

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
RIO VISTA COMMUNITY CENTER
LAKEVIEW ROOM
8866-A WEST THUNDERBIRD ROAD
September 5, 2008

A **City Council Workshop** of the City Council of the City of Peoria, Arizona was convened at 8866-A West Thunderbird Road, Peoria, Arizona in open and public session at 5:00 p.m.

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

Members Absent: None

Other Municipal Officials Present: Carl Swenson, City Manager; Susan Thorpe, Deputy City Manager; John F. Wenderski, Deputy City Manager; Steve Kemp, City Attorney; Mary Jo Kief, City Clerk; J.P. de la Montaigne, Brent Mattingly, Dan Nissen, Steve Prokopek, Jeff Tyne, Glen Van Nimwegen, Maher Hazine, James Mason, Dave Moody and Kelly Corsette

Facilitator: Lance Decker

Audience: Six members of the public were present.

CONVENE:

1. Welcome and Opening Comments

Lance Decker, Facilitator, and Mayor Barrett opened the meeting by informing Council that the meeting discussion would be to focus on the changing economic realities and development patterns. Carl Swenson, City Manager, provided an overview of the topics for the Council Workshop.

2. Changing Economic Realities and Development Patterns

John Wenderski, Deputy City Manager, briefed Council on what developers are seeing; where things are today and where they are going in the future. Mr. Wenderski provided an example of Vistancia, which is the largest development in the City of Peoria. Mr. Wenderski further discussed current land values.

3. Changing Economics of Development

Steve Prokopek, Economic Development Director, and Glen Van Nimwegen, Community Development Director, briefed Council on current trends in

development. Further, Mr. Nimwegen discussed how the City may become more sustainable. Mr. Nimwegen presented to Council the ten principles of smart growth. The principles are: create a range of housing opportunities and choices; create walkable neighborhoods; encourage community and stakeholder collaboration; foster distinctive, attractive communities with a strong sense of place; make development decisions predictable, fair and cost effective; mix land uses – make connections; preserve open space, natural beauty and critical environmental areas; provide a variety of transportation choices; strengthen and direct development towards existing communities; and take advantage of compact building design, green building. Discussion ensued regarding the principles of smart growth. Further, Council discussed transit oriented design and development. Council further discussed the City's projected population at build-out and water being a determining factor as building and development is based on available water supply.

4. Peoria Well-Positioned to Adapt

Mr. Swenson advised Council that the City of Peoria is in a good position due to the strong fiscal standing of the City.

5. Proposed Approach

Mr. Swenson briefed Council on the proposed approach which will be a community conversation with a series of meetings, forums and seminars to discuss what the economy means to Peoria.

Mr. Prokopek further discussed the current economics of development and trends. Council discussed creating a vision and putting a plan in place during the current economic downturn.

Council took a break at 6:16 p.m. and returned at 6:30 p.m.

During a working dinner, discussion regarding the types of businesses that are still growing took place. Those businesses include, but are not limited to data centers, health care and advanced business services.

Councilmember Hunt requested an update on the Arizona State University Decision Theater. Mr. Swenson advised that the process is still moving forward and that the areas to be included in the Decision Theater will be the Oldtown area, Sports Complex and the Loop 303 corridor. Councilmember Aames stated that staff should also look at alternative power sources. Councilmember Evans asked the affect of the TIME coalition ballot measure not going on the 2008 ballot. Dave Moody, Transportation Planning Director, responded that it would mean a reprioritization of the existing regional transportation plan and that some opportunities may be lost while trying to shore up projects in the current plan.

Mr. Decker summarized the discussion by stating that in moving forward there would be a series of conversations over time and that staff will bring information back to Council as needed. Council will be involved in the decisions regarding community meetings and forums. At the time the City will be in research mode, taking this down time to look ahead and decide how to proceed. Mr. Swenson further stated that it is a deliberative process so community and Council can make positive decisions.

Consensus of Council is to keep the conversation at the "60,000-foot level" at this time. Too much detail makes it hard for visioning for the future. The plan is to work on creating a vision for the City and its future.

ADJOURNMENT:

Being no further business to come before the Council, the Council Workshop was duly adjourned at 7:29 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 of the City Council of Peoria, Arizona held on the 5th day of September, 2008. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of October, 2008.

(Seal)

Mary Jo Kief, City Clerk