

Minutes of the Work Session held December 17, 2012 at 6:02 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

ABSENCE EXCUSED

Ken Weise

ALSO PRESENT

Charlie McClendon, City Manager
David Fitzhugh, Assistant City Manager
Rogene Hill, Assistant City Manager
Tracy Stevens, Planning Manager
Rogene Hill, Assistant City Manager
Stacy Bridge-Denzak, Planner
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1) ROLL CALL BY THE CITY CLERK

2) SINGLE FAMILY DESIGN MANUAL

Information related to the proposed staff-initiated update to the Single Family Residential Design Manual and provide input regarding how the Manual can achieve the City's goals and objectives related to creating a "quality community of choice."

Mr. McClendon said staff is in the process of updating the Single Family Design Manual for new home development. Stacy Bridge-Denzak, Planner, said that with the recent ratification of General Plan 2030, the timing is right to revisit the City's development-related documents to address goals and strategies outlined in that plan. It is important that Avondale remain innovative and creative, and keep up with new development in technology, sustainability, and social interaction. Avondale wants to be well-positioned for the economic recovery. It is also important to maintain a high level of quality when it comes to architecture and design.

Ms. Bridge-Denzak explained that the manual is organized into four sections. The Introduction should clearly state the City's intent, and expectations from the development community. The Site Design section should ensure that all elements are on track with the City's ideas and visions. Sections on infill, new urbanism, and large lot sizes would also be added. The Safety Section covers crime prevention through environmental design. The Architectural Design section explains standards in terms of product, addresses sustainability, and covers diversity for single family developments.

Ms. Bridge-Denzak said the document would promote sustainability and livability, with the goal of creating strong, resilient neighborhoods. It would build upon the vision of being a "quality community of choice" by reassessing common design elements such as front-facing garages. The updated standards should reinforce the desire for quality design and diverse products, especially housing features and lot sizes that are not currently available in Avondale. The manual would incorporate sustainable practices into neighborhoods and

housing designs. New Urbanism ideas such as connectedness, and features that enhance neighborhood interaction, emphasize the importance of the public realm. Regarding infill, the goal is to maintain cohesiveness in neighborhoods. Urban Agriculture ideas could possibly be introduced into single family neighborhoods. A final purpose of the update would be to ensure that general information does not conflict with current regulations.

Ms. Bridge-Denzak reported that the Planning Commission provided feedback on the update at their October 18 work session. A draft will be submitted to interested community parties. After the Planning Commission holds a public hearing on the final draft, City Council will review the update on April 22, 2013. She invited Council Member feedback.

Council Member McDonald said housing diversity is very important. There is little sense in building more of what Avondale already has enough of. People want more options. He referred to a neighborhood in Buckeye that has narrow streets, small front yards, porches in front, and pocket parks in the middle of the street. Under this design, youngsters can play in a park right outside their homes, in view of their parents and of many other homes. Garages are contained to the back alley. The result is a nice hometown feel, which is something Avondale should offer for people who want to feel more connected to their neighborhood. The standards should also allow for larger lots that can accommodate a woodshop or larger animals in the back.

Council Member Scott agreed, and said he likes neighborhoods where group mailboxes are close to the pocket parks. The time is right to pick the best amenities from existing neighborhoods and combine them into newer ones. Diverse building materials would counter the overabundance of stucco in the community. Garage doors tend to dominate houses. Landscaping should be water wise. Street widths should be diverse and depend on the character of the neighborhood. He is not against gated communities. He opposes adding any language that would restrict flexibility in decision making for this or future City Councils.

Council Member Vierhout agreed that the policy should not be rigid, because new ideas could emerge over time and the manual should be flexible enough to accommodate them. He inquired whether the standards would address safety doors, since he felt those should remain personal choices. He requested input from the Police Department. Ms. Bridge-Denzak said the subject was raised by Chair Cotera of the Planning Commission as a personal response, but staff intends to explore that issue further. Council Member Vierhout noted that lawns of rocks and cacti might be perceived as unwelcoming, but they are also water wise.

Council Member Buster inquired about lot sizes. Ms. Bridge-Denzak explained that the manual describes requirements related to certain lot sizes, such as setbacks, and building positions on the lot itself. It does not address what size lots should go where; those issues are best handled through zoning.

Vice Mayor Karlin said the Planning Commission did a thorough job. She felt the manual should encourage more townhomes, patio homes, and smaller single level homes that are easier for older people to maintain. Architectural standards are a challenge because a wide variety of building materials are available. The most impressive neighborhoods, such

as Marley Park, Estrella Mountain, and Verrado, are effective because they have committees that address design elements. Avondale should encourage developers to listen to what the City wants, not simply propose what they think the City wants, as is so often the case.

Council Member Vierhout said he is not a fan of gated communities. They divide the community and destroy connectedness. Many very nice neighborhoods around the Valley remain ungated, and he expressed doubts that gates increase home values.

Mayor Lopez Rogers agreed that she would prefer not to have gated communities, but if they are built, they should contain open space and parks. She supports multi-use parks, and diverse housing options within neighborhoods that appeal to people from different generations. Porches and walkable tree-lined streets promote community. It is important to minimize car garages. She questioned how infill development would apply to areas that lack HOAs, and how developments would match up with adjacent uses. Ms. Bridge-Denzak said Historic Avondale has its own guidelines regarding infill. The goal of the infill standards would be to prevent something being built that would look out of character.

3) **WESTERN AVENUE ART PARK**

A proposal to convert a vacant, City-owned parcel located at the Southwest corner of Dysart Road and Western Avenue into a community Art Park reflective of Avondale's heritage, as another strategic element in the comprehensive revitalization of Historic Avondale.

Mr. McClendon said the City of Avondale owns a lot on Dysart and Western that would be difficult to develop in a traditional way. An idea has emerged to use that lot for a new Art Park. If Council is supportive of the idea, staff would try to secure grant funding to build it.

Rogene Hill, Assistant City Manager, stated that the art park idea is part of a long-term strategy of revitalization for the whole Western Avenue area. Other revitalization efforts are ongoing. Staff has already submitted a letter of interest for the grant. If that letter is accepted, and City Council agrees to pursue the idea, staff will submit a full application in January. Other grant opportunities exist as well.

Ms. Hill said the Western Avenue revitalization effort has been going on for the last 15 years, starting with infrastructure improvements, and continuing through to construction of new housing. The City is working with residents of the area through the Care1st Center, and Ernesto Fonseca is helping businesses there prosper. A number of studies on Western Avenue have identified the need for a gateway feature that would be indicative of the revitalization efforts that are underway there.

Ms. Bridge-Denzak explained that the Art Park site is surrounded by an important City-owned property to the northeast, the Union Pacific Railroad, a church to the West, and retail. Public parking and the Sam Garcia Library are nearby. As a premier entrance to Western Avenue, it is important to have something beautiful and engaging on that corner that can be seen from several directions. The park could also serve as a catalyst for future development, as it would demonstrate that the City is serious about supporting this area.

Ms. Bridge-Denzak explained that the Art Park remains only conceptual in nature. The site itself covers 0.7 acres. The park would have a broad open entry featuring a native desert garden with a lot of color, an artistic entry sign, and a decorative water feature at the entrance. The main walkway would lead to a central space with lit locations for displaying art around a stage area with stone seating and grass. Towards the rear would be a dedicated play space with a stagecoach-themed play structure and a splash pad. The outside edge of the park would feature a meandering path through a landscaped area that would include a citrus orchard that plays into healthy lifestyle and urban agriculture ideas.

Council Member McDonald said this parcel has long been a problem, and the concept would be a good fit. The City has spent money on other gateway areas, and this is one of the main access points to Historic Avondale. The play area is well-sheltered from the street and the railroad tracks. He inquired about opportunities to display art at the park. Ms. Hill said the details of how the Art Park would function have not been arranged yet, but the City would obtain input from art-related community partners. Partners approached so far have been very interested in the idea. Council Member McDonald felt that the picnic area would become very popular. He expressed concern about liability issue related to splash pads.

Council Member Vierhout inquired about the number of children who live within walking distance of the park. Ms. Bridge-Denzak said the neighborhood does have a lot of children, and it could potentially be a very popular space. Council Member Vierhout suggested that the northwest area of the park become a quiet space for reflection. Avondale has many places for children to play, but not many places for adults to sit quietly. Ms. Bridge-Denzak agreed that such a feature should exist somewhere in the park.

Vice Mayor Karlin said the use would be a good fit for this spot. Since the corner of Dysart and Western is active and there are railroad tracks nearby, she suggested some type of wall to protect children playing in the park. She expressed concern that a fruit orchard would create unwanted problems, and suggested flowering trees instead. She cautioned that most types of plants do poorly near railroad tracks, and inquired about water supply on the site. Ms. Hill said the Engineering Department believes the site can be hooked up to the water and sewer systems. The park is already sunken to some extent. The back area has a sizeable grade, so it will be walled. The railroad itself has right of way that separates it from the park. Vice Mayor Karlin inquired about flooding. Ms. Hill explained that grassy areas would make the park more porous for better drainage.

Ms. Hill reported that nearby retailers include a wedding shop, a florist, and a cupcake shop. People will have to either park on the street or walk from a nearby parking lot. Council Member Scott explained that the railroad tracks are rarely used these days, but the line is being considered for a possible rail connection into Phoenix.

Mayor Lopez Rogers cautioned that park features would have to be designed in such a way to prevent their use by skateboarders. She requested feedback from the Police Department on whether the park poses safety concerns. Ms. Hill noted that the park should offer shade and seclusion without creating blind areas that could become crime magnets. Active use by community partners would discourage unwanted uses.

In response to an inquiry from Council Member Buster, Ms. Hill explained that Ms. Bridge-Denzak's design was informed by national examples of successful art parks. The private foundation grant being sought specifically supports creating a sense of place that would bring a community together around art. Another grant is available from the National Endowment for the Arts. Council Member Buster inquired about the project cost. Ms. Hill said the rough estimate is about \$300,000. Council Member Buster said he likes the idea of fruit trees in the orchard, but agreed with Vice Mayor Karlin that it could present challenges.

4) ADJOURNMENT

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

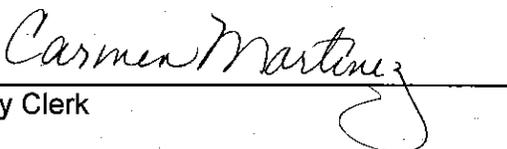
Meeting adjourned at 6:56 p.m.


Mario 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 17th day of December 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 December 17, 2012 at 7:03 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
Pier Simeri, Community Relations and Public Affairs Manager
Eric Morgan, Planner II
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 CITY MANAGER'S REPORT

- a. Introduction of New Employees:
- Stephen Pyles, Executive Management Assistant to the Mayor and Council
 - Linda Mendenhall, Records Administrator

Pier Simeri, Community Relations and Public Affairs Manager introduced Stephen Pyles, the new Executive Management Assistant to the Mayor and Council giving a short description of his background. Stephen indicated he is looking forward to working with the Mayor and Council.

Carmen Martinez, City Clerk, introduced Linda Mendenhall as the City's new Records Administrator. Linda commented she is exciting about working for a municipality after 20 years working for Maricopa County.

3 RECOGNITION ITEMS (MAYOR PRESENTATIONS)

- a. Avondale Honored as one of the 2012 Digital Cities of America
Rob Lloyd, Chief Information Officer, indicated that Avondale has received the Digital Cities Award for the second year in a row.

4 UNSCHEDULED PUBLIC APPEARANCES

There were no requests to speak.

5 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 December 3, 2012
2. Regular Meeting of December 3, 2012

b. 2013 COUNCIL MEETING SCHEDULE

A request to approve the Council Meeting Schedule for 2013 which includes the rescheduling of four council meetings in observance of holidays and to allow for a summer break.

c. SPECIAL EVENT LIQUOR LICENSE – RACEWAY ELKS - CASINO NIGHT

A request from Mr. William Veith on behalf of Raceway Elks #2852 for a special event liquor license for a Casino Night Fundraiser to be held on January 26, 2013 from 5:00 to 11:00 p.m. at the Masonic Temple located at 1015 N 8th Street in Avondale.

d. CONSTRUCTION CONTRACT AWARD - SKANSKA - PIR LIFT STATION

A request to award a construction contract to Skanska for construction of the Phoenix International Raceway (PIR) Lift Station in the amount of \$2,026,695.00 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

e. FIRST AMENDMENT TO PSA - MEDIASOLV SOLUTIONS CORPORATION

A request to approve the first amendment to the professional services agreement with MediaSolv Solutions Corporation in the amount not to exceed \$24,000 for additional interview recording system features for the Southwest Family Advocacy Center and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

f. COOPERATIVE PURCHASING AGREEMENT – PUEBLO MECHANICAL AND CONTROLS, INC.

A request to approve a Cooperative Purchasing Agreement with Pueblo Mechanical and Controls, Inc. to provide heating, ventilation and air conditioning (HVAC) services for the City of Avondale facilities in the amount not to exceed \$40,000 annually or \$80,000 over a contract term of two years and authorize the Mayor or the City Manager and the City Clerk to execute the necessary documents.

g. CONTRACT AWARD - LUDVIK ELECTRIC CO. FOR COLDWATER BOOSTER STATION VFD INSTALLATION

A request to award a contract to Ludvik Electric Co. for the purpose of installing four new variable frequency motor drive units (VFD's) at the Coldwater Booster Station, for a price not to exceed \$212,602, and to authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

h. CONTRACT AWARD – PROMINENT SYSTEMS, INC., FOR GRANULAR ACTIVATED CARBON SLURRY REPLACEMENT SERVICES

A request to award a contract to Prominent Systems, Inc., to provide Granular Activated Carbon Slurry Replacement Services at Well #8 at the Gateway Booster Station site, for a price not to exceed \$49,697, and to authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. RESOLUTION 3086-1212- CAPITAL IMPROVEMENT PLAN COMMITTEE BYLAWS

A resolution approving the bylaws of the Capital Improvement Plan Committee.

j. ORDINANCE 1504-1212 - AMENDMENT TO CITY CODE, CHAPTER 23 RELATING TO PARKING OF TOW VEHICLES

An ordinance amending City Code Chapter 23, Article III, Section 23-62 relating to limited parking of tow vehicles to allow for on-duty / on-call City contract tow truck to be exempt from the existing ordinance.

k. ORDINANCE 1506-1212 - DEDICATION OF POWER DISTRIBUTION EASEMENT TO SRP FOR HOLY CROSS CEMETERY

An ordinance dedicating a power distribution easement to Salt River Project for Holy Cross Cemetery and authorize the Mayor or City Manager, and City Clerk to execute the necessary documents.

Vice Mayor Karlin pulled item 5j to be considered separately.

Council Member Weise moved to approve the consent agenda as presented with the exception of item 5j to be considered separately and including Resolution 3086-1212 and Ordinances 1504-1212 and 1506-1212. 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.

j. ORDINANCE 1504-1212 - AMENDMENT TO CITY CODE, CHAPTER 23 RELATING TO PARKING OF TOW VEHICLES

An ordinance amending City Code Chapter 23, Article III, Section 23-62 relating to limited parking of tow vehicles to allow for on-duty / on-call City contract tow truck to be exempt from the existing ordinance.

~~Vice Mayor Karlin indicated she wanted to consider this item separately because she is concerned that adoption of the ordinance will set a precedent for other similar vehicles.~~

In response to a question from Council Member Buster, City Attorney indicated that tow vehicles are not specifically addressed in the statutes. He added that restrictions regarding parking of this type of vehicles are usually addressed in a community's CC&Rs.

Prompted by Council Member Buster, Council Member Scott indicated that he became aware of the need for the amendment when a tow company with a tow contract with city was suspended due to not responding within the required time period. He indicated the proposed amendment favors someone who lives in Avondale and does business with the city. He added that the alternative would be for the driver to sit in his truck all night waiting for the phone to ring which could happen a few times a night or not happen at all.

In response to a question from Council Member Buster, Andrew McGuire indicated that an HOA's rules that prohibit parking in residential streets will still apply.

Mayor Rogers indicated that she is not support of the amendment as when they accept the contract, companies are aware of the response requirement. She expressed concern over other similar issues be brought forward based on the amendment.

Council Member Scott moved to adopt Ordinance 1504-1212 as presented. Council Member Buster seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried 5-2.

6 PUBLIC HEARING - TIME EXTENSION FOR ENTORNO PAD ZONING, ALTERNATIVELY ORDINANCE 1505-1212 - ZONING REVERSION - CONTINUANCE

A request by Mr. Ed Bull, Burch & Cracchiolo, P.A., for a six-month continuance of the public hearing to consider a request for a one year extension of PAD zoning for Entorno, located on approximately 160 acres of land at the southwest corner of 99th Avenue and Indian School Road. Alternatively, an ordinance reverting the zoning of that property from PAD to Agricultural.

Eric Morgan reviewed the particulars of this item as more specifically described in the council report. He explained that the zoning ordinance provides for a maximum of four extensions of the PAD zoning. The current time extension would constitute the third extension. He further explained that following the request for extension, the applicant submitted a request for a six-month continuance of the public hearing in order to allow them to modify the PAD as necessary in order to ensure that it conforms with the newly adopted

General Plan. Mr. Morgan indicated that staff is recommending continuance of the public hearing for a date specific of June 17, 2013.

In response to a question from Council Member McDonald, Mr. Morgan clarified that in six months-time the applicant expects to bring a forward a new PAD that will completely conform with the zoning and newly adopted General Plan.

Council Member Weise explained that he does not have a problem with granting the request for continuance because in six months the council will still have the opportunity to review the application.

Ed Bull of Burch & Cracchiolo explained that the request is for a continuance to avoid the debate about the merits of an extension of a PAD which is currently not in compliance with the new General Plan. He indicated he understands that the location is a gateway to the city and is therefore very important to the city. He explained that a new application has been submitted and will work with staff to bring it before the Council within six months. Mr. Bull explained that the new PAD conforms with the General Plan and calls for an integrated mix of land uses as well as six different residential classifications and residential space and a large amount of open space.

In response to a question from Council Member McDonald, Mr. Morgan indicated that the North Avondale Specific Plan allows for 8-story buildings and it is still in effect so it is possible to get the heights provided the development meets additional criteria.

Mayor Lopez Rogers opened the public hearing.

Council Member Weise moved to continue the public hearing for the extension of the Entorno PAD until June 17, 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 Rogers	Aye
Vice Mayor Karlin	Aye
Council Member McDonald	Aye
Council Member Buster	Aye

Motion carried unanimously.

7 EXECUTIVE SESSION

- a. An executive session pursuant to: (i) Ariz. Rev. Stat. § 38-431.03 (A)(7) for discussion or consultation with City representatives in order to consider its position and instruct its representatives regarding negotiations for the acquisition of real property; and (ii) 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 (1) negotiations for two potential Economic Development Agreements, (2) negotiations for a potential Lease Agreement for City Center property and (3) the breach of a lease agreement for City Center property.

Council Member Weise moved to adjourn to executive session; Council Member McDonald 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.

8 ADJOURNMENT

Council Member Buster moved to adjourn the meeting; Council Member Vierhout seconded the motion. All ayes.

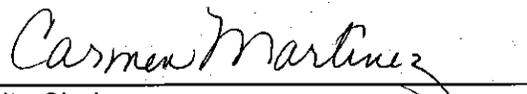
Meeting adjourned at 8:56 p.m.


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 Regular Meeting of the Council of the City of Avondale held on the 17th day of December 2012. I further certify that the meeting was duly called and held and that the quorum was present.


Carmen Martinez
City Clerk