the Parks and Recreation Board, gather neighborhood input, obtain financial security, and carry the item over to a future City Council meeting. Upon vote, the motion carried unanimously.

16C Deeds and Easements, Various Locations

RESOLUTION NO. 08-09

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ADOPTING A RESOLUTION FORMALLY ACCEPTING DEEDS AND EASEMENTS FOR PROPERTY RIGHTS CONVEYED TO THE CITY OF PEORIA.

Adopted **RES. 08-09** accepting deeds and easements for various real property interests acquired by the City and previously recorded by the Maricopa County Recorder's Office.

17C Designate Roadways, Establish Rights-of-Way, Various Locations

RESOLUTION NO. 08-10

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ADOPTING A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF PUBLIC STREETS, TO BE OPENED AND MAINTAINED BY THE CITY.

Adopted **RES. 08-10** designating various real properties to be used as City roadways and authorized the establishment of public rights-of-way to be opened and maintained by the City as a public street.

18C Final Plat, Sunset Ridge Estates, 92nd Avenue and Yearling Road Alignment

Approved the Final Plat for a Minor Subdivision of Sunset Ridge Estates, located at the northeast corner of 92nd Avenue and the Yearling Road alignment, subject to stipulations. (Project No. R060022)

19C Final Plat, Arrowhead Commerce Center, 83rd Avenue and Thunderbird Road

Approved the Final Plat for Arrowhead Commerce Center, a Re-Plat of Lots 4 through 8 of Griffith Commerce Center, located near the northeast corner of 83rd Avenue and Thunderbird Road, subject to stipulations. (Project No. R070112)

20C Authorization to Hold an Executive Session

Pursuant to A.R.S. § 38-431.03.A.3: Authorized the holding of an Executive Session for the purpose of discussion and consultation with legal counsel for legal advice regarding confidentiality and public records.

Note: Executive Session was held after the adjournment of the 4:00 p.m. Special City Council Meeting and Study Session.

STUDY SESSION AGENDA

Clerk's Note: Study Session Agenda Item Communication and Public Affairs Work plan was not heard.

1. Neighborhood Grant Program – Status Report

Bill Patena, Neighborhood Services Manager, explained the program goals of the Neighborhood Grant Program are to assist in funding neighborhood-based improvement projects and to encourage neighborhood participation and communication.

Mr. Patena reported on project eligibility and funds. He provided examples of projects funded, including: landscaping improvements, block wall construction, security lighting, and upgrades to playground equipment.

Mr. Patena discussed the process of the grant program, highlighting an application turnaround time of 30 days.

Discussion ensued on challenges with the grant program, such as repeat applicants and the bid responsibility falling on the applicant.

Mr. Patena presented before-and-after pictures of projects in the Neighborhood Grant Program. He noted the program has been successful and received positive feedback from citizens.

2. Economic Development Work Plan

John Wenderski, Deputy City Manager, explained that in response to Council direction at the October 20, 2007 Council Workshop, staff prepared a draft work plan focusing on three goals: the attraction of a major employer, hospital, and university/college to the City of Peoria. Mr. Wenderski reviewed Council initiatives, including state land relationships, Loop 303, and marketing/public relations.

Steve Prokopek, Economic Development Director, discussed attracting a major employer. The major employer objective includes the implementation of a promotional action plan and a healthcare cluster action plan. Mr. Prokopek highlighted the involvement with the Communications and Public Affairs Department (CAPA) and the Greater Phoenix Economic Council (GPEC). Grady Miller, Communications and Public Affairs Director, reported on the marketing and promotion strategy. Mr. Prokopek noted the healthcare cluster action plan encompasses all three goals of attracting a major employer, hospital, and university/college. Glen Van Nimwegen, Community Development Director, commented on the review and permitting process and the approach to meeting business needs.

Mr. Prokopek reported on major employment locations, including the Peoria Sports Complex, Old Town, Park West, Southern Peoria Industrial, and Loop 303. Mr. Van Nimwegen commented on request for proposals (RFP) for consultants regarding the utilization of space and re-development tools for the Peoria Sports Complex and Old Town. Carl Swenson, Deputy City Manager, discussed re-development tools such as tax increment financing. Mr. Swenson further reported that tax increment financing is not an option in Arizona.

Dave Moody, Engineering Director, reported on Loop 303 construction along Lake Pleasant Parkway, Lone Mountain Road, and El Mirage Road. Mr. Moody discussed the expansion of Lake Pleasant Parkway, noting delays with rights-of-way and state land.

Discussion ensued on state land. Mr. Wenderski clarified state land is normally sold for residential development and leased for commercial purposes. Mr. Van Nimwegen commented on annexation of land near Loop 303.

Mr. Prokopek reported on the goal of attracting a hospital, highlighting a potential healthcare cluster composed of a hospital, major employer, and college/university located at Loop 303 and Lake Pleasant Parkway. In response to Council, Mr. Prokopek explained the idea of a healthcare cluster is to create separate entities that are interrelated. Mr. Wenderski clarified that the entities are similar goals but still exclusive.

Mr. Prokopek reported on the goal of attracting a university/college, highlighting a visioning process and the creation and marketing of an RFP. The visioning process would identify the type of university/college for Peoria as well as resources available to developers.

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Discussion ensued on the Economic Development Work Plan. The plan is broken into three components: work plan, which outlines major goals and objectives; action plans, which describe the specific strategies to complete the goals and objectives, and development site matrix, which describes specific action steps for developing key employment locations.

Councilmember Aames commented on transit and rail as an important component to infrastructure and development for attracting employers.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 5:56 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 Special Meeting of the City Council of Peoria, Arizona held on the 15th day of January, 2008. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 18th day of March, 2008.

(Seal)

Mary Jo Kief, City Clerk