

Minutes of the Work Session held October 6, 2014 at 6:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Kenneth N. Weise and Council Members

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

ABSENCE EXCUSED

Stephanie Karlin

ALSO PRESENT

Gina Montes, Assistant City Manager
Christopher Reams, Parks, Recreation and Libraries Director
Daniel Davis, Economic Development Director
Darryn Jones, Economic Development Specialist
Carmen Martinez, City Clerk
Andrew McGuire, City Attorney

1 ROLL CALL BY THE CITY CLERK

2 MAYOR'S GOLF CHALLENGE

Christopher Reams, Parks, Recreation and Libraries Director, said the Mayor's Challenge Golf Tournament is in its 19th year. The goal of the event is to raise money for the Boys and Girls Club on Western Avenue. The club provides educational and recreational opportunities for local youth, and serves 1,200 young people annually. Programs are designed to promote academic achievement, good citizenship, making healthy choices, and simply having fun. Without support from the golf tournament, many programs would have to be canceled.

Mr. Reams said the tournament has been held in various area golf courses over the years, and to date more than \$235,000 has been raised. The City has been involved with the event from the beginning. Staff provides support through planning, coordination and operations activities. A traveling trophy goes to the winner each year. This year's tournament will be held on November 21. He requested that City Council help spread the word about tournament to help generate interest.

Council Member McDonald asked why the tournament is always held on a Friday. Mr. Reams responded that the move to Friday was made several years ago to increase participation and in response to requests from sponsors. Council Member Kilgore stated that after school programs enrich students and help direct them towards positive pursuits.

Mayor Weise said he challenged the tournament committee to exceed previous fundraising efforts by raising this year's goal to \$20,000. He encouraged the City of Avondale to assemble a team to defend the cup.

3 INFILL INCENTIVE PROGRAM

Darryn Jones, Economic Development Specialist, presented proposed revisions to the City's current Infill Incentive Plan, which is designed to support development in the Historic

Avondale, Las Ligas, and Cashion neighborhoods. The current ordinance was adopted in 2003 to emphasize reduced planning and building permit fees, and currently commercial incentives are restricted to Historic Avondale. The revised ordinance would expand commercial incentives to the other two neighborhoods. Residential incentive planning and permit fees would remain at 50% of the normal fee in the new ordinance, but development impact fees would be reduced by 50% for both residential and commercial construction as well. Development impact fees are not assessed on projects that include remodeling and rehabilitation of existing structures.

Mr. Jones explained that the existing ordinance lists about 60 eligible uses, even though zoning may allow for more. The new ordinance would remove references to eligible uses and instead simply list prohibited uses. Sales tax rebates will be removed. Under the existing ordinance, development impact fees total about \$95,000 in building costs, which is 20% higher than the value of many homes in the area. The updated fees would be about 6% above the average home price.

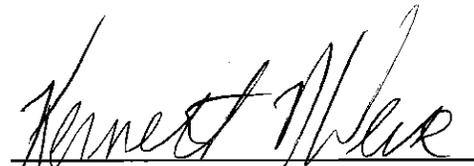
Vice Mayor Scott said the new ordinance would demonstrate that the City Council cares about the heart of Avondale. It is a good use of public money. Council Member Vierhout said he approves of the changes, but felt that smoke shops and vapor shops should be added to the prohibited uses list. Andrew McGuire said he would look into that possibility and report back to Council. Council Member Iwanski said the idea is a good one.

Mayor Weise said the changes would simplify the process. In response to an inquiry from Mayor Weise, Mr. McGuire explained that the fees mostly address new or increased impacts. Mayor Weise suggested that the new ordinance be marketed to builders who specialize in infill projects. Mr. Jones responded that staff intends to work with both Neighborhood and Family Services and Marketing to find ways to spread the word about the changes. Council Member Kilgore inquired about the practices of other cities. Mr. Jones explained that staff studied the incentive programs of Queen Creek and Chandler.

4 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 6:26 p.m.



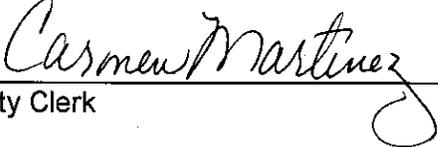
Mayor Kenneth Weise



Carmen Martinez, MMC
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 6th day of October. 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 October 6, 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
Bryan Kilgore
Jim McDonald
Charles Vierhout

ABSENCE EXCUSED

Stephanie Karlin

ALSO PRESENT

Gina Montes, Assistant City Manager
Matt Hess, CDBG Program Manager
Christopher Reams, Director of Parks, Recreation, and Libraries
Pier Simeri, Community Relations and Public Affairs Director
Deann Franklin, Website and Media Coordinator
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. CHRISTINA FABIAN AND VERONICA VERDUGO-LOMELI, MEMBERS OF THE HISTORIC AVONDALE MERCHANTS ASSOCIATION

Gina Montes, Assistant City Manager, recognized Christina Fabian and Veronica Verdugo-Lomeli as founders and former Co-chairs of the Western Avenue Art Walk. The dream of creating an arts district in Historic Avondale has long been a joint effort between the City of Avondale, business owners, and the community in general. Their efforts have helped make Art Walk a viable alternative for local artists. She noted that Resident Appreciation Night was moved to Saturday so it could be held in concert with Art Walk.

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 September 8, 2014
2. Regular Meeting of September 8, 2014
3. Regular Meeting of September 15, 2014

b. COUNCIL SUBCOMMITTEE APPOINTMENT – BOARDS, COMMISSIONS AND COMMITTEES

A request to confirm Mayor Weise's appointment to the Council Subcommittee for Boards, Commissions and Committees.

c. TRANSFER OF APPROPRIATION FOR REPAIRS TO THE FIRE TRAINING BUILDING

A request to transfer \$8,145 in appropriation from line item 209-5300-00-6990 (unanticipated revenue) to line item 101-6325-00-6730 in the Fire & Medical Department budget to complete repairs to the burn room within the training building at the 4th street fire training site.

d. LIQUOR LICENSE SERIES 11 (HOTEL-MOTEL) – HILTON GARDEN INN

A request to approve a liquor license application for a Series 11 (Hotel-Motel), submitted by Andrea Lewkowitz on behalf of the Hilton Garden Inn located at 11460 W Hilton Way to sell all spirituous liquor.

e. LIQUOR LICENSE SERIES 11 (HOTEL-MOTEL) AND SERIES 7 (BEAR AND WINE BAR) – HOMEWOOD SUITES BY HILTON

A request to approve two applications submitted by Andrea Lewkowitz for a Series 11 (Hotel-Motel) and a Series 7 (Beer and Wine Bar) to be used at the Homewood Suites by Hilton located at 11450 W. Hilton Way.

f. CONTRACT AWARD – SALT RIVER EXTRACTION

A request to approve a contract with Salt River Extraction to provide for the removal, transport, and disposal of non-hazardous liquid brine waste solution and arsenic sludge for an annual amount not to exceed \$110,400, with an option of four (4) one-year renewals and an aggregate amount not to exceed \$552,000 and authorize the Mayor or City Manager and City Clerk to execute the appropriate documents.

g. RESOLUTION 3218-1014 – MEMORANDUM OF UNDERSTANDING – CITY OF PHOENIX FOR NATIONAL INTEGRATED BALLISTIC INFORMATION NETWORK

A resolution authorizing the a Memorandum of Understanding with the Phoenix Police Department to schedule and use their National Integrated Ballistic Information Network (NIBIN)and authorize the Mayor or City Manager and City Clerk to execute the appropriate documents.

h. RESOLUTION 3220-1014 – COOPERATIVE PURCHASING AGREEMENT – NATIONAL PURCHASING PARTNERS

A resolution approving a Cooperative Purchasing Agreement with National Purchasing Partners that will allow the city to contract with vendors under the terms of a Master Price Agreement that has been negotiated with vendors based on national sales volume projections, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

i. RESOLUTION 3221-1014 – INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT – PUBLIC PROCUREMENT AUTHORITY

A resolution approving an Intergovernmental Cooperative Purchasing Agreement with Public Procurement Authority that will allow the city to contract with vendors under the terms of a Master Price Agreement that has been negotiated with vendors based on national sales volume projections, and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

j. RESOLUTION 3222-1014 – DESIGNATION OF EMERGENCY MANAGEMENT AGENT

A resolution designating Erin Hausauer, Emergency Management Officer, as the City's agent to execute applications with the Arizona Department of Emergency and Military Affairs and the Federal Emergency Management Agency for the purpose of obtaining financial assistance under the Disaster Relief Act.

k. ORDINANCE 1558-1014 – ACCEPTING THE DEDICATION OF REAL PROPERTY ON THE WEST SIDE OF DYSART ROAD NORTH OF MADISON STREET

An ordinance accepting right-of-way dedication on the west side of Dysart Road north of Madison Street and authorize the Mayor, City Clerk and City Attorney to execute the necessary documents.

l. ORDINANCE 1559-1014 – AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR PUBLIC USE

An ordinance authorizing the purchase of approximately 2.975 acres of real property generally located north of Van Buren Street and east of 127th Avenue from Coldwater Industrial Associates 3, LLC, in the amount of \$436,748.63 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

m. ORDINANCE 1560-1014 – AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR PUBLIC USE AT THE SOUTHWEST CORNER OF 119TH AVENUE AND MCDOWELL ROAD

An ordinance authorizing the acquisition, by dedication, purchase or condemnation, of right-of-way at the southwest corner of 119th Avenue and McDowell Road, and authorize the Mayor, City Clerk and City Attorney to execute the necessary documents.

n. ORDINANCE 1561-1014 – REPEALING ORDINANCE 1557-914 AND AUTHORIZING ACQUISITION OF RIGHT-OF-WAY BY CONDEMNATION

An ordinance repealing Ordinance 1557-914 and authorizing the acquisition of a portion of right-of-way at the southwest corner of 107th Avenue and Van Buren Street by condemnation 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.
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	Excused
Council Member Kilgore	Aye

Motion carried unanimously.

5 PUBLIC HEARING AND RESOLUTION 3223-1014 – AMENDMENT TO 2010-2014 CONSOLIDATED PLAN AND 2013-2014 ANNUAL ACTION PLAN

A public hearing and resolution amending the 2010-2014 Consolidated Plan to add demolition of unsound buildings as a strategy and amending the 2013-2014 Annual Action Plan to add the program activity demolition of unsound buildings with funding of \$34,879.50 for demolition of one structure and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

Matt Hess, CDBG Program Manager, explained that these two amendments are related to the City's ability to undertake demolition activities through the Consolidated and Annual Action Plans. Neither plan allows the use of CDBG funds for demolition activities as they are currently written. In order to change this, both plans need to be amended to add the goal of identifying and eliminating dangerous structural conditions. The Consolidated Plan would also be amended to include demolition as an activity, and to assign funding for that activity.

Mr. Hess explained that the impetus for these amendments was a house in Cashion that has undergone extensive modifications that are not up to code and is in extremely poor condition. It is a significant and serious public safety and health threat. The building has also received a disproportionate share of police calls. There is evidence of drug and criminal activity and the house has been used for target practice. The amended plans would also enable the City to complete other demolition activities.

Mr. Hess said once the plans are approved, about \$35,000 in funding would be allocated to demolition activity from the FY13/14 budget. Code Enforcement has conducted three abatement processes at the residence. The LLC that is listed as the owner of record has never responded to any requests and probably no longer exists. This gives the City the legal right to demolish the structure. Staff feels it would be most efficient to also amend the existing statement of qualifications for rehab program contractors, which would allow them to bid on these projects. The City would be required to test for asbestos at all properties to be demolished, and be required to submit an environmental review to HUD. Usual project processes such as reviewing bids and awarding a contract would apply to all demolition projects.

Mr. Hess reported that the third abatement process, the statement of qualifications amendment, and the asbestos testing have been completed. The environmental review is in process. Upon City Council approval, the project could go to bid in the middle of November. A contract could be awarded in early December and the site cleared by the end of year.

Council Member Iwanski suggested that the City explore using brownfields-related funding to conduct other demolition projects. Mayor Weise inquired about the number of properties in the city that would fit this description. Mr. Hess estimated that there could be several sites, but a complete inventory is part of the next consolidated planning process.

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

Council Member Vierhout moved to adopt Resolution 3223-1014, amending the 2010-2014 Consolidated Plan to add demolition of unsound buildings as a strategy and amending the 2013-2014 Annual Action Plan to add the program activity demolition of unsound buildings with funding of \$34,879.50 for demolition of one structure. 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	Abstain
Council Member Karlin	Aye
Council Member Kilgore	Aye

Motion carried unanimously.

6 PROFESSIONAL SERVICES AGREEMENT – J2 ENGINEERING AND ENVIRONMENTAL DESIGN, LLC

A request to approve a professional services agreement with J2 Engineering and Environmental Design to develop design guidelines and planning standards for the El Rio Watercourse Implementation and Management Plan in an amount not to exceed \$200,000, authorize appropriation and cash transfers, and authorize the Mayor or the City Manager and City Clerk to execute the necessary documents.

Christopher Reams, Director of Parks, Recreation, and Libraries, explained that the El Rio Watercourse Master Plan covers an 18-mile stretch of the Gila River from the confluence with the Agua Fria River west to the SR-85 Bridge. It includes Avondale, Buckeye, Goodyear and Maricopa County. The Plan outlines a conceptual flood mitigation strategy to protect future and existing development, provide recreational and economic development opportunities, and preserve and restore some of the river area. It would develop a unique amenity for the West Valley. While Avondale's portion of the El Rio plan is relatively small, it would connect Tres Rios with the greater regional trail system, which is important.

The Steering Committee establishes policies and priorities for the project. It consists of one elected official from each agency. The Administrative Committee reviews Steering Committee policies and makes recommendations to the Technical and Citizen Advisory Committees. The Steering Committee created a five-year work plan that included two vegetation management projects and an educational exhibit. They also developed a

uniform set of guidelines. In January, the Steering Committee agreed to hire a contractor and limit the project to \$200,000, with \$50,000 coming from each of the four agencies. The IGA establishes that Avondale handle the contract selection and procurement processes, while Buckeye takes the lead on the day to day process. All cities would participate equally in cost sharing and planning. In February of 2014, the City issued a request for statements of qualification. J2 Engineering and Environmental Design was selected as the vendor in April. The goal is to complete the project within one year, but a second year is available if necessary.

Mr. Reams stated that Avondale's portion of the funding would come from a cash transfer of \$50,000 from the contingency fund to Parks and Recreation. The \$150,000 in funding coming from partnering agencies requires a spending appropriation transfer from unanticipated revenues.

Council Member Iwanski inquired whether the plan was reviewed by the Army Corps of Engineers. Mr. Reams explained that the Corps is part of the Technical Committee and has been involved in plan reviews since they will be responsible for a portion of the area. Council Member Iwanski asked whether their input has been positive. Mr. Reams said that it has, though most of the work so far has been done within the planning stage of the project.

Council Member Vierhout moved to approve the professional services agreement with J2 Engineering and Environmental Design as presented. 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	Excused
Council Member Kilgore	Aye

Motion carried unanimously

7 RESOLUTION 3219-1014 – AMENDMENT TO THE AVONDALE MUNICIPAL ART COMMITTEE BYLAWS

A resolution approving revisions to the Bylaws of the Avondale Municipal Art Committee to reduce the number of regular committee members and to add a representative from the Western Avenue/Historic Avondale district as an ex-officio member.

Deann Franklin, Website and Media Coordinator, said the Avondale Municipal Arts Committee was established in 2005 as an advisory committee for public art to create and enhance the image of Avondale. In 2013, the Committee embarked on updating the Public Art Master Plan that serves as a dynamic working document to assist Avondale in becoming an art-inspired community. The Historic Avondale Design Guidelines were adopted in 2014

to include a creative arts district that will enrich the quality of life by creating a unique and vigorous sense of place.

Ms. Franklin explained that the changes are being sought to the Committee bylaws to reflect a vision that encourages thoughtful and inclusive community participation. The Committee already seats one ex-officio representative from the West Valley Arts Council, and the amendment would add an ex-officio representative from the Western Avenue/Historic Avondale district. The reduction of current members from nine to seven would help the Committee better meet quorum requirements. If approved by City Council, staff would work to actively recruit new members, and conduct stakeholder and community outreach in Historic Avondale.

Council Member Vierhout said he supports adding a non-voting member to represent one portion of the city, while the voting members continue to represent the city as a whole. Council Member Kilgore said the reduced number of members would definitely help solve quorum-related issues encountered in the past. He agreed that it will be important to receive input from a representative from Historic Avondale even if they will not be able to vote.

Council Member Vierhout moved to adopt Resolution 3219-1014, amending the bylaws of the Avondale Municipal Art Committee to reduce the number of regular Committee Members from nine to seven and to add a representative from the Western Avenue/Historic Avondale District as an ex-officio position. 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	Excused
Council Member Kilgore	Aye

Motion carried unanimously

8 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 7:40 p.m.



Mayor Weise


Carmen Martinez, MMC
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 6th day of October, 2014. I further certify that the meeting was duly called and held and that the quorum was present.


City Clerk