

**MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
PINE ROOM  
October 5, 2010

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 4:00 p.m.

Following a moment of silence, Councilmember Carlat led the Pledge of Allegiance.

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

**Members Absent:** None

**Other Municipal Officials Present:** Carl Swenson, City Manager; Susan Daluddung, Deputy City Manager; Susan Thorpe, Deputy City Manager; Steve Kemp, City Attorney; Rhonda Simmons, Acting City Clerk; Andrew Granger, Bill Mattingly, Brent Mattingly, Glen Van Nimwegen, JP de la Montaigne, Jeff Tyne, Sherine Zaya, Larry Ratcliff, Scott White, Wynette Reed, and Claudia Luján.

**Audience:** Approximately 5 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 - New Business:** 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. Having no requests from Council, motion was made by Vice Mayor Aames, seconded by Councilmember Evans, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

**1C Appointments, Boards and Commissions**

RESOLUTION 2010-85

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, ACCEPTING THE REAPPOINTMENT OF THE HONORABLE JOSEPH WELTY, MARICOPA COUNTY SUPERIOR COURT JUDGE, TO THE JUDICIAL SELECTION ADVISORY BOARD AND ESTABLISHING THE TERM OF OFFICE.

Adopted **RES. 2010-85** accepting the reappointment of the Honorable Joseph Welty, Maricopa County Superior Court Judge, as a regular member to the Judicial Selection Advisory Board, to a term to expire June 2014; as designated by The Honorable Norman J. Davis, Presiding Judge.

**2C Code Amendment, Chapter 14, Suburban Ranch Zoning Districts**

ORDINANCE NO. 2010-27

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING CHAPTER 14 OF THE PEORIA CITY CODE (1977 EDITION), BY AMENDING ARTICLES 14-19A "SUBURBAN RANCH DISTRICT (SR-43)"; AND 14-19B "SUBURBAN RANCH DISTRICT (SR-35)"; OF THE PEORIA ZONING ORDINANCE; PROVIDING FOR SEPARABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Adopted **ORD. 2010-27** amending Chapter 14 of the Peoria City Code (1977 Edition) by amending Article 14-19A (SR-43) and Article 14-19B (SR-35) pertaining to Suburban Ranch Zoning Districts SR-43 and SR-35.

**3C Rezone, Peoria Mini-Storage, 95th Avenue and Peoria Avenue**

ORDINANCE NO 2010-28

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA REZONING CERTAIN PROPERTY FROM GENERAL COMMERCIAL (C-4) TO LIGHT INDUSTRIAL (I-1); AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

Adopted **ORD. 2010-28** rezoning a 4.6 gross acre site located at 10857 North 95th Avenue from General Commercial (C-4) to Light Industrial (I-1).

**4C Intergovernmental Agreement, Peoria Unified School District, Education Channel**

Authorized the City Manager to execute an Intergovernmental Agreement with the Peoria Unified School District for use of the Education Channel on Cox Cable (LCON09510).

**5C Contract, Land-Tech Construction, Sun Air Estates Privacy Wall**

- (a) Approved a contract in the amount of \$185,182 with Land-Tech Construction for the Sun Air Estates Privacy Wall, Phases 1 and 2 (LCON09610); and
- (b) Authorized an expenditure for an amount not-to-exceed \$18,518 for owner's contingency for unforeseen conditions (EN00277, P11-0007).

**6C Contract Amendment, J2 Engineering & Environmental Design, Palo Verde Neighborhood Park, Briles Road and 73rd Drive**

Approved Contract Amendment No. 6 in the not-to-exceed amount of \$19,857 with J2 Engineering & Environmental Design for construction administration services for the construction of the Palo Verde Neighborhood Park (Project No. CS00113, LCON03004F).

**7C Contract Amendment, J2 Engineering & Environmental Design, Scotland Yard Neighborhood Park, Scotland Avenue and 92nd Drive**

Approved Contract Amendment No. 1 in the not-to-exceed amount of \$23,709 with J2 Engineering & Environmental Design for construction administration services for the construction of the Scotland Yard Neighborhood Park (Project No. CS00123, LCON02409A).

**8C Designate Roadways, Establish Rights-of-Way, Various Locations**

RESOLUTION NO. 2010-86

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. 2010-86** 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 public streets.

**9C Authorize Expenditure, Sunbelt Holdings, Vistancia Park #2**

Approved a reimbursement in an amount not-to-exceed \$1,027,400 to Sunbelt Holdings for design and construction costs for a neighborhood park in the Vistancia development.

**10C Deeds and Easements, Various Locations**

RESOLUTION NO. 2010-87

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. 2010-87** accepting deeds and easements for various real property interests acquired by the City and previously recorded by the Maricopa County Recorder's Office.

**11C Final Plat, Vistancia Parcel C9, Trilogy Boulevard and Claret Cup Road**

Approved the Final Plat of Vistancia Parcel C9, located at Trilogy Blvd and Claret Cup Road, subject to stipulations.

**12C Re-Plat, Terramar Parcel 9B, Terramar Boulevard and Happy Valley Road**

Approved the Re-Plat of Terramar Parcel 9B, located on Terramar Boulevard, north of Happy Valley Road, subject to stipulations.

**CALL TO THE PUBLIC: (NON-AGENDA ITEMS)**

None.

**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 8401 West Monroe Street in open and public session at 4:01 p.m.

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

**Members Absent:** None.

## **STUDY SESSION AGENDA**

### **Subjects for Discussion Only:**

#### 1. Utility Fund Financing

Jeff Tyne, Management and Budget Director, presented a status update on the City's Utility Fund financing.

Mr. Tyne provided an overview of the City's utility systems, utility bills compared to neighboring cities and a history of the Water and Wastewater Operating Funds.

Bill Mattingly, Public Works Director, discussed water and wastewater operational cost containment measures the City has taken to mitigate rates. Mr. Mattingly reviewed Capital Improvement project costs related to utilities.

Mr. Tyne expressed that the City has had little or no increase in water or wastewater rates in the last two and one-half years. Mr. Tyne explained that rate increases may be necessary in the near future due to the debt coverage ratios.

Mr. Tyne outlined the rate pricing objectives which are:

- Recover costs
- Ensure financial stability
- Equity among users
- Minimize impact to customers
- Promote water conservation

Discussion ensued regarding water conservation and peak times in order to give users some control over their bill.

Mr. Tyne discussed some stormwater cost recovery options.

Discussion ensued regarding new home construction and stormwater collection systems and how utility bills will be affected.

Mr. Tyne discussed briefly the need to refinance the City's financial growth.

Mr. Mattingly provided an overview of commercial solid waste services, with the objective of promoting recycling, recovering costs and achieving competitive rates.

Discussion ensued regarding subsidizing commercial solid waste services, expense increases contributing to the consideration of rate increases and recycling rates.

Rate recommendations will be presented to Council during the next budget process.

## 2. Council Review of the Principles of Sound Financial Management

Brent Mattingly, Finance Director, provided an update and review of the Principles of Sound Financial Management and provided a brief history of its development.

Mr. Mattingly reported on the major changes recommended to the Principles of Sound Financial Management, which are the Council's policies and directions to staff on the City's financial planning.

Mr. Mattingly outlined some of the noteworthy proposed changes to the Principles, which include revisions to:

- Fiscal planning and budgeting
- General Fund balance
- Development impact fees
- Capital Improvement Program
- Capital asset accounting
- Water and wastewater utility funds
- Half-cent sales tax
- Economic development
- Community facilities districts

Discussion ensued regarding specific proposed changes to the Principles.

## 3. Old Town Commercial Rehabilitation Program

Scott Whyte, Economic Development Services Director, provided history related to the Old Town commercial rehabilitation program.

Mr. Whyte stated the following reasons for revitalization:

- Maximize redevelopment opportunities
- Improve economic vitality and opportunity

Special Meeting and Study Session Minutes

October 5, 2010 4:00 p.m.

Page 7 of 8

- Fuse Old Town's heritage with 21<sup>st</sup> century possibilities
- Create a sense of place
- Implement adopted Old Town plan

Mr. Whyte discussed possible redevelopment opportunities and illustrated some possible design concepts to consider, as well as reconfiguring some of the current uses.

Mr. Whyte stated the program components include:

- 100 percent grant program
- Façade easement to the City for 20 years
- Businesses to maintain property and improvements per easement agreement
- Penalties to business owners for non-compliance
- City to provide rehabilitation services through JOC (Job Order Contract)
- Construction phased with redevelopment opportunities

Discussion ensued regarding:

- Possible University opportunities
- Program phases and the associated costs
- Public – private partnerships
- Timeframes for the City's investments
- Ownership of the buildings and 20-year façade easement
- City North decision (Phoenix)

## **ADJOURNMENT**

Being no further business to come before Council, the meeting was duly adjourned at 6:45 p.m.

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Bob Barrett, Mayor

ATTEST:

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Rhonda Geriminsky, Acting City Clerk

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 5th day of October, 2010. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of December, 2010.

(Seal)

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Rhonda Geriminsky, Acting City Clerk