

**MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
CITY COUNCIL CHAMBER  
April 21, 2015

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

**Members Absent:** None.

**Other Municipal Officials Present:** Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Jeff Tyne, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Geriminsky, City Clerk; and Bill Mattingly, Public Works Director

**Audience:** One member of the public was 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 Finn, to approve the Consent Agenda. Upon vote, the motion carried unanimously 7 to 0.

1. **C - Authorization to Hold an Executive Session**

Authorized the holding of an Executive Session with representatives of the public body to consider its position and instruct its representatives regarding the potential acquisition of New River Water Utility pursuant to A.R.S. § 38-431.03.A.3.

**ADJOURNMENT:**

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

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 5:36 p.m.

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

**Council Youth Liaisons:** Ian Mullane and Michael Helt.

**Members Absent:** None.

**Other Municipal Officials Present:** Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Jeff Tyne, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Geriminsky, City Clerk; Bo Larsen, Public Information Director; Brent Mattingly, Finance and Budget Director; John Sefton, Community Services Director; Scott Whyte, Economic Development Services Director; and Linda Blas, Deputy City Clerk.

**Audience:** Approximately five members of the public were present.

## STUDY SESSION AGENDA

### **Subject(s) for Discussion Only**

#### 2. BiInspire Accomplishments

Scott Whyte, Economic Development Services Director, provided a status update regarding BiInspire's accomplishments and future goals.

Mr. Whyte outlined the following:

- BiInspire overview
- BiInspire risk profile
- Risk management measures
- BiInspire chronology
- BioAccel expenses since March 2012
- City expenses since BioAccel inception to date

MaryAnn Guerra, Chief Executive Officer and co-founder of BioAccel, outlined the following regarding BiInspire/BioAccel:

- BioAccel model for accelerating concept to commerce
- About BiInspire
  - Development of early stage medical technology companies
  - Transforming products through company formation
  - Training students and entrepreneurs
  - Review and ongoing oversight from a National Council of Advisors
  - National and international recognition highlighting BiInspire's accomplishments
  - Future program extension
  - Strategic approaches

Discussion ensued regarding:

- Process for determining whether to approve or deny a company the opportunity to work with BioInspire
- Why a medical device incubator
- Grants and awards received by the tenants
- Potential for a tour of the facility
- Portfolio of milestone achievements for the eight tenants
- Benefits to the City of Peoria
- Shovel-ready capability for companies coming out of the incubator
- Workforce development and internship program

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 6:48 p.m.

**EXECUTIVE SESSION AGENDA**

3. An Executive Session was convened immediately following the 5:00 p.m. Special Meeting for the purpose of discussion and consultation with representatives of the public body pertaining to the potential acquisition of New River Water Utility pursuant to A.R.S. § 38-431.03.(A)3.

**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 **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 7:00 p.m.

Boy Scout Troop 298 posted the Colors and led the Pledge of Allegiance.

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

**Council Youth Liaisons:** Ian Mullane and Michael Helt.

**Members Absent:** None.

**Other Municipal Officials Present:** Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Jeff Tyne, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Geriminsky, City Clerk; Andy Granger, Engineering Director; John Imig, Information Technology Director; Stacy Irvine, Deputy Fire Chief; Chris Jacques, Planning and Community Development Director; Bo Larsen, Public Information Director; Bill Mattingly, Public Works Director; Brent Mattingly, Finance and Budget Director; Roy Minter, Police Chief; John Sefton, Community Services Director; Scott Whyte, Economic

Development Services Director; Corina Russo, Assistant to the City Manager; and Linda Blas, Deputy City Clerk.

**Audience:** Approximately 35 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:**

**Clerk's Note: The Proclamations declaring "Municipal Clerks Week" and "National Public Works Week" were not presented during the City Council Meeting.**

4. Proclamation declaring the week of May 3 – 9 as "Municipal Clerks Week"
5. Proclamation declaring the week of May 17 – 23 as "National Public Works Week"
6. American Cancer Society - Relay for Life

Tim and Jill Mills, American Cancer Society representatives, presented information on the annual Relay for Life fundraising event to be held at the Peoria Sports Complex on April 25, 2015.

7. United Blood Services Award

Brad Daughtry, United Blood Services Marketing Manager, presented the Platinum Award to Mayor Carlat in recognition of the City's outstanding blood drive donations.

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Mayor Carlat asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Vice Mayor Edwards, seconded by Councilmember Finn, to approve the Consent Agenda. Upon vote, the motion carried unanimously 7 to 0.

8. **C - Disposition of Absence**

Approved the absence of Council Youth Liaison Ian Mullane from the City Council Meetings held on April 7, 2015.

9. **C - Grant, Peoria Police Department, Governor's Office of Highway Safety, Click it or Ticket**

- (a) Authorized the City Manager to accept \$7,500 from the Governor's Office of Highway Safety to be used by the Peoria Police Department for safety belt and child passenger law enforcement; and
- (b) Approved a budget adjustment of \$7,500 from the Proposed Grants Contingency account to the Governor's Office of Highway Safety Grant Overtime account.

10. **C - Intergovernmental Agreement, City of Glendale, Cooperative Law Enforcement and Security Services, University of Phoenix Stadium**

Authorized an Intergovernmental Agreement with the City of Glendale to provide law enforcement and security services at the University of Phoenix Stadium.

11. **C - Development Plan Review Approval Processes**

Approved the Priority Track Development Process and the Expedited Plan Review Process to enhance customer service for the development community and attract new targeted industry opportunities pursuant to the Economic Development Implementation Strategy.

## **REGULAR AGENDA**

**New Business:**

**Clerk's Note:** Agenda Items 12R and 13R were presented together.

12. **R - PUBLIC HEARING - General Plan Amendment, Land Use Map, WestWing Mountain Development, Parcels 24 & 27, Lake Pleasant Parkway and WestWing Parkway**

**Staff Report:**

Chris Jacques, Planning and Community Development Director, provided an overview of a proposed Minor General Plan Amendment and rezoning request pertaining to Parcels 24 and 27 of the WestWing Mountain development.

Mr. Jacques presented information regarding:

- Site and area context
- Existing conditions
- History of the WestWing Planned Community Development (PCD)
- Proposed Minor General Plan Amendment
- Analysis of the General Plan Amendment
- Proposed rezoning

- WestWing PCD development options
- Conceptual plan
- Citizen participation process
- Key findings

**Public Hearing:**

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on a request to amend the Peoria General Plan Land Use Map by re-designating a site encompassing approximately 30.0 acres of land, located at the southeast and northeast corner of Lake Pleasant Parkway and WestWing Parkway from Community Commercial to Low-Density Residential (2-5 du/ac, target of 3 du/ac).

Leo DeLangis addressed Council in opposition of the proposed project. Mr. DeLangis voiced his concerns that the proliferation of smaller, less expensive homes would invite investors to the area, resulting in an increase in rental properties and diminished property values. Mr. DeLangis provided statistics on the lot sizes of existing WestWing properties and the proposed development.

John Muir spoke in opposition of the proposed project citing concerns regarding the smaller lot sizes and diminished property values.

Ken Lomando expressed his opposition of the proposed project due to the smaller lot sizes and the open space area associated with the two designated parcels.

Jamie Smith addressed Council in opposition of the proposed project citing concerns regarding smaller lot sizes, school overcrowding and elimination of the commercial land uses.

Lisa Sultzbaugh stated her concern that the proposed project would further increase the number of rental properties, and the smaller lot sizes would be a detriment to the community.

Crystal Dykes expressed her opposition of the proposed project due to the smaller lot sizes, the negative impact on the schools and the effect of eliminating the commercial land uses.

Tony Dudzinski addressed Council in opposition of the proposed project. Mr. Dudzinski voiced his concerns regarding the smaller lot sizes and diminished home values.

Dan DeBusk expressed his support of the proposed project and having the land developed.

Keith McClure addressed Council in support of the proposed project. Mr. McClure stated his belief that it is the highest and best use of the 40 acres to complete the Master Plan.

Bill Lally, representing the applicant, summarized the history of the project and provided an overview of the changes to the project that were incorporated based on public input.

Discussion ensued regarding the change in land use, lot sizes, and the agreement between the applicant and the Deer Valley School District regarding a land swap and donation agreement that would mitigate the impact on the school.

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

**Council Action:**

Motion was made by Councilmember Binsbacher, seconded by Vice Mayor Edwards, to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2015-39** approving an amendment to the General Plan Land Use Map by re-designating a site encompassing approximately 30.0 acres of land, located at the southeast and northeast corner of Lake Pleasant Parkway and WestWing Parkway from Community Commercial to Low-Density Residential (2-5 du/ac, target of 3 du/ac) (GPA14-0003).

Upon vote, the motion carried unanimously 7 to 0.

13. **R - PUBLIC HEARING - Rezoning, WestWing Mountain Planned Community District, Lake Pleasant Parkway and WestWing Parkway**

**Public Hearing:**

Mayor Carlat opened the Public Hearing and asked if any Councilmember or citizen wished to comment on a request to rezone approximately 40.7 acres of land (Parcels 24 & 27) of the WestWing Mountain Planned Community District (PCD) from PCD Commercial to PCD Residential in order to allow for the development of a detached single-family residential community of up to 140 lots.

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 Binsbacher, seconded by Councilmember Finn, to concur with the Planning and Zoning Commission's recommendation to adopt **ORD. 2015-09**, rezoning approximately 40.7 acres of land (Parcels 24 & 27) of the WestWing Mountain Planned Community District (PCD) from PCD Commercial to PCD Residential in order to allow for the development of a detached single-family residential community of up to 130 lots with a minimum lot size of 7,000 square feet (Z98-09A.10).

In response to questions from Council, Mr. Lally confirmed support of the motion to limit the development to a maximum of 130 lots with a minimum lot size to 7,000 square feet.

Upon vote, the motion carried 6 to 1, with Councilmember Leone voting "no".

### **Call To The Public (Non-Agenda Items)**

None.

### **Reports from City Manager:**

14. **Council Calendar**

15. **Reports**

A. Crime Statistics Update

Roy Minter, Police Chief, presented regarding the Police Department's crime prevention efforts and community partnerships. Chief Minter provided a recap of crime statistical data since 2012.

Carl Swenson, City Manager, informed Council that their agenda packet contains information related to the following items.

- B. Neighborhood ParkFest! Series
- C. Multicultural Music Festival

### **Reports from City Council:**

Council Youth Liaison Helt thanked Boy Scout Troop 298 for posting the Colors and leading the Pledge of Allegiance.

Councilmember Leone reported on the various City of Peoria activities he attended. Councilmember Leone thanked the Boy Scouts for their attendance at the City Council meeting.

Councilmember Finn reported on his attendance at an event held at Kiwanis Park to raise funds for playground equipment.

Council Youth Liaison Mullane reported on the Future Business Leaders of America State Leadership Conference recently held in Tucson.

Councilmember Binsbacher reported on her attendance at the Peoria Arts and Cultural Festival held at Osuna Park. Councilmember Binsbacher commended Community Services Department staff for organizing the successful event.

Vice Mayor Edwards reported on the various City of Peoria activities he attended. Vice Mayor Edwards extended his wishes for a Happy Birthday to Councilmember Leone and Councilmember Hunt.

### **Reports from the Mayor:**

None.

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 8:53 p.m.

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Cathy Carlat, Mayor

ATTEST:

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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 21<sup>st</sup> day of April, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 16<sup>th</sup> day of June, 2015.

(Seal)

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Rhonda Geriminsky, City Clerk