

Minutes of the Work Session held August 4, 2014 at 6:30 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Kenneth N. Weise and Council Members

Frank Scott, Vice Mayor
David Iwanski
Stephanie Karlin
Bryan Kilgore
Jim McDonald
Charles Vierhout

ALSO PRESENT

David Fitzhugh, Acting City Manager
Gina Montes, Assistant City Manager
Kevin Artz, Acting Assistant City Manager
Stephanie Small, Neighborhood and Family Services Director
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL BY THE CITY CLERK

2 UPDATE ON THE VOLUNTEERS IN SERVICE TO AMERICA (VISTA) PROGRAM

Stephanie Small provided an update on the AmeriCorps VISTA program in Avondale. Neighborhood and Family Services recognizes that much of its work cannot be done without the assistance of the community at large and partnerships with other organizations. The health of the community is a shared responsibility. In 2013, Avondale established the Avondale Educational and Community Engagement (AECE), a community engagement unit to gather volunteers and additional assistance within the community to accomplish some of the City's initiatives. Prior to this, every City department had its own way of gathering and utilizing volunteers. AECE allowed the City to centralize volunteer services under one authority.

Ms. Small said the Volunteers in Service to America (VISTA) program was started in 1965 as an anti-poverty initiative. In 1993, it was incorporated into the AmeriCorps initiative. VISTA members do not engage in direct volunteer service, instead they help community organizations build capacity until they are able to sustain programs on their own. Any public, private or faith-based non-profit can apply to become a VISTA sponsor. VISTA members will operate from three locations: Neighborhood and Family Services; Parks, Recreation and Libraries; and the Police Department.

Ms. Small said the AECE initiative was created to improve the educational outcomes and the economic well-being of Avondale's low income residents. AECE's strategies include harnessing volunteers and supporting the volunteer needs of organizations, encouraging parents to engage in their children's education, and educating residents on consumer scams, predatory lending and crime prevention.

Ms. Small reported that City Council has approved five VISTA members. The application was approved last year and the City is in the process of recruiting one last volunteer. Two volunteers have already started, and two more will begin soon. Training costs are covered by the state office. An inventory has been created of the City's community volunteer opportunities. A centralized volunteer database is being created. The information gathering

process will include a survey to identify barriers that prevent people from volunteering. About 250 hours of volunteer service have been recruited so far.

Council Member Karlin said VISTA offers a valuable resource for people who are either entering the job market for the first time, or re-entering after a long absence. It relieves staff from having to spend time recruiting volunteers.

Council Member Vierhout inquired about the recruiting process regarding schools. Ms. Small explained that the first step is to gain an understanding of the type of assistance that is needed by each school to raise their test scores. VISTA will then work with the schools to develop programs for volunteers and identify strategies to enable the programs to operate sustainably. The VISTA service requirements require members to develop transition plans so that subsequent VISTA members can pick up where their predecessors left off.

Council Member Kilgore inquired whether the VISTA member at the Police Department would help create neighborhood block watch programs. Ms. Small said the police already have someone doing that, but the VISTA member can help expand or refine that program. Council Member Kilgore asked about the age limit for volunteers. Ms. Small explained that VISTA members have to be at least 18, but there is no upper age limit. Council Member Kilgore suggested that schools recommend volunteers for the program.

Mayor Weise questioned whether the money provided to VISTA members was sufficient to live on, considering they are not allowed to have another job. Ms. Small explained that the situation can be difficult. Many members choose to work in areas where they have family members already who can support them. This is why the housing stipend the City provides is so important. Mayor Weise felt that the City should be involved in helping residents learn about crime prevention and avoiding scams and predatory lending. Ms. Small said the City already does those things, but that the VISTA volunteers will help determine whether the effort can become more effective through enhanced use of technology and by adopting best practices from other cities.

3 ADJOURNMENT

There being no further business before the Council, Council Member Vierhout moved to adjourn the regular meeting into executive session. Council Member Kilgore seconded the motion, which carried unanimously.

City Council meeting adjourned at 6:52 p.m.



Mayor Weise



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 4th day of August. 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 August 4, 2014 at 7:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Kenneth N. Weise and Council Members

Frank Scott, Vice Mayor
David Iwanski
Stephanie Karlin
Bryan Kilgore
Jim McDonald
Charles Vierhout

ALSO PRESENT

David Fitzhugh, Acting City Manager
Gina Montes, Assistant City Manager
Kevin Artz, Acting Assistant City Manager
Ken Galica, Senior Planner
Tom Struve, Pavement Management Coordinator
Christine Fanchi, Transportation Planner
Thomas Durant, Anderson Baron
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 SCHEDULED PUBLIC APPEARANCES

a. SOUTHWEST VALLEY CHAMBER OF COMMERCE

John Safin, President of the Southwest Valley Chamber of Commerce, provided updates to Council regarding the Chamber's activities. He described ongoing efforts to make the Chamber more relevant to the business community and Avondale as a whole. The Chamber is expanding its mission as the tourist center for the southwest Valley.

Council Member Iwanski inquired about the Chamber's involvement in the Valley's hosting of the Super Bowl. Mr. Safin explained that the Chamber is planning a Super Saturday event the day before the game, to be held in Avondale's Friendship Park. It will be a family friendly community event.

Council Member Vierhout inquired about the current membership. Mr. Safin responded that membership has been flat for the last seven months. The effort to make the Chamber more relevant to the community is partly intended as a way to improve the appeal of membership.

Mayor Weise inquired about the Chamber Squad. Mr. Safin described it as a third party service offered through Chamber Nation. They provide a deeply discounted service to help members enhance their web pages on the Chamber website.

3 UNSCHEDULED PUBLIC APPEARANCES

There were no requests to speak.

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. Work Session of July 21, 2014
2. Regular Meeting of July 21, 2014

b. LIQUOR LICENSE – SERIES 12 (RESTAURANT) – HACIENDA MEXICAN FOOD

A request to approve an application submitted by Mr. Jose Albert Salas for a Series 12 Restaurant License to sell all spirituous liquors at Hacienda Mexican food located at 1109 N Dysart Road in Avondale.

c. EMPLOYMENT AGREEMENT – CITY MANAGER – DAVID FITZHUGH

A request to approve the Employment Agreement with David Fitzhugh for the position of City Manager and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

d. PROFESSIONAL SERVICES AGREEMENT – DIBBLE CM LLC

A request to approve a Professional Service Agreement with Dibble CM LLC to provide Construction Management for Northside Booster Pump Station improvements in the amount of \$139,475 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

e. PROFESSIONAL SERVICES AGREEMENT – DIBBLE AND ASSOCIATES CONSULTING ENGINEERS, INC. – SEWER INSPECTION

A request to approve a Professional Services Agreement with Dibble and Associates Consulting Engineers, Inc. to complete a sewer inspection of the City's large diameter sewer lines for \$129,843.50, and authorize the Mayor or City Manager and City Clerk to execute the contract documents.

f. COOPERATIVE PURCHASING AGREEMENT – GLOBAL DATA SERVICES, INC.

A request to approve a Cooperative Purchasing Agreement with Global Data Services for communications cabling materials and services as City projects arise in an annual amount not to exceed \$25,000 for an aggregate amount of \$75,000 over the term of the contract and authorize the Mayor or City Manager and City Clerk to execute the appropriate documents.

g. COOPERATIVE PURCHASING AGREEMENT – CORPORATE TECHNOLOGY SOLUTIONS LLC

A request to approve a Cooperative Purchasing Agreement with Corporate Technology Solutions LLC for communications cabling materials and services in an amount not to

exceed \$40,000 annually for a total aggregate amount of \$120,000 and authorize the Mayor or City Manager and City Clerk to execute the appropriate documents.

h. FIRST AMENDMENT TO SUBRECIPIENT AGREEMENT – NEIGHBORHOOD HOUSING SERVICES OF PHOENIX, INC.

A request to approve the First Amendment to the Subrecipient Agreement with Neighborhood Housing Services of Phoenix, Inc. to extend the term of the contract to March 10, 2015 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. FOURTH AMENDMENT TO CONSTRUCTION AGREEMENT – PROLOW JOINT VENTURE

A request to approve the fourth amendment to the construction agreement with ProLow Joint Venture for the construction of the Legacy Avondale homes to extend the contract to September 4, 2014 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

j. DONATION AGREEMENT CCM PARCAP ROOSEVELT, LLC 107TH AVENUE AND VAN BUREN STREET

A request to approve a Donation Agreement for right-of-way for a portion of the Northwest corner of Van Buren Street and 107th Avenue and authorize the Mayor, City Clerk and City Attorney to execute the necessary documents.

k. ORDINANCE 1553-814 – ACQUISITION OF REAL PROPERTY FOR DYSART ROAD IMPROVEMENT PROJECT

An ordinance authorizing the dedication, purchase or condemnation of real property for the Dysart Road Improvement Project, located on the west side of Dysart Road between Western Avenue and Hill Drive and authorize the Mayor, City Clerk and City Attorney to execute the necessary documents.

i. ORDINANCE 1554-814 – ACCEPTANCE OF DEDICATION OF WATERLINE EASEMENT

An ordinance accepting the dedication of a waterline easement from Mr. Garcia in the former Rigby Water Service Area and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

Council Member McDonald moved to approve the consent agenda as presented including Ordinances 1553-814 and 1554-814. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member McDonald	Aye
Council member Iwanski	Aye
Mayor Weise	Aye
Vice Mayor Scott	Aye
Council Member Karlin	Aye

uses. The existing A-1 restrictions limit the amount of parking on the site, which makes converting it entirely to commercial unfeasible.

Mr. Galica said the property currently has four identical buildings with service courtyards in between. The applicant is requesting to expand the PAD boundary to incorporate an additional six acres west of 113th Avenue. This acreage would be split into two roughly equal portions. Half would be used for supplemental parking to support commercial users, and three acres would be used for athletic fields and open space to support a church user in the PAD. The request would also expand the permitted use list to include general retail, specialized services, hospitality, and technical trade schools that can operate during daytime hours. The request would also create development standards for future development. It also proposes a design for a multi-tenant sign.

Mr. Galica said staff feels that the proposal is in conformance with the General Plan's Freeway Commercial designation. The introduction of new commercial uses will aid in the transition of the property from industrial, which supports the City's vision for the freeway corridor. The property is located within the Freeway Corridor Specific Plan, but does not have a minimum floor area ratio (FAR) since it is not located in the proposed transit corridor. All of the proposed uses, development standards, and setbacks are modeled after the C-3 Freeway Commercial district that is intended to present a good face to Interstate 10. The shallow side setbacks are an exception to these standards, but they are less of a concern, due to the adjacent uses being an equipment dealer on one side and with common ownership on the other side.

Mr. Galica reported that the Planning Commission heard this case in July, and recommended approval of the application subject to three stipulations. The City Attorney slightly modified the language of the three stipulations, but they are not substantively different.

Council Member Vierhout said the proposal is a good use of the land, though he questioned the impact that church traffic would have on McDowell on Sunday mornings. Mr. Galica responded that the PAD contains language requiring the applicant to file a traffic management plan with the City if a traffic intense user were to move in.

Council Member Karlin inquired whether the parking site would be up for development if the church vacates the property. Mr. Galica said the parking would not just serve the church; it could also serve potential retail uses. Staff would entertain the proposal to redevelop the space if adequate parking is provided elsewhere to accommodate uses. Mayor Weise supported the plan, since it would help the owners out and draw more business to McDowell Road before and after church services.

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

Council Member McDonald moved to accept the findings and adopt Ordinance 1555-814 approving Application PL-14-0036, a request to approve the amended 16.1 acre Avondale Business Center Planned Area Development, subject to three modified conditions of approval. Council Member Kilgore seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member McDonald	Aye
Council Member Iwanski	Aye
Mayor Weise	Aye
Vice Mayor Scott	Aye
Council Member Karlin	Aye
Council Member Kilgore	Aye

Motion carried unanimously

7 CONSTRUCTION CONTRACT – BLUCOR CONTRACTING

A request approve a Construction Contract with BluCor Contracting to provide construction services for the Garden Lakes Water Service Replacements and Asphalt Overlays Project in the amount of \$2,713,174.00, and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents.

Tom Struve, Pavement Management Coordinator, stated that the City's roads are cataloged in a sophisticated pavement management program that enables staff to strategically plan for and fund appropriate maintenance through the lifecycle of pavements. The Garden Lakes area was one of the first areas developed as part of modern Avondale. The streets of Garden Lakes have already had multiple preservation treatments throughout their lifecycles. An asphalt overlay is the final step in a system designed to extend their life in the most economically efficient way possible. The overlay will add additional thickness and strengthen the street structure, and begins a new preservation cycle. The preservation and overlay system is substantially less costly than waiting until a street structure completely fails and requires reconstruction. The system also provides much better service over the life of the street.

Mr. Struve said Garden Lakes is in the northeast area of the city. The project area incorporates 693 residential properties, and a total rehab surface of 114,390 square yards. The project would include replacement of the existing water service lines to minimize the probability of having to cut into newly paved streets. The new service lines would be upgraded to copper. Existing sidewalk ramps would be upgraded to ADA standards. About 12,000 linear feet of cracks would be sealed, and about 20,000 square yards of supporting fabric will be placed under the new overlays to strengthen the composite structure. All manholes and castings will be renewed. Staff will rigorously monitor the contractor to ensure that construction-related disruptions are kept to a minimum. The contractors are required to constantly update affected residents on the various stages of construction, water outages, and street restrictions necessary during the project. The contractors will also coordinate with Public Works to maintain satisfactory sanitation and bulk trash services. The maintenance management system ensures that Avondale can be the most fiscally prudent steward of its transportation system moving forward. Avondale is one of only a few agencies in the Valley in that position.

Mr. Struve stated that the City solicited bids in June and July, and seven contractors provided quotes between \$4 million and \$2.7 million. The lowest bid is anticipated to be

funded using \$1.8 million from the Citywide Street Overlay Fund, \$167,188 from the Citywide Preventative Street Maintenance Fund, and \$745,986 from Capital Water Funds. If the project is approved, the notice to proceed will be issued on August 25. The project completion date is March 13, 2015. Staff recommends approval.

Council Member Karlin expressed appreciation that the City is on target to conduct the overlay as scheduled, and hoped that it will not be delayed, as the area in question probably has some of the worst streets in the city. She inquired about the impact on residents. Mr. Struve explained that the City will work with the contractor to select processes that will result in the least amount of disruption possible.

Council Member McDonald agreed that the water pipes need replacing, and inquired whether residents still receive notices regarding the importance of obtaining insurance to cover piping from the meter to the home. Mr. Fitzhugh explained that a private company provides warranties for water and sewer pipes to houses. The company is still active in Avondale, though they have suspended advertising for the current year. Council Member McDonald suggested this would be a good time for homeowners to be reminded of the service.

Council Member Iwanski noted that Garden Lakes is almost 30 years old and the project is necessary. He expects the City to conduct an aggressive public notification effort in relation to the construction.

Council Member Karlin moved to approve the construction contract with BluCor Contracting for the area of Garden Lakes. Council Member Iwanski seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member McDonald	Aye
Council Member Iwanski	Aye
Mayor Weise	Aye
Vice Mayor Scott	Aye
Council Member Karlin	Aye
Council Member Kilgore	Aye

Motion carried unanimously

8 STREET TREE MASTER PLAN

Review of the proposed Draft Street Tree Master Plan and offer suggestions to staff on how the Plan can best achieve the goals for increased shade coverage, beautification of the community, and sustainable development.

Christine Fanchi, Transportation Planner, said the Street Tree Master Plan came forward through the implementation strategies of the General Plan and is designed to improve the quality of life within the city. The STMP is also mentioned in four sections of the proposed Sustainability Plan, and contains five goals:

- Create a unified tree program
- Create a consistent tree canopy to beautify the community and support walkability
- Define gateway entrances to the City
- Designate the right trees for the right places that best suit Avondale's environment and the constraints of individuals spaces
- Provide maintenance guidelines to ensure that trees can flourish for generations

Ms. Fanchi explained that trees provide many benefits. They clean the air and provide oxygen, reduce stormwater and erosion, and reduce the heat island effect. Trees have social and psychological benefits and improve the quality of the community. Street trees can calm traffic speeds and support multi-modal transportation. They deflect and absorb traffic noise and buffer unsightly objects. The economic benefits include increased property values, and that people tend to linger longer in shopping areas with trees.

Ms. Fanchi said the project started with a complete inventory of the city to understand the tree palette and existing character of neighborhoods. Six key character areas were defined: North Avondale; Freeway Corridor; Historic Avondale; City Center; Central Core; and South Avondale. The process also delineated key gateways into the city. Within the six character areas, each roadway is delineated with primary and secondary trees. A palette of eighteen tree types was identified for the whole city. Trees were selected based on their suitability for the local environment, as well as to ensure depth and character. Each character area has a sample tree layout for corridors. Corners feature supplemental trees that can be selected by developers, providing they complement the trees identified in the STMP.

Ms. Fanchi said the goal is to have the plan in place for the development of south Avondale. Trees can also be planted as projects come through the CIP. The tree plan complements the existing Zoning Ordinance. The maintenance guidelines will promote tree health, public safety, signage clearances, and aesthetics.

Ms. Fanchi stated that the STMP has been presented to the Parks and Recreation Commission and the Neighborhood and Family Services Commission. They wanted assurances that gateways to the city would be denoted properly. The Planning Commission reviewed the plan on July 17. Public comment will be open until August 21. The EENRC Commission reviewed the plan on July 23. They expressed the concern that leaves could clog storm drains, and recommended avoiding phosphorus fertilizers, which can contaminate outfall. A public meeting was held last week, but no citizens attended. A vote on adoption is scheduled for December.

Council Member Karlin did not agree that palms should be used for all entryways. They are very high maintenance and the cheapest palms can look scraggly. Western Avenue used to have orchid trees which were unique in the Valley, but they were removed. The plan correctly accounts for the amount of litter that can be produced by trees. The letter from Arid Zone Trees makes some valid points. The STMP provides an opportunity for Avondale to demonstrate what can be done with desert landscaping. She inquired whether contractors are required to demonstrate their expertise in tree pruning. Mr. Fitzhugh responded that company as a whole must submit qualifications demonstrating that they have the expertise to properly maintain landscaping, but not the individual workers. Council

Member Karlin said adequate tree coverage should be considered for every new development.

Council Member McDonald expressed approval of the document. He agreed with Council Member Karlin that every gateway should not look the same. He said he has noticed stark differences between tree-lined streets and those with no trees. The variety of tree types proposed in the plan is appealing.

Council Member Vierhout felt that 20 gateways was too many and said they should have a variety of appearances. He inquired whether the guidelines specify water practices that will prevent trees from toppling over because of small root structures, especially considering the microbursts that Arizona experiences periodically. Thomas Durant of Anderson Baron said the guidelines provide standard watering recommendations that take into account the individual depth of each tree. He added that the guidelines also recommend pruning techniques that will keep trees healthy and lighten them so they do not blow over.

Vice Mayor Scott suggested that contractors receive instruction from the City in tree etiquette. He felt the gateways should be varied in appearance, and agreed that 20 was too many. He said he is interested in seeing how the plan is implemented. Council Member Kilgore described the tree choices as visually pleasing and welcoming. He expressed concern that the gateways were too numerous. Palm trees provide no useful shade.

Mayor Weise proposed creating a few gateways so that City Council could evaluate them before proceeding with more. The City has one chance to get this right, and it should be done right from the beginning. Palm trees differentiate Avondale from adjacent cities and can make a statement. The entrances to neighborhoods should be unique. Trees have a substantial impact in terms of walkability. The median on Avondale Boulevard should be upgraded with trees since it is such an important entrance to the city. The plan offers many benefits, even for the developed parts of the community. He encouraged sharing the plan with HOAs. He inquired about the lack of jacaranda trees in the list of trees. Ms. Fanchi explained that the jacaranda is not on the ADWR approved list of low water-use trees, but it could be added.

Council Member Iwanski proposed that contractors be required to have at least one person who is certified by either the ADWR or the University of Arizona Agricultural Extension Service. Mr. Fitzhugh said staff will re-examine the gateways and develop some conceptual palettes for Council's consideration. Trees are part of the City's infrastructure, and the STMP establishes a process for dealing with them as such. They are a part of what the City is trying to do, and should fit into the broader system. The plan will require changes to the way things are done as the city begins to mature. It impacts many other considerations, including storm drains, street sweeping, and even street lighting.

Mayor Weise clarified that City Council would like to provide input on the first couple of gateways, but does not have to approve every single one.

9 ADJOURNMENT

There being no further business before the Council, Council Member Vierhout moved to adjourn the regular meeting into the special meeting. Vice Mayor Scott seconded the motion, which carried unanimously.

City Council meeting adjourned at 8:19 p.m.



Mayor Weise



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 June, 2014. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk