

MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
CITY COUNCIL CHAMBER
December 6, 2011

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 5:00 p.m.

Members Present: Mayor Bob Barrett; Vice Mayor Cathy Carlat; Councilmembers Ron Ames, Joan Evans, Carlo Leone, Dave Pearson and Tony Rivero.

Members Absent: None

Other Municipal Officials Present: Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Susan Thorpe, Deputy City Manager; Steve Burg, Chief Assistant City Attorney; Wanda Nelson, City Clerk; Andy Granger, Engineering Director; Katie Gregory, Interim Management and Budget Director; Bo Larsen, Public Information Manager; Brent Mattingly, Finance Director; Roy Minter, Police Chief; Jeff Tyne, Interim Community Services Director; Linda Blas; Deputy City Clerk.

Audience: Approximately 45 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.

Motion was made by Vice Mayor Carlat, seconded by Councilmember Pearson, to approve the Consent Agenda. Upon vote, the motion carried unanimously 7 to 0.

1C Authorization to Hold an Executive Session

Pursuant to A.R.S. § 38-431.03: Authorized the holding of an Executive Session for the purpose of consultation with the City's attorneys concerning the City's position in discussions with the Seattle Mariners and San Diego Padres regarding contract renewals for the use of the Peoria Sports Complex, pursuant to A.R.S. § 38-431.03(A)(4).

STUDY SESSION AGENDA

Subjects for Discussion Only:

1. Impact Fees

Katie Gregory, Interim Management and Budget Director, provided an overview of the recent changes to legislation regarding Impact Fees. Ms. Gregory provided information regarding:

- Compliance with Senate Bill 1525
- Elimination of Solid Waste and General Government Impact Fees
- Parks, Trails and Open Space Fee Restrictions
- Library Impact Fee Restrictions
- Fire Fee Restrictions

2. State of the Arts

Jeff Tyne, Interim Community Services Director, provided an overview of arts in Peoria. Mr. Tyne provided information regarding:

- Percent for the Arts
- Art Selection
- Arts Grant Program
- Artistic Presence at Special Events
- School District Outreach Opportunities
- Arts and Cultural Master Plan Highlights

Andre Licardi, Cultural Arts Coordinator, provided an update on upcoming programming for the Art Gallery.

3. Arizona Broadway Theatre

Susan Daluddung, Deputy City Manager, provided an overview of the ground lease with the Arizona Broadway Theater. Ms. Daluddung provided information regarding:

- Cultural and Community Activities
- Start-up Challenges and Economic Downturn
- Payment Schedule for 25-year Ground Lease
- Options for Renegotiating Terms of the Current Lease Arrangement

Kiel Klaphake, Executive Producer of the Arizona Broadway Theatre, addressed Council to reiterate that the funds utilized to construct the building were from private investors and no

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public funds were spent. Mr. Klaphake provided information on discussions with a consultant to develop a new business plan and be a successful non-profit theater.

The following individuals voiced their support of the staff recommendation to defer lease payments and renegotiate the terms of the current lease: Tom Eggleston, Warren Field, Barbara Field, James Rio, Virginia Norville, Terrill Norville, Kathy Knecht, John Sipple, Cassandra Klaphake, David Cox, Lowell Banford, Veronica Trauthwein, Hayden Keilman, Howard Abel, Macy Tryon, Jose Alfredo Mendez, Mystee June Turner, Tracy Williams, Barbara Wiswall, Pamela Karwan, Brad York, Kurtis Overby, Carol Ann Cox, Joseph Civello, and Alan Wren.

Constance McMillen urged Council to consider the economic impact to the City if the lease payments are renegotiated and the precedence that would be set.

Discussion ensued regarding deferring lease payments for a period of three months and renegotiating the terms of the current lease agreement.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 6:26 p.m.

Bob Barrett, Mayor

ATTEST:

Wanda Nelson, City Clerk

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CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct summary of the proceedings of the Special Meeting and Study Session of the City Council of Peoria, Arizona held on the 6th day of December, 2011. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 3rd day of January, 2012.

(Seal)

Wanda Nelson, City Clerk