

Minutes of the Work Session held June 18, 2012 at 6:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Lopez Rogers and Council Members

Stephanie Karlin, Vice Mayor
Jim Buster
Jim McDonald
Frank Scott
Charles Vierhout
Ken Weise

ALSO PRESENT

Charlie McClendon, City Manager
David Fitzhugh, Assistant City Manager
Rogene Hill, Assistant City Manager
Ken Galica, Planner II
Andrew McGuire, City Attorney
Sandra Tomsic, City Clerk Assistant II

1) ROLL CALL BY THE CITY CLERK ASSISTANT II

2) FREEWAY CORRIDOR SPECIFIC PLAN UPDATE

Information related to the Freeway Corridor Specific Plan (FCSP) update and provide input regarding how the Plan can best achieve the City's goals for future development within the freeway corridor.

Charlie McClendon, City Manager, said that since the General Plan is being updated, staff recommends also updating the various area specific plans that provide guidance to the General Plan. Ken Galica, Planner II, presented the Freeway Corridor Specific Plan. Arizona state statutes allow cities to enact area specific plans to provide further direction for very specific geographical areas. The FCSP was adopted in 1991, lightly amended in 2002, and majorly amended in 2007 as part of an effort to address building heights. The plan establishes urban design criteria to ensure that development of the freeway corridor enhances the image of Avondale. Land uses inside the specific plan are governed by the General Plan land use map and overlying zoning.

Mr. Galica stated that the boundary of the FCSP is roughly 99th Avenue on the east, McDowell on the north, Dysart Road north of I-10, and Van Buren on the south (except the area within City Center). The boundary encompasses the Avondale Auto Mall, the Integrated Medical Services office building, Friendship Park, and the Avondale Commerce Center. The plan is over 20 years old, and much has changed in that time. Most of the property then was used for agricultural purposes. Today's focus is on business park, medical corridor, high-intensity office, urban commercial and mixed use along I-10. The FCSP is included in the General Plan update that will go before voters in August. The updated plan will be used to implement the vision of an attractive, sustainable, multi-modal urban center unlike anything in the West Valley.

Mr. Galica said new design requirements ensure that Avondale's image is enhanced along the I-10. Many of the current design standards are worthy of being held over, since they have been adopted citywide. Staff would also like to enhance landscape design opportunities, implement Tree City U.S.A., evaluate height requirements and design, and amend plan boundaries to possibly incorporate the Coldwater Depot Shopping Center. In order to enhance community engagement, staff would like to hold interactive design

charrettes, presenting designed components in real time. He welcomed input from the Council Members.

Council Member Weise noted that tall buildings are rare along freeways in the Valley, because development has not yet matured in those areas. If opportunities for height and density come along, then the City should pursue them, but he felt the current focus should be on the weaknesses in the design guidelines instead. When it comes to development along 99th Avenue, Avondale should take the lead instead of waiting for Phoenix to set the standard. Eventually, the market will turn around, and the West Valley will be attractive because it offers the best value. He inquired whether Coldwater Plaza will be included in this plan. Mr. Galica responded that staff felt it should be included, since it is freeway commercial property. Council Member Weise commented that the area is a valuable part of the city that brings unique assets.

Council Member Weise inquired about a southbound freeway ramp at El Mirage. Mr. McClendon explained that the project is not budgeted in Prop 400 until the fourth five-year period, which will be in the 2020s. However, staff has had preliminary discussions with Maricopa Association of Governments (MAG) on the potential for advancing that schedule. There are benefits to giving Coldwater Depot easier access to the freeway. A ramp there would drive traffic off of Van Buren and away from Coldwater Springs. Direct access would also increase the ability of Avondale distribution centers to serve the Pacific Coast.

Vice Mayor Karlin inquired whether the area north of McDowell Road between 115th Avenue and 99th Avenue could be incorporated into the plan. Mr. Galica agreed that the area could be added to either the FCSP or the North Avondale Specific Plan. The boundaries should definitely be re-evaluated.

Council Member McDonald said that while tall buildings seem unlikely, they should not be removed from the plan, since those height standards would provide future Councils the flexibility to entertain almost any proposal that might arise. It is important that the plan prepare for transit in the corridor, including leaving corridors open for light rail, and space for a bus-only freeway access ramp near the transit center location. With foresight, the City could avoid having to tear something up in the future to make way for transit improvements.

Council Member Scott inquired whether Avondale's FCSP was close to Goodyear's vision for the corridor. Mr. Galica said he could only speak to land uses. Since Goodyear has a longer frontage, they have a more varied mix of land uses. The area near the border with Avondale is very similar to what the FCSP would allow.

Council Member Buster noted that the plans are shifting away from light industrial towards residential and urban commercial, but questioned where the market was headed. Mr. Galica responded that the City has not abandoned the concept of light industrial in the city, but a significant amount was moved to the Litchfield and Lower Buckeye areas, near Goodyear's Airpark to build synergy there. The market is weak for just about everything right now. The City and the region have a warehouse shortage. It is very difficult to predict what segments will come back first, but the City has large acreage available to pretty much every possible use.

Council Member Weise suggested that undeveloped areas around Glenarm Farms could be used as a buffer zone, featuring step down residential development. Avondale has shown a propensity to look toward the future and be aggressive when required. He would not like to see Phoenix dictate what happens between the Loop 101 and 99th Avenue. Avondale should set the vision for that corridor, and can move faster than Phoenix. It would make sense to include 99th Avenue in the North Avondale Specific Plan. Council Member Vierhout felt the area should be incorporated into the FCSP so that it would tie into the property to the south near the Costco.

Mayor Lopez Rogers said that since the area is along the freeway, it would be helpful to tie it into the FCSP, only because it seems to have the same types of uses. Coldwater needs to be brought back in to the FCSP. Transit-oriented development is crucial to this area. The entryway to Avondale should have a special landscaping look, without blocking the views of the buildings.

3) NORTH AVONDALE SPECIFIC PLAN UPDATE (PL-11-0081)

Information regarding the proposed staff-initiated update to the North Avondale Specific Plan (NASP) and provide input regarding how the Plan can achieve the City's goals and objectives related to that portion of the City.

Mr. Galica said the NASP boundaries cover the entire City planning area north of Encanto Boulevard. If additional land north of Indian School Road is annexed into the City, the NASP would require an amendment to include it. The southern boundary cuts the Crystal Gardens and Rancho Santa Fe subdivisions in half. This plan was adopted in 1992, and first amended in 2002. A second amendment in 2007 only affected building heights within a quarter mile of 99th Avenue. This plan establishes goals and objectives to ensure that North Avondale plays off its strengths. The original plan focused heavily on Estrella Mountain Community College (EMCC), because that was all that was there at the time, but this plan can be diversified. The plan establishes design criteria to eliminate repetitive facades.

Mr. Galica stated that NASP contains Garden Lakes, several large church congregations, and smaller neighborhood-based retail such as Fresh & Easy. There is only one multi-family residential development in NASP, the Mirabella Apartments. The Northwest Public Safety Facility is on the campus of EMCC. There are many reasons to update the plan. Much has changed in 20 years, and the area is now almost fully developed. The 99th Avenue corridor vision has changed and creating a dense, multi-model corridor with a transit focus is not the main goal for the area.

The Planning Commission suggested that enhancing the landscaping design and roadway aesthetics along Indian School Road should be a focus of this plan. The difficulty is that Avondale only owns part of the road. The plan intends to enhance the entire north Avondale area for future and existing residents. Staff would like to re-evaluate and possibly amend the plan boundaries, reconsider building heights, create a sense of place through gateway and street treatments, and increase multi-modal opportunities. Staff would like to enhance the pedestrian experience, connecting neighborhoods with retail areas. It would not cost any more and would enhance the quality of life for residents. The plan provides

the opportunity to look at mining operations, providing more definition for what the City would like to see when those operations cease. The housing stock in this area is very uniform, and there is an opportunity to look for different types of housing products to attract a segment that does not want single-family homes. Staff would like to take advantage of some of EMCC-related development opportunities to give students places to shop and eat near campus.

Mr. Galica reported that the public process for this plan will be the same as what was proposed for the freeway corridor, using a charrette type of meetings instead of a standard open house. He welcomed input from City Council.

Mayor Lopez Rogers inquired why the original border was set at Encanto. Mr. Galica explained that in 1992, most everything was farmland, so planners at that time might not have envisioned the residential developments going as far south as McDowell. Mayor Lopez Rogers suggested that NASP extend down to McDowell to meet the FCSP.

Council Member McDonald questioned whether mining operations would ever really cease. Mr. Galica responded that mining companies specify in their mitigation plans that most will be closing in 30 to 40 years. Even though it is a long time from now, the City would like to plan ahead to determine what the best use of that land will be for the community. Council Member McDonald felt that alternative types of housing product were planned for the City Center, and questioned whether the NASP should be planning for them at this time. He inquired when Thomas Road could potentially get a bridge. Mr. Galica responded that the bridge issue has not yet been addressed, and probably will not happen in the near future. Public opinions appear to be split 50/50. While it would make east/west travel easier, it would also increase passenger traffic on Thomas Road.

Council Member McDonald inquired whether parks would be incorporated into the specific plans. Mr. Galica explained that because of the heavily developed nature of north Avondale, the possibility of adding new public parks is non-existent. The City could partner with schools to look into sharing their facilities. Another goal of the plan is to establish a trail connection that would grant north Avondale residents easier access to Friendship Park.

Council Member McDonald inquired whether the City intends a final widening of Indian School Road, including moving power lines, or will that be driven purely by development. Mr. Galica explained that since the City does not own the street in most places, it is difficult to make roadway improvements tied to new development. The City's policy, in general, is to delay projects if it makes sense to do so in order to build improvements as part of a larger project in the future. Council Member McDonald inquired whether one area could be included as part of two different area specific plans. Mr. Galica doubted that there would be any benefit to that, since it would create confusion without providing any more flexibility.

Vice Mayor Karlin noted that Indian School Road is the northern entrance to Avondale, but it is rather outdated. She suggested landscaping and signage improvements to enhance that area. She stated her preference for using uniform signage across the entire city, rather than specific signs for each area. To do otherwise risks segregating different areas of Avondale, and the development of different signs increases costs. She agreed with staff

that the EMCC area needs more complementary businesses and activities, though the makeup of the student body poses challenges. She suggested working with the school to determine the dynamics of their student body and get a better idea of the types of businesses that would work best there.

Vice Mayor Karlin said the 20-year plans of the gravel mines indicate their intention to turn the pits over to the City when they are depleted. One of them was supposed to be made into a river park. She suggested that the Thunderbird Paseo area could serve as a model for what to do along the Agua Fria. Off-road vehicles have also posed problems in those areas.

Council Member Vierhout expressed concern about keeping the neighborhoods split like they are with the boundary at Encanto. In response to a request from Council Member Vierhout, Mr. Galica described various parcels in the farmland west of 99th and south of Indian School. He explained that even if the land is entirely built out, area specific plans have a use because they serve as a guide for how to improve the existing environment, even without building new developments.

Council Member Weise agreed that the southern boundary should be extended to McDowell Road. The NASP does not offer the same flexibility that the FCSP does, in terms of open space, but it does offer opportunities to enhance the neighborhoods that are there. There is something to be said for unified signage throughout the city, but signs can also bring individual pride to neighborhoods. He suggested working with neighboring cities to minimize the limitations inherent to the NASP.

Council Member Buster agreed that the northern entrance should be revamped. He inquired about the nature of mass transit opportunities in the area. Mr. Galica explained that it remains undetermined at this time. It could be light rail, but that is only one possibility. Council Member Buster said other cities have successfully implemented signage for individual neighborhoods. Rather than segregating, they showcase the different neighborhoods that make up an entire city. When done well, they can provide a city with depth of character.

Mayor Lopez Rogers noted that plans for the West Valley Recreation Corridor along the Agua Fria River remain viable, providing that the cities along the river work together. EMCC needs to be an economic generator, and there are great opportunities to partner with them. The plan could also address how to handle the cemetery centennial project.

4) ADJOURNMENT

With no further business before the Council, Council Member Weise moved to adjourn the work session. Council Member Karlin seconded the motion. The motion carried unanimously.

Meeting adjourned at 7:11 p.m.



Mayor Lopez Rogers



Sandra Tomsic
City Clerk Assistant II

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the Council of the City of Avondale held on the 18th day of June 2012. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk Assistant II

Minutes of the Regular Meeting held June 18, 2012 at 7:11 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Lopez Rogers and Council Members

Stephanie Karlin, Vice Mayor

Jim Buster

Jim McDonald

Frank Scott

Charles Vierhout

Ken Weise

ALSO PRESENT

Charlie McClendon, City Manager

David Fitzhugh, Assistant City Manager

Rogene Hill, Assistant City Manager

Jennifer Fostino, Zoning Specialist

Ken Galica, Planner II

Paul Lopez, Engineering Project Manager

Andrew McGuire, City Attorney

Sandra Tomsic, City Clerk Assistant II

1) ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

Sandra Tomsic, City Clerk Assistant II, read a statement of participation regarding public appearances.

2) UNSCHEDULED PUBLIC APPEARANCES

There were no calls for unscheduled public appearances.

3) CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. APPROVAL OF MINUTES

1. Work Session of May 21, 2012
2. Regular Meeting of May 21, 2012
3. Regular Meeting of June 4, 2012

b. CONTRIBUTIONS ASSISTANCE PROGRAM – COUNCIL SUBCOMMITTEE FUNDING RECOMMENDATIONS

A request to approve the funding recommendations made by the City Council Subcommittee for distribution of the proposed \$50,000 Contributions Assistance Program fund.

c. FINAL PLAT – COLDWATER DEPOT LOGISTICS CENTER (PL-12-0086)

A request from Ms Catherine Thuringer of Trammell Crow Company on behalf of the property owner, Coldwater Industrial Associates, LLC to approve a Final Plat for the Coldwater Depot Logistics Center, approximately 58.4 acres located at the northwest corner of Van Buren Street and 127th Avenue.

d. MAP OF DEDICATION – HOLY CROSS CEMETERY AND MORTUARY

A request for approval of a Map of Dedication for Holy Cross Cemetery to dedicate street right-of-way, tracts for future public use, and utility easements along 99th Avenue and Thomas Road and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

e. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT – BROWN AND CALDWELL, INC. – PHOENIX INTERNATIONAL RACEWAY LIFT STATION DESIGN

A request to approve an Amendment to the Professional Services Agreement with Brown & Caldwell, Inc. for the Phoenix International Raceway Lift Station Final Design in an amount not to exceed \$90,505, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

f. PROFESSIONAL SERVICES AGREEMENT – HENRY & HORNE, LLP FOR AUDIT SERVICES

A request to approve a Professional Services Agreement with Henry & Horne, LLP in an amount not to exceed \$51,600 (year 1) for services pertaining to the City's annual financial statement audit, agreed upon procedures and other required reports and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

g. CONSTRUCTION CONTRACT AWARD – CPC CONSTRUCTION, INC.

A request to award a construction contract to CPC Construction, Inc. to provide construction services for the Ramp Replacement project in the amount of \$150,160.44, authorize the transfer of \$64,161 from CIP Street Fund Line Item 304-1177-00- 8420 to CIP Street Fund Line Item 304-1220-00-8420 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

h. RESOLUTION 3046-612 – AMENDMENT TO RESOLUTION 3034-312

A resolution amending Resolution 3034-312 relating to designation of an alternate trustee to represent the City on the Metropolitan Phoenix Municipal Employee Benefit Trust Board, approving a recommended change to the name of the trust and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. RESOLUTION 3048-612 – SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH ADOT FOR SAFE ROUTES TO SCHOOL CYCLE 2 GRANT

A resolution authorizing the Second Amendment to the Intergovernmental Agreement with Arizona Department of Transportation for the purpose of extending the terms, conditions and provisions of the Safe Routes to School Cycle 2 Grant and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

j. RESOLUTION 3049-612 – FY2012-2013 ARIZONA DEPARTMENT OF PUBLIC SAFETY VICTIMS OF CRIME ACT GRANT

A resolution approving the acceptance of a Victim Assistance Grant award from the State of Arizona relating to the provision of services to victims of crimes pursuant to the Victims of Crime Act and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

k. RESOLUTIONS 3052-612 AND 3053-612 – INTERGOVERNMENTAL AGREEMENTS WITH ARIZONA DEPARTMENT OF TRANSPORTATION FOR TRAFFIC SIGNAL EQUIPMENT

Two resolutions each approving an intergovernmental agreement with the Arizona Department of Transportation for the purchase of traffic signal equipment and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

l. RESOLUTION 3051-612 – APPROVAL OF GRANT APPLICATIONS TO GILA RIVER INDIAN COMMUNITY

A resolution authorizing the submission of applications for grant consideration by the Gila River Indian Community and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

m. ORDINANCE 1497-612 – AMENDMENT TO THE CITY CODE BY DELETING CHAPTER 4, ARTICLE X (SIGNS)

An ordinance amending the Avondale City Code by deleting Chapter 4, Buildings and Building Regulations, Article X, Signs in its entirety and reserving said article for future use.

Council Member McDonald moved to approve the consent agenda as presented including Resolutions 3046-612, 3048-612, 3049-612, 3051-612, 3052-612 and 3053-612 and Ordinance 1497-612. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Scott	Aye
Council Member Weise	Aye
Mayor Lopez Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried unanimously.

4) PUBLIC HEARING – CONDITIONAL USE PERMIT FOR ADVANCEMENT DAY SERVICE CENTER (PL-12-0024)

A public hearing and consider a request from Mr. Jason Morgan of Advancement Group on behalf of the owner, Stefan Boros, for a Conditional Use Permit for Advancement Day Center to provide day services for individuals living with developmental disabilities at a property located at 10555 W Indian School Road Suites D101 and D102.

Jennifer Fostino, Zoning Specialist, said the proposed location for this conditional use permit is just south of the southwest corner of Westwind Parkway and Indian School Road. The General Plan designation is Commercial. The Zoning is Planned Area Development, with Community Commercial use. It lies within the Westwind development and Westwind Plaza. The request is for a social services support center, providing educational, recreational, and professional services for the developmentally disabled. The permit falls with public service

and non-profit community uses, and the C-2 matrix. It is a stand-alone pad within the development. The site is self-sufficient, with its own parking, retention area and landscaping.

Ms. Fostino stated that the owners are proposing to have a maximum of ten employees, and 15 to 20 clients. The hours of operation will be 8:00 a.m. to 3:30 p.m., Monday through Friday. Staff will arrive no earlier than 7:30 a.m. and leave at 4:30 p.m. The center will be closed on weekends and holidays. On and off site activities will be provided for the clients. The owners are licensed through the State of Arizona's Life Safety and Developmental Disabilities Division. The 3,200 square foot building is split up into two suites, both of which will be occupied by the center. Currently they are occupying Suite D102, to perform business operations. Suite D101 is where a majority of the day activities will be held. Meals will not be made on site. Staff will operate the refrigerator and microwave.

Ms Fostino said the traffic plan for the site consists of using the Westwind Parkway entrance, which is a full service access way. Clients will be dropped off either by private means or by staff. The center will use two 15-seat commercial vans. All of the parking adjacent to the west side of the building will be available. Parking to the south will be reserved for visitors and employees. The vans will be taken home every day by employees when the business is closed. This use requires 13 spaces, and the site provides 15. All out of building activities will be held completely off site.

Ms. Fostino reported that the majority of visitors, clientele and staff will use Westwind Parkway to access the facility. There will be no traffic impact from this use as Indian School Road is a secondary entry. To the north of the site is Purcell Tires, to the south and east is the Westwind single-family residential home division, to the west is the Westwind Plaza. Staff believes this use makes a good transition from the tire store to the residential neighborhood. The use is consistent with the General Plan. Staff and the Planning Commission find that the Applicant meets the five required findings for the conditional use permit. The Planning Commission recommended approval on May 17, with the following stipulations.

1. The Conditional Use Permit approval shall expire two years from its approval date if the social service support center use does not commence from the CUP's approval date.
2. The Conditional Use Permit shall conform to the narrative and traffic plan date stamped April 9, 2012.

Council Member Weise inquired about the needs of the developmentally disabled. Ms. Fostino explained that the level is pretty minimal, so a ratio of one staff member per five clients and added that in cases where the client has higher needs, the ratio is one to one. The facility expects to hire six to seven employees. Council Member Weise asked about security measures around the facility to protect the clientele. Ms. Fostino explained that the center is licensed through the State and must conform to the requirements of that license.

Jason Morgan of Advancement Group added that the business is required to have safety enhancements depending on the needs of the individuals. If someone has a tendency to wander, bells and an alarm system must be placed on every door. Clients' conditions range from autism to Down syndrome and epilepsy.

In response to a question from Council Member Weise, Mr. Morgan explained that most clients will be transported by staff, while parents will be dropping off others independently.

Council Member Buster said the site in question has not been a good place for conventional businesses as several uses have transitioned in and out of the location. He does not feel that the use would interfere with the neighborhood. The use is a necessary service, and the site needs a steady tenant.

Council Member McDonald said the proposal is a good use of the building. Many different businesses have tried to succeed in that space over the years. This use could be a long-term solution. He stated that when Westview High School lets out, students tend to hang out in the back. It will be very important that staff keep an eye on activities here to ensure the safety of their clients. Ms. Fostino said the Applicant has been working with other nearby business owners to get security guards for the shopping center.

Mayor Lopez Rogers opened the public hearing. There being no requests to speak, Mayor Rogers closed the public hearing.

Council Member Weise moved to accept the findings and recommend approval of application PL-12-0024, request for a conditional use permit for proposed social service support center, subject to the two staff recommended conditions of approval. Vice Mayor Karlin seconded.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Scott	Aye
Council Member Weise	Aye
Mayor Lopez Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried unanimously.

5) PUBLIC HEARING AND ORDINANCE 1496-612 – ZONING REVERSION FOR AVONDALE PARK PLAZA PLANNED AREA DEVELOPMENT TO AGRICULTURAL (PL-12-0076)

A public hearing and ordinance reverting the zoning of the Avondale Park Plaza Planned Area Development to Agricultural located at the southeast corner of McDowell Road and 103rd Avenue. The Council will take appropriate action.

Ken Galica, Planner II said Avondale Park Plaza is a PAD subject to reversion. The PAD is over 24 years old. The property is comprised of three properties located at the southeast corner of McDowell Road and 103rd Avenue. Surrounding uses include undeveloped property to the west, Gateway Pavilion Shopping Center to the north, Gateway Crossing Shopping Center to the east, and the auto mall across I-10. The property was rezoned from R-1 Rural to PAD on April 18, 1988. The current Agricultural use includes the same types of

uses that the obsolete R-1 district once allowed. The development plan expired in 1990. The two current property owners signed receipt of notification, expressing no opposition to the reversion. Staff recommends reversion.

Council Member Vierhout asked whether there are any other properties like this in the city. Mr. Galica explained that this is the last of the expired PADs.

Mayor Lopez Rogers opened the public hearing. There being no requests to speak, Mayor Rogers closed the public hearing.

Council Member McDonald moved to accept the findings and adopt Ordinance 1496-612 approving application PL-12-0076, a request to revert to zoning of Avondale Park Plaza from planned area development to agriculture, the equivalent of previous zoning classification R-1 Rural. Council Member Weise seconded.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Scott	Aye
Council Member Weise	Aye
Mayor Lopez Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried unanimously.

6) COOPERATIVE PURCHASING AGREEMENT WITH CHARGER ELECTRIC LLC, DBA ACE SOLAR SYSTEMS – SOLAR DEMONSTRATION PROJECT

A request to approve a cooperative purchasing agreement with Charger Electric LLC, DBA ACE Solar Systems to install solar panels and an educational system in the amount of \$126,825 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

Paul Lopez, Engineering Project Manager, presented the City's Solar Photovoltaics (PV) Demonstration Project. With fossil fuel emissions at an all time high, and power plants contributing a significant amount to the total, there is a large push both federally and at the state level to develop clean alternative energy sources. The Arizona Corporation Commission passed a renewable energy standard that requires power companies to provide at least 15% of their power in a clean fashion by 2025, or face tariffs. Other forms of clean energy are not readily available in Arizona, but sunlight is the state's most plentiful resource.

Mr. Lopez said the Solar PV demonstration project will cost about \$126,125 and the amount is covered by the ECBG grant. The ECBG grant was supposed to be fully expended by March of 2012, but staff was granted an extension until September of 2012. The Civic Center complex is viewed as the best place to expose residents to solar paneling. Interactive kiosks will be placed at City Hall and at the Library. It will feature a sample electric meter, power inverter box and three separate LCD screens to provide information. It

is an approximately 13 kilowatt hour system, with an average monthly output of 1875 kilowatt hours. The average savings is about \$130 per month and about \$1,500 per year. The average size single family home consumes between 10 and 20 kilowatt hours.

Mr. Lopez said the software reporting requirements will keep track of the kilowatt hours generated to date, cost savings realized, and total CO2 emissions saved. Information will be provided in quantities that people will be able to understand. People could potentially monitor performance from home or a Smartphone. The proposed schedule is to finish permitting by the end of July. Construction is to start at the beginning of August, and the deadline to receive the ECBG funding is September 30, 2012. Staff recommends approval of the agreement.

Council Member Weise inquired about the budget impact in five years as equipment degrades and warranties expire. Mr. Lopez responded that the solar PV have 25-year warranties, and five years on servicing. Servicing simply involves wiping them clean. The power inverter is the biggest challenge because of the heat, but Avondale's inverter would be kept in an air conditioned space and should last longer. The City will have to find a way to replace it once it fails. Council Member Weise felt that more of the resources from the block grant should have gone to the residents in some form. He requested a cost breakdown for the demonstration project. Mr. Lopez explained that the panels were roughly \$80,000, while \$15,000 was allowances for the structural retrofit for the existing carport structure, and the remainder was for the educational component.

Council Member Weise said he believes in commonsense solutions to improve the environment. The return on investment for this project is 84 years. The selected site will have the greatest impact. It will drive more people to consider solar for their home. Mr. Lopez responded that ROI was a concern for him as well. He noted that expected increases in the cost of electricity will impact the return. With all things considered, the return is between 30 to 40 years. Council Member Weise agreed that great strides have been made in the technology over the years, but he would not approve the project if Avondale was paying for it.

Vice Mayor Karlin said she was impressed with this project and its potential. Environmental technology can be costly, but as more people buy into it, the costs go down. By exposing people to what can be done with solar energy, it would encourage them to install it for themselves. She feels the City will get a lot in return for the money spent on this project.

Council Member Vierhout noted that some of the expense is tied up in one-time construction costs. Mr. Lopez explained that the site minimized that type of expense. Some of the project cost is structural and some electrical. About \$10,000 to \$15,000 was spent on actual construction, which makes the solar panel cost more palatable. The grant restricted the City to retrofitting existing carports. Council Member Vierhout inquired whether the panel cost would drop if the warranty was shorter. Mr. Lopez doubted that the cost would decrease much. Most manufacturers offer 25-year warranties, and expect their panels to last 30 years.

Council Member Buster said while the project is a bit pricey, it will be a good educational tool for the community. Council Member Weise said the educational component should

include actual and ancillary cost breakdowns. He felt the grant restrictions should have allowed Avondale to use the money in the best way possible.

Vice Mayor Karlin moved to approve a cooperative purchasing agreement with Charger Electric LLC, DBA ACE Solar Systems to install solar panels and an educational system in the amount of \$126,825. Council Member Vierhout seconded.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Scott	Nay
Council Member Weise	Nay
Mayor Lopez Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried 5-2.

7) PUBLIC HEARING ON THE FINAL BUDGET AND PROPERTY TAX LEVY

City Council will hold a public hearing on the 2012-2013 fiscal year final budget and property tax levy. The Council will take appropriate action.

Mr. McClendon explained that this is the final public hearing on this issue. In a special meeting, City Council will vote to adopt the budget. Staff recommends adoption of the budget.

Mayor Lopez Rogers opened the public hearing. There being no requests to speak, Mayor Rogers closed the public hearing.

8) ADJOURNMENT

There being no further business before the Council, Meeting adjourned at 8:00 p.m.


Marie Lopez Rogers


Sandra Tomsic
City Clerk Assistant II

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 18th day of June 2012. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk Assistant II

Minutes of the Special Meeting held June 18, 2012 at 8:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Lopez Rogers and Council Members

Stephanie Karlin, Vice Mayor
Jim Buster
Jim McDonald
Frank Scott
Charles Vierhout
Ken Weise

ALSO PRESENT

Charlie McClendon, City Manager
David Fitzhugh, Assistant City Manager
Rogene Hill, Assistant City Manager
Andrew McGuire, City Attorney
Sandra Tomsic, City Clerk Assistant II

1) RESOLUTION 3050-612 - FY 2012-2013 FINAL BUDGET ADOPTION AND FEE SCHEDULE

A resolution approving the final budget and expenditure limit for FY 2012-2013 budget in the amount of \$159,577,020 and fee schedule for various city services.

Council Member Weise moved to approve Resolution 3050-612 approving the fiscal year 2012-2013. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Scott	Aye
Council Member Weise	Aye
Mayor Lopez Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried unanimously.

8) ADJOURNMENT

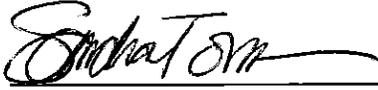
Meeting adjourned at 8:02 p.m.


Marie Lopez-Rogers


Sandra Tomsic
City Clerk Assistant II

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Council of the City of Avondale held on the 18th day of June 2012. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk Assistant II