

Minutes of the Work Session held December 16, 2013 at 6:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Lopez Rogers and Council Members

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

ALSO PRESENT

Charlie McClendon, City Manager
David Fitzhugh, Assistant City Manager
Rogene Hill, Assistant City Manager
Shirley Gunther, Intergovernmental Affairs Manager
Daniel Cullota, Environmental Program Manager
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL BY THE CITY CLERK

2 2014 STATE AND FEDERAL LEGISLATIVE AGENDA

Discussion regarding the proposed agenda for the Arizona 2014: 51st Legislature 2nd Regular Session and the Federal 113th Congress, 2nd Session.

Shirley Gunther, Intergovernmental Affairs Manager, presented an overview of the items of interest that will be up for consideration in the upcoming federal and state legislative sessions. The kickoff of the All Avondale Legislative Link is on January 16. The purpose of this event is to re-energize residents and inform them of what is happening in the legislature. Avondale's guiding principles for the past six years have been to preserve local funding mechanisms, oppose any preemption of local authority, and maintain flexibility and service.

The 51st Arizona State Legislature begins on January 13. Ms. Gunther stated that since this is an election year, some legislators will want to restore part of the Highway User Revenue Funds (HURF), which would benefit Avondale. Support is growing for a creative mechanism to fund infrastructure projects, either as a referendum or a bill. The Arizona State Retirement System (ASRS) wants to redefine certain firefighter public employees. They estimate that approximately 2,000 individuals could be impacted, some of whom live in Avondale. She recommended working out a grandfathering provision to allow them to stay in that system.

Ms. Gunther sought direction on how to handle a new bill to prohibit texting while driving. Previous bills have been defeated because many legislators felt it was too difficult to enforce. In terms of fiscal policy, the main issue this year will be about the Department of Economic Security (DES). While the budget appears to be in better shape this year, many issues surround DES. Some legislators want to make Child Protective Services (CPS) its own agency, which would be very costly.

Ms. Gunther said she does not anticipate much in terms of economic development tools this session. The Governor is interested in giving tax breaks to heavy utility users. An interim

committee has been studying the impacts of introducing a flat income tax. Since income tax is a part of state shared revenue, any adjustments would be something for the City to pay attention to.

Chris Giglio, federal lobbyist, said Congress just completed one of the least productive sessions in history, but they did settle on a budget deal to cover top line spending for the next fiscal year. On January 6 when the 113th Congress convenes, the Appropriations Committees will determine spending for individual programs. Approximately \$23 billion in additional money will be available to appropriators compared to last year, which could help avoid deep cuts to programs that Avondale benefits from, such as the Community Development Block Grants (CDBG). The current resolution that runs the government expires on January 15, 2014.

Mr. Giglio said that since this is a federal election year, less work tends to get done towards the end of the year. The Senate approved immigration reform that will roll into this session. Avondale will want to watch this closely to see whether it introduces any new unfunded mandates on local governments to enforce federal immigration law. Another issue Avondale will be paying close attention to is comprehensive tax reform, as the tax-exempt status of municipal bonds is on the table. The Farm Bill provides subsidies for farmers and funds the Supplemental Nutrition Assistance Program (SNAP) program. The bill is currently in a House committee.

Mr. Giglio said the Environmental Protection Agency (EPA) is looking to continue implementing clean air and water regulations; it will be important for local governments to watch for unfunded mandates here as well. The Senate has passed the Marketplace Fairness Act, which would allow states and local governments to collect sales taxes on remote sales from out of state vendors. If the House passes it, the bill would collect \$23 billion in taxes per year. The current bill that governs transportation programs is a two-year bill that expires at the end of October. One of the primary issues in the new bill is determining how to replenish the Highway Trust Fund (HTF), which may be insolvent by next summer. About \$50 billion is needed to keep everything running for a year.

Council Member Buster inquired about the impact of the Affordable Care Act on cities. Mr. Giglio responded that it will impact cities, but it is unclear how. Council Member Buster requested more information on possible new EPA regulations. Mr. Giglio said the air regulations mostly address power plant emissions and ozone, while water regulations target lead in drinking water. Council Member Buster queried the reason for the lack of money in the HTF. Mr. Giglio said the fund has been collecting less money because people are driving less, while costs keep climbing.

Council Member Weise said the state gas tax revenues are in decline because of improved vehicle mileage. He inquired about plans at the state and national level to address that. Mr. Giglio responded that the primary concerns are over the cost of refitting older vehicles and privacy concerns associated with tracking devices on vehicles. Everyone wants the state and federal governments to agree on a common solution, but he doubts they will. Council Member Weise inquired whether federal pensions for veterans would be cut. Mr. Giglio responded that one of the proposals is to have federal employees make larger

contributions to the retirement system, and he surmised that veteran pensions will at least be considered.

Council Member Karlin noted that Arizona is one of three states that have no laws against texting. Other states can serve as a model for how to best address this problem. Ms. Gunther said that legislators typically are provided information on what other states have done and the impact their laws have had. Opponents argue that a texting ban would be an invasion of privacy, and that it would be difficult to define what texting is. Council Member Karlin said California requires hands free use of devices in cars, and that is how Arizona should approach it. A preventative approach is better than a reactive one.

Council Member McDonald questioned whether the legislators would still vote for bills that benefit special interests if they were made aware of the costs being passed on to cities. He inquired about the transportation tax for infrastructure projects. Ms. Gunther responded that the state would likely introduce a gas tax that would have to pass by referendum. Council Member McDonald said a tracking device is the fairest alternative since people would be paying depending on the miles they drive. Council Member McDonald said phone records could indicate whether someone was texting just before an accident. Ms. Gunther noted that the same arguments being used against texting while driving were used when the seat belt law was proposed 20 years ago. Council Member McDonald inquired about the possibility of privatizing CPS. Ms. Gunther surmised that there could be issues with proprietary information.

Council Member McDonald said some investors would never buy bonds if they had to pay taxes. Mr. Giglio noted that the National League of Cities determined that had the tax exempt status of municipal bonds been pared back for the last ten years, the cost to local governments alone would have been \$173 billion.

Council Member Weise said the 33 states that banned texting saw a sharp decrease in accidents during the first 90 days, but accidents returned to normal levels once drivers saw that the laws were not being enforced. Texting bans can lead to broader bans against distracted driving in general, which would be an overreach. The state should make no rules that it cannot, or chooses not to enforce. Ms. Gunther said that if the law does pass, it will probably be the most conservative one possible.

3 UPDATE ON THE MUNICIPAL SUSTAINABILITY PLAN (MSP)

City Council receives information related to the Municipal Sustainability Plan and its development, including the current phase of visioning and goal setting.

Daniel Cullota, Environmental Program Manager, reported on progress made in developing the Municipal Sustainability Plan. Sustainability is an integrated approach that views economic prosperity, environmental integrity and community vitality as equal and interconnected parts of the same system. In practice, sustainability plays out when aiming to create patterns of behavior in resource use that give present and future generations the ability to survive and thrive. It helps the community be proactive and self-sufficient, and provides choices on how to advance and grow responsibly. Sustainability can improve

security, help exercise fiscal responsibility, promote health and well-being, and strengthen the community. It allows citizens to act as stewards of the community, the region and world.

Mr. Cullota said Avondale already has many sustainability-oriented projects. The Municipal Sustainability Plan (MSP) is the next step. The MSP focuses on facilities, practices and policies within the City organization. It consists of three parts: a current state assessment, vision and goals, and an implementation system. The MSP can be extended to the Community Plan and dovetails well with the 2030 General Plan.

Mr. Cullota said an assessment was recently completed, and staff identified 123 actions that the City has already done or is doing. The City has made much progress in the areas of recycling, energy, water, and community engagement. The next phase is to create broad vision statements that the City could take a variety of paths towards over time, and set intermediate milestones. The Energy Environment and Natural Resources Commission (EERNC) has been instrumental in forming the vision and goals. Resident surveys have contributed to the outcome. Mr. Cullota read the vision statement and summarized the nine goals:

1. Foster a safe, healthy, and inspiring work environment.
2. Be a champion of, contributor to, and good neighbor within our community.
3. Become "net-zero" for energy, water, waste, and greenhouse gas emissions.
4. Practice fiscal responsibility, seek both short- and long-term value, and act in the best interest of the public with all economic decisions.
5. Create an accessible multimodal transportation system that enables safe movement and promotes human and environmental health.
6. Be resilient by anticipating and preparing for an unpredictable future.
7. Protect, enhance, and utilize ecosystem services to the maximum extent.
8. Enable and expect continuous learning, evaluation, improvement, and innovation.
9. Be an example of what we want to see for residents and businesses.

Mr. Cullota said staff intends to evaluate the current state of affairs and establish new targets and strategies to move towards the broader goals. Strategies can be adjusted or changed as necessary.

Council Member Karlin asked whether the City plans to implement white rooftops to mitigate the urban heat island. Mr. Cullota responded that the new residential guidelines will contain local materials, energy and water efficiency considerations, and others can be added in the future. Council Member Karlin noted that the City of Santa Fe created their own green building code, and asked whether Avondale could do the same. Mr. Cullota said Scottsdale has created a successful green building program that is voluntary, but offers incentives such as expedited plan reviews. Many builders in the Valley are creating extremely energy efficient and sustainably designed homes and achieving success with them.

Council Member Weise said there is value in establishing goals to work towards, but took exception with the language used in some of the goals. He felt that taking social responsibility into account for government finances could become problematic. When the budget is healthy it is easy, but he would want to avoid implementing something that would

have to be cut in the future when the budget is tight. Mr. Cullota acknowledged that concern. When social and environmental costs are taken into account, economic costs have to be remembered as well. Triple bottom line accounting is not well defined. If such an approach is used, it would have to be weighted appropriately. He agreed that the economic decision should not be overshadowed by social and environmental considerations that are hard to value. The principle simply states that those types of costs are important and should not be externalized from the decision.

Council Member Weise requested a definition of an ecosystem. Unless the intent is clearly stated, future citizens might adopt a very broad term for ecosystem that could work against the City in the future. Mr. Cullota agreed that a better definition would reduce ambiguity regarding the environment. Council Member Weise said he doubts that residents look to the City to be a model as much as they look to the City for ideas. He encouraged staff to consider other cities' innovations and see whether they would work for Avondale.

Council Member Buster inquired about the feasibility of achieving net zero for energy, water, waste, and greenhouse gas emissions. Mr. Cullota responded that in the near term it would be tough from a financial standpoint. Net zero buildings are possible when they can be built new. As opportunities arise with new and more affordable technologies in the future, the City could begin incorporating them. Over the long term, net zero is very feasible and that is the way of the future.

Mayor Rogers said this is an important topic, as City Council wants to ensure that the City is sustainable and environmentally responsible. Mr. McClendon said the MSP will continue to be brought forward for City Council's review as it continues through the process.

4 ADJOURNMENT

There being no further business before the Council, Council Member Weise moved to adjourn the meeting; Council Member McDonald seconded the motion. The motion carried unanimously.

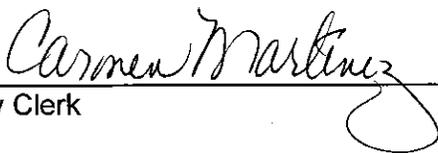
City Council meeting adjourned at 7:00 p.m.


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 16th day of December. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk

Minutes of the Regular Meeting held December 16, 2013 at 7:08 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Lopez Rogers and Council Members

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

ALSO PRESENT

Charlie McClendon, City Manager
David Fitzhugh, Assistant City Manager
Rogene Hill, Assistant City Manager
Dale Nannenga, Police Chief
Tracy Stevens, Development and Engineering Services Director
Gina Montes, Neighborhood and Family Services Director
Kevin Artz, Finance and Budget Director
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 RECOGNITION ITEMS (MAYOR PRESENTATIONS)

- a. Resolution 3156-1213 – Honoring Sergeant Geoffrey Heard on occasion of his retirement

Chief Dale Nannenga recognized Sergeant Heard for his service to the City of Avondale Police Department and congratulated him on his retirement. Mayor Rogers read the text of the resolution.

Council Member McDonald moved to adopt Resolution 3156-1213. Vice Mayor Scott seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried unanimously

3 UNSCHEDULED PUBLIC APPEARANCES

There were no unscheduled public appearances.

4 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. Special Meeting of December 2, 2013
2. Work Session of December 2, 2013
3. Regular Meeting of December 2, 2013

b. LIQUOR LICENSES SERIES 10 (BEER AND WINE STORE), LOCATION TRANSFER OF A SERIES 9 (LIQUOR STORE) AND SERIES 9S (SAMPLING) – SAFEWAY PIR

A request from Mr. Franklin Delano Conley, Jr. on behalf of Safeway, Inc. for a Series 10 (Beer and Wine Store), location transfer of a Series 9 (Liquor Store) and Series 9S (Sampling) licenses to be used at Safeway located at 7602 S. Avondale Blvd., Ste B.

c. CONTRACT AWARD – STORMWATER PROS, LLC FOR STORMWATER INFRASTRUCTURE MAINTENANCE SERVICES

A request from to award a contract to StormWater Prods, LLC for stormwater infrastructure maintenance services in an amount not to exceed \$100,000, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

d. COOPERATIVE PURCHASING AGREEMENT – DH PACE DOOR SERVICES

A request to approve a Cooperative Purchasing Agreement with DH Pace Door Services to provide locking systems for doors and related hardware services for city facilities in a maximum annual amount of \$25,000.00 and a maximum aggregate amount of \$75,000 over the term of the contract and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

e. PROFESSIONAL SERVICES AGREEMENT – DIBBLE AND ASSOCIATES – NORTHSIDE BOOSTER STATION REHABILITATION DESIGN

A request to approve a Professional Services Agreement with Dibble Engineering for the Northside Booster Station Rehabilitation Design in the amount of \$147,946 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

f. FIRST AMENDMENT TO COOPERATIVE PURCHASING AGREEMENT – LOGICALIS, INC.

A request to approve the first amendment to the Cooperative Purchase Agreement with Logicalis, Inc. for an additional amount of \$75,000 for wireless microwave communications systems and services and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

g. FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT – ENTELLUS, INC. – CADD SERVICES

A request to approve the First Amendment to the Professional Services Agreement with Entellus, Inc. for CADD services to extend the term of the agreement to June 30, 2014 and to increase the total amount by \$50,000 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

h. RESOLUTION 3157-1213 – INTERGOVERNMENTAL AGREEMENT WITH TOLLESON UNION HIGH SCHOOL DISTRICT #214 FOR THE SCHOOL RESOURCE OFFICER PROGRAM

A resolution authorizing an Intergovernmental Agreement with the Tolleson Union High School District #214 to share the cost of providing a School Resource Officer during the 2013/2014 school year at Westview and La Joya High Schools 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. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried unanimously

5 DEVELOPMENT AND ENGINEERING SERVICES DEPARTMENT UPDATE

An update on the Development and Engineering Services Department process improvements, customer service enhancement, and development community activity.

Tracy Stevens, Development and Engineering Services Director, reported on efforts by staff to work with the development community, brokerage community and local businesses to refine and streamline the review process. The conversation touched upon the General Plan 2030, the Freeway Corridor Plan, the Single Family Residential Design Guidelines, and infrastructure phasing. The purpose was to make the City and the Department more flexible and to streamline the processes in an effort to make the City more competitive. Identifying public hearing dates was something that the zoning attorneys pointed out as an area that needed improvement. Staff reviewed the matter and came up with several responses. The Over the Counter Review Program is offered each Tuesday afternoon. The program is currently averaging about three to four reviews each week, and could be expanded as development picks up. A web-based calendar was created in response to the request for submittal deadlines.

Ms. Stevens said staff restructured the development review team using a project management form of process that provides one point of contact throughout and makes it easier to resolve issues in a timely manner. The Development Services Calendar is the first point of entry for customers, and has been improved. A zoning specialist is available at the counter to do zoning interpretations, as are a development services customer liaison and a planner. All phone calls are returned before the end of each business day. Customers now have the option of using a debit/credit card. The Building Safety Division has created an online Small Business Tutorial. This assists small businesses in navigating the entire process. A resident inspection job card stays onsite for each project and provides information on when to contact the City at each step. The City has been contracting inspection services with much success. Staff has added an option to submit inspection requests through the myAvondale app.

Ms. Stevens said that on July 23, 2013, about 20 people attended a Permits 101 class, which helped answer basic questions about the process. So far this year, 55 single family residential permits have been approved, which is a substantial increase over last year. In the Planning Division, the compliance review policy is being monitored to see if any changes are needed to conform to recent legislation. The Single Family Design Guidelines and the Historic Avondale Infill Overlay were recently updated. The Historic Avondale Design Guidelines and the Public Art Master Plan are under review and will be brought forward in the spring. The Maintenance Improvement District policy was recently adopted.

Ms. Stevens reported that the Engineering Division put together an incident response group to improve communications between departments when major, but non-emergency, incidents occur. The Sustainability Plan is moving forward. The myAvondale app is being used by citizens to report issues such as downed wires, traffic signal failures, etc, as are the streetlight and traffic repair hotlines. Recent citizen survey results are being analyzed and staff is preparing appropriate responses. The Accela Citizen Access module will soon allow remote access to the system. The Electronic Document Review (EDR) will make it possible for the plan review process to be conducted entirely electronically. EDR is scheduled to debut in June of 2014.

Ms. Stevens reported that Sunbelt Holdings will submit their general plan amendment and zoning application on the Lakin Ranch property in January. The Hillcrest development will potentially have 700 units. Parkside will be presented at a City Council work session in January. Staff held a pre-application meeting on 119th Avenue and Thomas. Avalon Estates is final platted for 32 homes. Coldwater Depot Phase 1 is complete. Phase 2 was recently purchased by Lake Washington Partners. In Historic Avondale, staff recently received the feasibility study for Art Space. Madison Heights is looking to do a redevelopment consisting of potentially 143 new units. A new art gallery has opened on Western Avenue. A restaurant is proposed for the City property at Dysart and Western Avenue. The transit center for City Center Phase 3 is on track for a January completion. An RFP with the Maricopa County Flood Control District is being prepared to find a consultant for the Van Buren Multi-Use Corridor. The City is actively pursuing right-of-way along Van Buren, while the project goes through the design stage. It looks promising that the City will be able to secure \$2.1 million from the Transportation Alternative Fund for this project.

Ms. Stevens summarized some of the future projects proposed for Avondale. A Multi-Modal Trails, Pedestrian, and Bike Master Plan is being prepared. Work continues on the Transit-Oriented Development Ordinance. Homebuilders have been asking about the status of the Wayfinding Sign Program. Staff will bring this forward once the branding process has been completed. In an effort to work cross-functionally across all divisions, the planner handles all private development, while the engineers handle CIP and public development projects. Staff will continue to monitor best practices and make improvements where needed with the goal of creating a business friendly department.

Council Member Buster said he likes the over the counter plan review and inquired of its use in other cities. Ms. Stevens responded that Phoenix, Queen Creek, and Glendale offer the service. It is generally used for smaller projects, but has been expanded to some smaller tenant improvements. Council Member Buster inquired about the biggest efficiencies gained. Ms. Stevens responded that having one project manager as a point of contact should make the process of resolving issues much quicker. The EDR will also dramatically improve things, as has been demonstrated by its use in other cities. Council Member Buster said this is a step in the right direction, but cautioned that bad batching and queuing processes can defeat the best of intentions in terms of modernization.

Vice Mayor Scott said the changes seem very positive, and this is a good time to introduce them. Council Member Weise said the economic downturn had one benefit in that it forced cities to become more competitive, and the changes over the past few years have been dramatic. Avondale is well on the way to creating a business friendly environment. Many plans are ready for when the housing market recovers.

Council Member McDonald said that Avondale has done many things right during the recession and the changes will make it much easier for builders to work with the City. He inquired about plans at Lakin Ranch. Ms. Stevens responded that staff has been assisting on their overall plan, but has not seen lot proposals yet. They probably will range between 6,000 square feet to potentially half an acre. The Planning Commission held a work study session on the site last month. Lakin will be requesting a General Plan amendment for some of the land uses. Mayor Rogers commended staff for their efforts. The development community will appreciate the changes.

6 PROFESSIONAL SERVICES AGREEMENT – ANDERSONBARON LANDSCAPE ARCHITECTURE, LLC FOR STREET TREE MASTER PLAN

A request to approve a Professional Service Agreement with AndersonBaron Landscape Architecture, LLC, to develop a Citywide Street Tree Master Plan for existing and planned arterial and collector streets within the City's planning area in the amount of \$49,958 and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

Tracy Stevens said the Street Tree Master Plan ties into quality of life issues. The City requests approval of an agreement with AndersonBaron to put together a tree and shade program that will establish a healthy and sustainable shade canopy. The plan would focus on collector and arterial roadways, and create six character areas throughout the City. It will identify appropriate types of trees and locations, primary and secondary gateway treatments, and ensure streets and sidewalks are shaded as much as possible. The plan will also set out maintenance guidelines that private developers can use on their projects.

The goal is to enhance walkability in the community to provide for a sustainable future. Council Member Karlin said she looks forward to seeing the final results.

Council Member McDonald moved to approve a Professional Service Agreement with AndersonBaron Landscape Architecture, LLC, to develop a Citywide Street Tree Master Plan for existing and planned arterial and collector streets within the City's planning area in the amount of \$49,958 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

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

Motion carried unanimously

7 AMERICORPS VISTA VOLUNTEER PROGRAM

A discussion on the application to the Corporation for National and Community Service to sponsor five VISTA members in a collaborative project to provide capacity-building resources for the City of Avondale's education, community outreach and crime prevention efforts.

Gina Montes, Neighborhood and Family Services Director, explained that the Americorps VISTA program of the Corporation for National Community Services is meant to help communities, non-profits, and governmental entities build capacity for their programs and services. Priority areas are education, economic opportunity, healthy futures and environmental stewardship. People from all over the country apply to be VISTAs. The program provides a modest stipend for the members and health coverage. At the completion of service, they receive an educational award or can have loans forgiven.

Avondale has the opportunity to have five VISTA members assigned to it. VISTAs would be deployed to help staff develop the Collective Impact Coalition as part of the Education Initiative, help develop the Comprehensive Volunteer Program, and help support the Police Department in establishing a community outreach crime prevention program. The benefit to Avondale would be the additional resources to achieve important goals.

Ms. Montes said the yearlong grant has the potential for two additional renewals for a total of three years. Each year the City would have the opportunity to reorient its goals and priorities. After the three-year period expires, Avondale could qualify for an Americorps grant which will provide additional resources. VISTA is asking that the City cover the stipends of two members, which would be a little over \$22,000. They also recommend a housing allowance of \$150 for each member, totaling \$9,000 per year. The total annual match would be \$31,700 for the VISTAs.

Council Member Weise expressed his approval of the program. Council Member Vierhout said the program is very low cost for the benefit to the City. Vice Mayor Scott agreed. Council Member Karlin said the VISTAs possess good skills and learn new ones during their service. Both the City and the volunteers will benefit.

8 INFRASTRUCTURE IMPROVEMENT PLAN AND LAND USE ASSUMPTIONS FOR THE DEVELOPMENT FEE UPDATE

Information on the City's Infrastructure Improvement Plan and Land Use Assumptions for the development fee update.

Kevin Artz, Finance and Budget Director, presented the Infrastructure Improvement Plan (IIP) and Land Use Assumptions (LUA). The plan was made available to the public on December 5, sixty days before the planned public hearing on February 3. The LUA serves two primary purposes. It identifies the service area and estimates growth or development by different land uses. The base service area is north of the Estrella Mountains, and is good for a ten-year horizon. No development is planned south of the mountains at this time. Projected growth over that ten-year period is a little over 22,000 population, with 6,000 new units. Non-residential growth is projected at an additional seven million square feet of space. The functional population number equalizes daily use of public facilities between residential and non-residential users. This number provides justification for the balance between residential and non-residential use when determining the fees that they pay.

Mr. Artz said the IIP identifies the City's necessary public services over a ten-year period. It calculates the proportionate share of the cost to both existing and new development, and is the basis for capital planning in the City's CIP and ultimately the calculation of the development fees. The General Plan provides guidelines of what land assumptions and uses will be, while the IIP takes the land use assumptions and combines that with all the master plans into one plan that identifies the need over a specific period. The specifics of projects are determined in the Capital Improvement Plan.

Mr. Artz covered the seven elements in the IIP. Element #1 identifies existing infrastructure. Element #2 identifies current demand or usage. Element #3 determines existing developments proportionate share of the cost of the infrastructure improvement. Element #4 identifies excess capacity. Element #5 projects the new service units over the time horizon. Element #6 determines what new infrastructure is needed, and estimates the cost for new infrastructure to get new development's proportionate share. Element #7 forecasts the revenue that would result from the growth. He noted that the capital costs of growth are not the only factors that determine what the impacts of growth will be.

Mr. Artz said following the February 3 public hearing, the LUA and IIP will be brought forward for adoption on March 6. Once the plan is adopted, staff will begin calculating the final development fee. April 14 will be a public hearing on development fees, and on May 19 City Council will vote on the updated development fees to become effective in August.

Council Member Weise inquired about the revenue Avondale receives from the state. Mr. Artz explained that assumptions will have to be adjusted regularly based on new information. If growth slows, then the need for capital projects also decreases. While

updates are required every five years, the City could do them every year. Andrew McGuire noted that since updates have to be done by qualified professionals, the cost to update every year is not insignificant. Council Member Weise said the cost of this requirement represents another unfunded mandate from the state legislature.

Vice Mayor Scott asked whether the state receives this information. Mr. Artz explained that the document is required in order to calculate development fees. It will become the strategic plan for infrastructure needs in the future. Vice Mayor Scott inquired whether a developer could object to the City's calculations. Mr. McGuire responded that developers have raised areas of concern with other cities, but hopefully Avondale has introduced a product that will meet their desired outcomes.

Council Member Vierhout asked whether future modifications would cost as much. Mr. Artz said the model is built in a spreadsheet which can be easily updated. Despite the burden, having one document that incorporates all of the City's infrastructure needs to build out will be of benefit.

9 ADJOURNMENT

There being no further business before the Council, Council Member Weise moved to adjourn the regular meeting into executive session. Vice Mayor Scott seconded the motion. Motion carried unanimously.

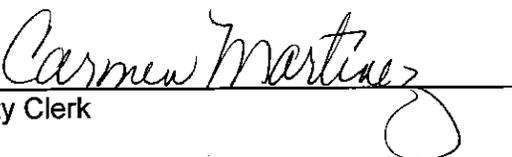
City Council meeting adjourned at 8:28 p.m.


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 16th day of December. I further certify that the meeting was duly called and held and that the quorum was present.


City Clerk