

Minutes of the Work Session held October 1, 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
Gina Montes, Neighborhood and Family Services Director
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1) ROLL CALL BY THE CITY CLERK

2) BOYS & GIRLS CLUBS OF METROPOLITAN PHOENIX PRESENTATION

A presentation from the Boys & Girls Club of Metropolitan Phoenix and review their education initiatives at the Tri-City Boys & Girls Club located in Historic Avondale and throughout the region.

Gina Montes, Neighborhood and Family Services Director introduced Bridget McDonald, Vice President of Club Operations for the Boys & Girls Clubs of Metropolitan Phoenix. Ms. McDonald has collaborated with the City of Avondale to develop programming for teens.

Ms. McDonald said Boys & Girls Clubs has been serving young people for more than a century. Nationally, nearly 4,000 club houses serve almost 4 million young people every year through membership and community outreach. The organization's mission is to inspire and enable youth in the community to realize their potential and become good citizens. The Chronicle of Philanthropy placed the Boys and Girls Clubs of America first among youth service organizations for the 18th consecutive year. Clubs are community based, and building-centered programs offer safe, affordable places during non-school hours. They are led by paid, trained youth development professionals who provide positive, supportive relationships for the young, opportunities for success, and encourage them to exceed their own expectations. Strategies are employed to help young people feel that they belong, that they are competent, and that they have a voice.

Ms. McDonald said it is important that children have a place to get away from stress and just have fun. They are taught to make good choices about their futures. Club programs cannot be successful without the participation of families. Youth are encouraged to achieve four priority outcomes: to have academic success, good character, make healthy choices, and have fun. The program has a much bigger impact on those who attend regularly than on occasional visitors.

Ms. McDonald stated that the Boys & Girls Club wants to help students graduate on time. It is not operated like a school. The goal is to complement schools by providing programs that support what happens during the school day. The Club has developed strong relationships with Avondale's school districts.

Ms. McDonald said the B&GC sets aside an hour every day after school to help children get their homework done. The Diplomas to Degrees program works with students during transition phases to help them prepare for the changes of graduating to a new school. High-yield strategies use creative techniques to deliver learning moments through everyday activities. Every program is designed to achieve a desired outcome. Small successes are celebrated. The B-grade Graduate Program is a pilot program created in conjunction with University of Phoenix that uses community volunteers to mentor students who need extra help. A national survey benchmarks each club annually, using on-time grade progression and graduation rate measurements. The organization also helps teenagers find summer work, which is a huge benefit.

Council Member Weise asked how the Phoenix branch coordinates with the various school districts in its service area. Ms. McDonald explained that 12 clubhouses serve 36 different school districts, not including charter schools. The Club actively coordinates with those districts that want to work with it. The Avondale School District is the biggest district that serves the B&GC.

Vice Mayor Karlin noted that B&GC members tend community garden plots that grow food for the food bank. Ms. McDonald said the Avondale clubhouse served over 20,000 hot meals to young people in the past year. It is important they learn how to take care of themselves nutritionally. Council Member McDonald said the learning techniques employed by the Club would have helped him as a boy. Council Member Vierhout thanked the Club for its work.

Council Member Buster inquired about the Club's budget following the economic downturn. Ms. McDonald explained that the organization had a budget of \$9.3 million before 2009. In 2010, the budget was cut to just over \$7 million. This year, it has increased to about \$8 million. Donations are flat but are still coming in. Federal funding is down significantly, but individuals donations have increased. Mayor Lopez Rogers noted that the Mayor's Challenge is on November 16.

3) AVONDALE ELEMENTARY SCHOOL DISTRICT PRESENTATION

A presentation by Dr. Betsy Hargrove, Superintendent of the Avondale Elementary School District to provide information on the district's strength, successes and aspirations and how the City of Avondale can support the education system.

Ms. Montes introduced Dr. Betsy Hargrove, who was named Superintendent of the Avondale Elementary School District on April 23, 2012. Dr. Hargrove shared her perspectives on the state of education in Avondale. The district has grown from just one school to an eight-campus system. The district engages in the goals of student achievement, communication, and culture/climate. The System for Teacher and Student

Advancement is in its second year of implementation, and the district believes it will change the trajectory of student achievement in Avondale. The School Board adopted customer service standards in 2010 to convey to the public that their participation is valued. Also in 2010, the School Board adopted the Kids at Hope philosophy. Each month, a Kids at Hope student is recognized at each school. This helps schoolchildren understand that the actions they take today will impact their future.

Dr. Hargrove noted that enrollment has dropped from 6,600 students in 2009 to 5,600 today. As a district, Avondale earned a C grade, but the right people and policies have been put in place to achieve dramatically different results next year. The district is committed to engagement with the community.

Mayor Lopez Rogers said the community is often unaware of the positive role schools play in the community, and the focus is often on what has gone wrong. The purpose of these reports is to get a more balanced view of the educational system so that City Council knows what to do to help children succeed.

Vice Mayor Karlin noted that most schools in Avondale currently have a grade of D, with one C grade. She inquired about the challenges faced by the D schools. Dr. Hargrove responded that each area of community has different needs, and that each school is taking a different approach. After-school programs allow educators to make a deeper connection with students. The district makes transportation available from schools to the Boys & Girls Club. The district will soon begin engaging in student-specific prescribed tutoring that will involve parents.

Council Member Vierhout requested information on TAP. Dr. Hargrove explained that TAP is an evaluation system with job-embedded professional development. Teachers are evaluated four times a year. They receive reinforcement for what they have done well, and are given feedback on how to refine their approach for future success. In addition, teachers meet weekly in a collaborative professional development process.

Council Member Weise asked whether the reduction in enrollment has affected school scores. Dr. Hargrove responded that any instability in enrollment impacts scores, because staff reductions make it difficult to build continuity. Council Member Weise said teachers can only do so much on their own; they need parental involvement in order to maximize student potential. He inquired whether turnover rates affect school performances. Dr. Hargrove responded that she has not seen a correlation between retention rates and school performance.

Mayor Lopez Rogers inquired about efforts over the past decade to improve the academic performance of minority populations. Dr. Hargrove said schools with a large numbers of second-language learners are demonstrating success. She explained that a C grade indicates a satisfactory level of growth and shows that expectations are being met, just as a B grade shows that they are being exceeded, and an A grade demonstrates exemplary performance. Society, however, has shifted in the way it looks at grades, and often can dismiss schools that achieve anything less than top grades. The question society should be asking is whether schools are allowing their students to be successful. Avondale students are more than capable of being A students, and that is the district's goal.

4) ADJOURNMENT

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

Meeting adjourned at 6:49 p.m.


Marie Lopez Rogers


Carmen Martinez, CMC
City Clerk

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 1st day of October 2012. I further certify that the meeting was duly called and held and that the quorum was present.


Carmen Martinez
City Clerk

Minutes of the Regular Meeting held October 1, 2012 at 7:10 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor 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
Eric Morgan, Planner II
Gina Ramos Montes, Neighborhood and Family Services Director
Ernesto Fonseca, Revitalization Manager
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

Carmen Martinez, City Clerk, read a statement of participation regarding public appearances.

2 UNSCHEDULED PUBLIC APPEARANCES

There were no requests to speak.

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. Regular Meeting of September 10, 2012
2. Work Session of September 17, 2012
3. Regular Meeting of September 17, 2012

b. SPECIAL EVENT LIQUOR LICENSE – RACEWAY ELKS - OCTOBERFEST CHARITABLE FUNDRAISER

A request from Mr. William Veith on behalf of Raceway Elks #2852 for a special event liquor license for an Octoberfest Charitable Fundraiser event to be held on October 13, 2012 from 4:00 to 10:00 p.m. at the Masonic Temple located at 1015 N 8th Street in Avondale.

c. PROFESSIONAL SERVICE AGREEMENT – ORIDIAN CONSTRUCTION SERVICES, LLC – INSPECTION SERVICES

A request to approve a Professional Service Agreement with Oridian Construction Services, LLC to provide inspection services for South Avondale water and sewer line construction in the amount of \$124,630 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

d. PROFESSIONAL SERVICE AGREEMENT – ORIDIAN CONSTRUCTION SERVICES, LLC – PHOENIX INTERNATIONAL RACEWAY LIFT STATION CONSTRUCTION MANAGEMENT

A request to approve a Professional Service Agreement with Oridian Construction Services, LLC to provide Construction Management for Phoenix International Raceway Lift Station in the amount of \$165,750 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

e. REIMBURSEMENT AGREEMENT – COLDWATER INDUSTRIAL ASSOCIATES, LLC

A request to approve a Reimbursement Agreement with Coldwater Industrial Associates, LLC for the purpose of expediting city well improvements related to the development of the Coldwater Industrial Center, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

f. FIRST AMENDMENT - BROOKS BROS. UTILITY CONTRACTORS, LLC FOR STREETLIGHT POLE INSTALLATION SERVICES

A request to approve the First Amendment to the contract with Brooks Bros. Utility Contractors, LLC to perform streetlight pole installation services in an amount not to exceed \$65,000 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

g. FOURTH AMENDMENT TO SOFTWARE SUPPORT SERVICES AGREEMENT – INFOR GLOBAL SOLUTIONS (MICHIGAN), INC.

A request to approve the fourth amendment to the software support services agreement with Infor Global Solutions (Michigan), Inc. for Enterprise Asset Management annual technical support services not to exceed \$44,625.46 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

h. RESOLUTION 3075-1012 - INTERGOVERNMENTAL AGREEMENT WITH TOLLESON UNION HIGH SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER

A resolution authorizing an Intergovernmental Agreement with Tolleson Union High School District #214 to share the cost of providing School Resource Officers at Westview High School and La Joya High School and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. RESOLUTION 3076-1012– INTERGOVERNMENTAL AGREEMENT WITH PENDERGAST ELEMENTARY SCHOOL DISTRICT OF MARICOPA COUNTY

A resolution authorizing an Intergovernmental Agreement with the Pendergast Elementary School District of Maricopa County relating to the installation of compound water meters and backflow prevention devices and operation and maintenance of on-site water utility infrastructure, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

Council Member Weise moved to approve the consent agenda as presented including Resolution 3075-102 and 3076-1012; Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Scott	Aye

Council Member Weise	Aye
Mayor Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried unanimously.

4 PUBLIC HEARING - CONDITIONAL USE PERMIT FOR A NEW PERSONAL WIRELESS SERVICE FACILITY FOR VERIZON WIRELESS PHOENIX COLDWATER SPRINGS (PL-12-0137)

A hold a public hearing and a request by Mr. Michael J. Campbell for approval of a Conditional Use Permit for a new Personal Wireless Service Facility, which includes a 65' high monopole, on a 21' by 45' leased area within the approximately 5.88 acre City water booster station at Coldwater Springs. This item was continued from the September 17th Council meeting.

Eric Morgan reviewed the particulars of this item as more specifically described in the council report. He indicated staff is recommending approval of the conditional use permit subject to the following stipulations:

1. The development shall comply with the approved Project Narrative and Site Plan; and
2. The Conditional Use Permit approval shall expire two years from the approval date if a permit for construction is not obtained.

Vice Mayor Karlin indicated that inspire of concerns regarding emissions from the site, she thinks this is the best location for the tower.

In response to a question from Council Member Weise, Mr. Morgan indicated the closest home to the south is about 550 ft. Council Member Weise commented that in his opinion the further away from residences the better and he believes the pole will blend in with other existing structures at the location.

In response to a question from Vice Mayor Karlin, Mr. Morgan said that a lease agreement stating the amount Verizon will pay for the use of the facility will come before the council at a later date.

Mayor Rogers asked if the lease payment will go into the general fund. Mr. McClendon confirmed it would.

Mayor Rogers opened the public hearing. There being no requests to address the Council, Mayor Rogers closed the public hearing.

Council Member McDonald moved to accept the findings and approve Application PL-12-0137, a request for approval of a Personal Wireless Service Facility, including a 65-foot high monopole for Verizon Wireless subject to the two recommended stipulations. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried unanimously.

5 PUBLIC HEARING - RESOLUTION 3077-1012 - AMENDMENT TO 2010-2011 ANNUAL ACTION PLAN

A public hearing and a Resolution amending the 2010-2011 Annual Action Plan to allow the addition of redevelopment as an activity to the Neighborhood Stabilization 3 Program (NSP3) and to modify the provisions relating to ensured affordability and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

Gina Montes, Neighborhood and Family Services Director reviewed the particulars of this item as more specifically described in the council report.

Council Member McDonald agreed that foreclosed homes are quickly being purchased by investors and is glad that staff is proposing this project. He indicated that he is aware that the alley has been a problem and questioned if it is necessary. Gina commented that staff is looking at options for the alleys and will be closed if it is determined they are not needed. Staff is trying to find a positive use for that space such as green space.

Mayor Rogers asked if there would be a possibility of opening access to Western Avenue. Ms. Montes commented that staff received public input regarding this option. Conversations with the property owners on Western Avenue have not been held but can explore although the timing might not coincide with the project.

Council Member Buster commented he is in favor of flexibility to ensure funds are expended by deadline, but wondered if there is a market for new homes on Hill Dr. Ms. Montes commented that local residents have been approached about the matter informally and they have reported they would be interested in purchasing a home for themselves or a family member. She added that people in the neighborhood are likely to be interested as they vested in the area. The location's charm and sustainability features of the homes may also appeal to some people. In response to a subsequent question from Council Member Buster, Ms. Montes indicated that the maximum amount that can be charged from the homes is the cost of development but it also needs to meet appraisal. She indicated the maximum will be about \$130,000 per unit. She added that staff is anticipating that the price will come under the city's investment. Council Member Buster asked if the eligibility criteria was solely based on income. Ms. Montes indicated that the purpose of the program is to redevelop foreclosed homes and buyers will need to meet income criteria but will also need to participate in financial counseling, qualify for a mortgage, and invest some of their personal funds. Council Member Buster commented this is a great spot for the program that will hopefully add stability to the area.

Council Member Scott commented this is an excellent project for the area and requested that one unit be made ADA accessible. Mr. Fonseca explained that two of the units are one-story and will be completely accessible. The other four units are two-story with the bottom floor being completely accessible.

In response to a question from Council Member Vierhout, Ms. Montes indicated that the project will be completed on time. Council Member Vierhout suggested staff consider purchasing materials from the Habitat for Humanity as they offer great discounts on materials.

In response to a question from Council Member Weise, Ms. Montes indicated it is hard at this point to know what will be the appraisal price. He added he agrees with Council Member McDonald to find better uses for the area currently designated as alleys especially green space as it is highly lacking in the area.

In response to a question from Vice Mayor Karlin, Ms. Montes commented that in an effort to get this project done on time and on budget, staff is going to proceed with the project in-house. She commented that due to the fact that homes cannot be sold for more than the appraised value, the homes will be in essence subsidized.

Council Member Vierhout asked where the money will go when houses are sold. Ms. Montes said the money will come back to the city as program income and will be used for other eligible activities such as homebuyer program. She indicated that the foreclosure problem is not going away so new homeowners can continue to receive assistance.

Mayor Rogers reminded staff to preserve the neighborhood culture and asked if the units could accommodate two families. Ms. Montes explained that the units are traditional three bedroom and two bath units so there is not a lot of flexibility due to the square footage, but staff can look at options once there is an Architect of Record on the project.

Mayor Rogers opened the public hearing. There being no requests to address the Council, Mayor Rogers closed the public hearing.

Council Member Weise moved to adopt Resolution 3077-1012. Vice Mayor Karlin seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried unanimously.

6 EXECUTIVE SESSION

- a. An executive session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney regarding negotiations for a potential Development Agreement

Council Member Weise moved to adjourn to execute session; Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried unanimously.

7 ADJOURNMENT

There being no additional business before the Council, Council Member Buster moved to adjourn the meeting; Council Member Vierhout seconded the motion.

Meeting adjourned at 8:17 p.m.


Mayor Lopez Rogers


Carmen Martinez, CMC
City Clerk

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 1st day of October 2012. I further certify that the meeting was duly called and held and that the quorum was present.


City Clerk