

**AMENDED MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
PINE ROOM, CITY HALL  
APRIL 20, 2010

A **Special Meeting and Study Session** of the City Council of the City of Peoria, Arizona was convened at 8351 West Cinnabar Ave in open and public session at 4:00 p.m.

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

**Members Absent:** Vice Mayor Ron Aames

**Other Municipal Officials Present:** Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Susan Thorpe, Deputy City Manager; Steve Burg, Chief Assistant City Attorney; Mary Jo Waddell, City Clerk; J.P. de la Montaigne, Andy Granger, Chris Jacques, Glen Van Nimwegen, Larry Ratcliff, Wynette Reed, Jeff Tyne, Scott White, and Claudia Luján.

**Audience:** Approximately ten 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**

**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.

### **CONSENT – New Business:**

#### **1C Authorization to Hold an Executive Session**

Motion was made by Councilmember Evans, seconded by Councilmember Leone, to authorize the holding of an Executive Session for the purpose of discussion and consultation with designated representatives of the public body pertaining to contract negotiations with employee organizations.

Upon vote, the motion carried unanimously 6 to 0.

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

**ADJOURNMENT:**

Being no further business to come before Council on the Consent Agenda, Mayor Barrett adjourned the Special Meeting at 4:01 p.m.

Mayor Barrett convened the **Study Session Meeting** of the City Council of the City of Peoria, Arizona at 8351 West Cinnabar Ave in open and public session at 4:01 p.m.

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

**Members Absent:** Vice Mayor Ron Aames

## **STUDY SESSION AGENDA**

**Subjects for Discussion Only:**

1. Community Building Closing Series

Susan Daluddung, Deputy City Manager, introduced Dr. Bill Watkins, Executive Director of the Center for Economic Research and Forecasting at California Lutheran University, providing background on Dr. Watkins' experience.

Dr. Watkins led the discussion about the current economy. Dr. Watkins reported on various economic indicators and forecasting tools including:

- Capacity utilization
- Total charge offs
- Household debt share
- Home ownership rate
- Labor force
- Long-term unemployment
- TED spread (difference between the interest rates on interbank loans and short-term U.S. government debt)

Dr. Watkins provided statistics on the recession, outlined why the economic forecast has improved and why a vigorous recovery has not been forecast. Dr. Watkins offered his theory on economic recovery:

- Fix the banks
- Lower hiring costs
- Investment tax credit
- Expansionary monetary policy
  - Excess reserves and reserve requirements
  - Target nominal GDP (gross domestic product)

Dr. Watkins provided an overview of the economic slump and the affects on the State of California. Dr. Watkins offered strategies for the City of Peoria to minimize volatility by foregoing growth during a boom cycle.

Ms. Daluddung summarized the Community Building Series and discussed the topical areas that separate Peoria from other cities:

- Reputation for high quality of life
- “Inside the Loop” city (Loop 101)
- Convenient access to Phoenix
- Opportunities for growth in scenic north Peoria

Ms. Daluddung concluded the presentation with a listing of North Peoria’s assets and how the City of Peoria can capitalize on these assets:

- Lake Pleasant and the vast open space
- Pristine desert and river corridors, rugged terrain and desirable views
- Loop 303 corridor and Lake Pleasant Parkway

## 2. Peoria Sports Complex Urban Design Plan, Implementation Strategies

Glen Van Nimwegen, Director of Planning and Community Development, introduced Chris Jacques, Planning Manager, to provide an update on the Peoria Sports Complex Urban Design Plan.

Mr. Jacques illustrated the Plan objectives to retain competitive position, create a “sense of place” and integrate access to Skunk Creek.

Mr. Jacques presented an overview of the key components of the Plan concept highlighting hotels, major entertainment, retail space and parking structures.

Mr. Van Nimwegen discussed parking structures to:

- Catalyze redevelopment of district
- Maximize underutilized sites
- Retain/create parking capacity

Mr. Van Nimwegen explained development of a southwest parking area:

- Attract signature user/venue
- Village urban form
  - Link stadium complex to 83<sup>rd</sup> Avenue
  - Pedestrian-scale/transit connections
  - Activate with public spaces/events
  - Mix of uses – extend peak activity

Mr. Jacques discussed code standards, sign standards and regulatory environment for district redevelopment.

J.P. de la Montaigne, Community Services Director, described future stadium facility improvements including field lighting, well modifications, parking lot asphalt replacement and team clubhouses.

Scott Whyte, Economic Development Services Director, presented information on promoting economic development for the area:

- Physical improvements
- Events
- Promote as a district
- Identity creation unique to Peoria

Mr. Whyte outlined methods of promoting economic development in the district:

- Complete Economic Development Implementation Strategy (EDIS)
  - Citywide economic strategy
  - Sports Complex focus area
  - Fall, 2010 completion
- Create developer partnerships

Mr. Van Nimwegen concluded the presentation with a discussion on short-term public investments and major projects beyond the horizon of the 10-year Capital Improvement Program.

Discussion ensued on ways to reinvigorate the entertainment district.

**ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 5:58 p.m.

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Bob Barrett, Mayor

ATTEST:

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Mary Jo Waddell, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting and Study Session of the City Council of Peoria, Arizona held on the 20th day of April, 2010. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of August, 2010.

(Seal)

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Mary Jo Waddell, City Clerk