

Minutes of the Work Session held July 20, 2015 at 6:01 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Kenn Weise and Council Members

Stephanie Karlin, Vice Mayor
David Iwanski
Bryan Kilgore
Jim McDonald
Sandy Nielson
Lorenzo Sierra

ALSO PRESENT

David Fitzhugh, City Manager
Gina Montes, Assistant City Manager
Kevin Artz, Assistant City Manager
Rick Williams, Planner II
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL BY THE CITY CLERK

2 EXPECT MORE ARIZONA PRESENTATION

Donna Davis, Senior Community Mobilizer, presented information on Expect More Arizona, a non-profit organization dedicated to building statewide support for world-class education for all Arizona students from pre-school through university. The organization raises public awareness by educating the public about critical education issues, builds a high expectations culture with families, mobilizes voters to take action around education issues, and convenes partners to advocate for education.

Ms. Davis said poverty negatively impacts education. Fifty-one percent of Arizona students are eligible for free and reduced cost lunch. The state ranks third in the nation in poverty levels. Students in poverty start school at a disadvantage compared to students in wealthier neighborhoods. They have a smaller vocabulary, struggle to catch up with their peers, and struggle throughout their education. Fifty-three percent of Arizona high school graduates who pass the AIMS test do not have the necessary skill level to enter a public university. The state is spending a fortune on remedial education as a result. By 2020, 68% of jobs will require education beyond high school. Arizona's standards of expectations for students have been lower than those in most other states. The teacher shortage is critical and growing. The budget cuts to the K-12 system have been significant, and even greater for the higher education system.

Ms. Davis stated that Expect More Arizona has identified several critical issues to advocate for education funding, teacher and principal recruitment and retention, new standards, and the new AzMERIT test. Arizona is now last among states in per pupil spending, while standards and accountability have increased. As many as 24% of qualified teachers will be eligible to retire within the next four years, which will only exacerbate the shortage. Teachers frequently leave for other states that pay more. Nearly half of all teachers leave the profession within five years, and 29% have three or fewer years of experience. The State Board of Education adopted new, more rigorous standards in 2010 that have started having a positive impact, but at the most recent legislative session, the legislature considered six bills to outlaw the standards. The AzMERIT test is an assessment that is

used to identify where students struggle, and where they need to be challenged. The scores will look very different from the AIMS test and as a result many parents will have questions.

Ms. Davis said Expect More Arizona asks its partners to commit to a shared vision for world-class education. The vision says that every student should:

- Receive a high quality early learning experience
- Read proficiently by third grade
- Graduate from high school ready for college or a career
- Attain a post secondary degree or credential

Over 120 partners have been secured so far, including the Avondale, Litchfield, and Littleton Elementary School Districts, the Maricopa Community Colleges, and the Cities of Tucson, Douglas, and Cottonwood. Partners commit to advocate for campaigns that are important to education.

Ms. Davis explained that during the last legislative session Expect More Arizona and its partners secured \$8 million for the new assessment, defeated or stalled six bills against the standards, had many earned media placements in newspapers, delivered postcards to legislators, and encouraged speakers to publicly comment during the senate education hearing in February. Long term priorities for the next year include securing more funding and gaining access to more teachers. Expect More Arizona is always willing to speak to City employees about the new standards, the new test, preparing for college and careers, and the importance of voting. She encouraged the City of Avondale to become a world-class education partner.

Vice Mayor Karlin said she taught science and art for many years, and saw the challenges grow over time as parents began to trust educators less, rather than letting them do what they do best. She encouraged a greater emphasis on explaining the importance of school bond funding to voters who do not have children. Investment in education impacts community economic development and quality of life, among other things.

Council Member Nielson said seeing Expect More Arizona grow over the years has been amazing. The organization would make a great partner for Avondale. Better communication is needed. Once people understand the importance of school funding, they vote accordingly. Once elected officials understand that the people of Arizona want better schools, they will help change the movement.

Council Member Kilgore said a partnership with Expect More Arizona would be great for the City of Avondale. It is nice to see that people are beginning to push the state to perform better in education despite the challenges.

Mayor Weise said funding does not tell the whole story. Some states fund at close to Arizona's level, while achieving better results. Teachers only have children for eight hours a day. If parents do not prioritize education, the gains that are made in classrooms are lost quickly. Better communication between parents and teachers is needed. Reinstatement of funding for community colleges in Arizona is needed as many young students cannot afford

secondary education. Partnering with Expect More Arizona would complement the City's other education advocacy efforts.

David Fitzhugh, City Manager, said staff would follow up on this proposal and try to incorporate it into existing programs where possible. Vice Mayor Karlin commented that while excellent, Expect More Arizona workshops are preaching to the choir. She suggested a greater emphasis be placed on convincing naysayers to see the value in education investments.

3 WESTERN AVENUE SIDEWALK IMPROVEMENTS

Rick Williams, Planner, presented a proposal for sidewalk improvements on Western Avenue. The Historic Avondale Design and Development Guidelines (HADDG) identified the need to strengthen Historic Avondale as a visually exciting area to encourage residents to dine, shop, and socialize there. The design aims to retain the unique historical characteristics of the corridor while nurturing new opportunities and development. Improvements such as the use of color, seating arrangements, shade umbrellas and seat walls will help create a sense of place. Existing conditions are consistent with the blend of architecture and aesthetics. Buildings range from older buildings with vibrant colors to contemporary designs like the Sam Garcia Library.

Mr. Williams said the City has met twice with the Historic Avondale Merchants Association (HAMA), once in April and once in June. Discussions focused on the history of the area, the design complements, and aspects that can be drastically improved. HAMA brought up important points regarding future events, pedestrian traffic, and the desire to continue the tradition of using bright, vibrant colors. They want to create a unique sense of place and expand upon it.

Mr. Williams said staff made several field visits to the area and identified three proposed sites: in front of Kreative Kupcakes, the Sam Garcia Library, and Keepsake Trophy. The Kreative Kupcakes site would work in conjunction with the proposed arch that was presented to City Council in June. The other two sites, on opposite sides of the street from each other, will help create another visual entryway into the area.

The pocket park in front of Keepsake Trophy will consist of brick paving on a concrete slurry subgrade that will hold the pavers firmly in place. None of the existing trees will be removed. Drip irrigation from the existing landscape will be utilized. A grate panel system will cover the drainage channel to provide safe, efficient access to the area, but will be removable to allow for maintenance. The Kreative Kupcakes site will be similar to it, but also will feature concrete walls with tile accents and convenient raised tables. ADA accessible steel tables with colorful umbrellas and red fiberglass planters will help define the space.

The Sam Garcia Library site will be on an underutilized space that sees heavy foot traffic. It will utilize brick paving and existing trees. The screen fencing and red planters will create a buffer between pedestrians and vehicular traffic, and serve to enliven the space. The full site will be ADA accessible. Tables will have checkers boards to encourage social

interaction. The center of the site has the potential for a bar counter with stools along the street edge. Litter receptacles will be placed at all three sites.

Mr. Williams said the projected budget is \$200,000. Construction plan submittals are anticipated next month. The RFP process should start in late September or early October, and construction could start in late October or early November.

Vice Mayor Karlin expressed her approval of the changes. The concrete seat walls will be very stable. She proposed using one of the four colors in the Avondale color palette for the planters to complement the City's branding effort. The design will invite people to go to Historic Avondale to socialize and interact. She inquired whether other points along Western Avenue will be transformed in a similar way. Mr. Williams explained that the design makes the maximum use of the funding available. Three sites were chosen rather than one big one.

Council Member Nielson suggested moving the Keepsake Trophy site to a point midway between the library and Kreative K cupcakes to create a chain of spots along that stretch of roadway. She also proposed spending less on each site in order to have enough money for a fourth site further west of the library. As the street becomes more inviting, more businesses will want to locate there. Mr. Williams said he would look into the possibilities.

In response to an inquiry from Council Member Sierra, Jeff Velasquez, J2 Engineering, said the design team considered a more elaborate design with water harvesting landscaping as a way to enhance the pedestrian experience, but this option would have added about 30% to 40% to the cost. Council Member Sierra asked whether projects of this type succeed in attracting dining and retail activity. Mr. Velasquez explained that recent district redevelopment projects in Chandler, Mesa, and Tolleson have been positive drivers that can provide a return on investment over time if part of a larger plan. Avondale is starting small with three significant key sites rather than a complete street-wide implementation. Council Member Sierra inquired whether low impact canopy trees could be used instead of umbrellas. Mr. Velasquez said they were considered, but having a tree in the ground would have limited social seating and interaction opportunities.

Mayor Weise said the project fits into the available budget, and City Council may want to build on this good start moving forward. Council Member McDonald said he has seen many very good changes along Western Avenue, and this is another one. Spacing the sites along the street where people are more apt to have food would encourage more use. If the response to this project is good, the City could build upon it. The various investments in Western Avenue have helped improve the area. He proposed that adjacent businesses be allowed to put up their own umbrellas as a form of advertising and to create more visibility.

Vice Mayor Karlin said grant money might be available to encourage sustainable water harvesting. It would also be a good selling point for the City. Mr. Williams noted that these projects will have the ability to be easily retrofitted at a later date.

Mayor Weise said this is the first step in the effort to bring more social interaction to the street. Once people are lingering there, the next step would be to allow sidewalk dining.

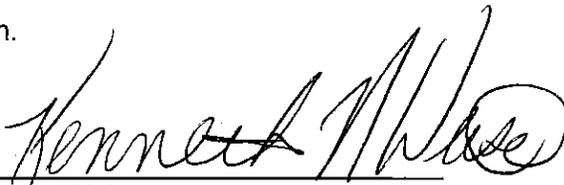
There are many other areas along the street that would benefit from these pocket parks. They would also make good spots for wi-fi.

City Council acknowledged that the three chosen sites were suitable for the initial build.

4 ADJOURNMENT

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

City Council meeting adjourned at 6:55 p.m.



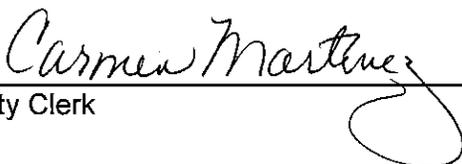
Mayor Weise



Carmen Martinez, MMC
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the Council of the City of Avondale held on the 20th day of July, 2015. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk

MEMBERS PRESENT

Mayor Kenn Weise and Council Members

Stephanie Karlin, Vice Mayor

David Iwanski

Bryan Kilgore

Jim McDonald

Sandy Nielson

Lorenzo Sierra

ALSO PRESENT

David Fitzhugh, City Manager

Gina Montes, Assistant City Manager

Kevin Artz, Assistant City Manager

Andrew McGuire, City Attorney

Carmen Martinez, City Clerk

1 ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

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

2 UNSCHEDULED PUBLIC APPEARANCES

Ellen Gergery, spoke as former president of the Mosaic Arts Center indicating that while she is glad to see that Council is moving forward with the proposed sidewalk improvements to Western Avenue, she would encourage Council to spread out improvements to cover a longer stretch to Western Avenue.

Dr. Bob Campbell indicated he is the new president of the Mosaic Arts Center and was disappointed to find out that the MAC will no longer receive funding from the city. He encouraged the Council to continue to provide financial support to the MAC.

3 CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. APPROVAL OF MINUTES

Regular Meeting of July 6, 2015

b. MEETING RESCHEDULING -AUGUST 17, 2015

City Council will consider a request to reschedule the Regular Meeting of August 17, 2015, originally reschedule to August 10, 2015, back to August 17th at 6:00 pm instead of the usual time of 7:00 pm. The Council will take appropriate action.

d. CONTRIBUTIONS ASSISTANCE PROGRAM FY 2016 -FUNDING AMOUNT CORRECTIONS

City Council will consider a request to approve corrected funding amounts for the Contributions Assistance Program. The Council will take appropriate action.

e. THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT -DIBBLE & ASSOCIATES CONSULTING ENGINEERS

City Council will consider a request to approve the third amendment to the Professional Services Agreement with Dibblè & Associates for the design of the Central Avenue water line project for an additional amount of \$11,370 for a total of \$266,505 and authorize the

Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take the appropriate action.

f. PROFESSIONAL SERVICES AGREEMENT -CAPITALEGE FOR FEDERAL LOBBYING SERVICES

City Council will consider a request to approve a contract in the amount not to exceed \$69,000 annually with CapitalEdge, a Washington, D.C. based advocacy firm, to represent Avondale in obtaining federal assistance to achieve the goals of Avondale's federal policy agenda and authorize the Mayor or City Manager, City Clerk and City Attorney to execute the necessary documents. The Council will take the appropriate action.

g. ORDINANCE 1586-715-AUTHORIZING THE ACQUISITION OF PROPERTY OF PUBLIC USE -RIO VISTA

City Council will consider an ordinance accepting the dedication of waterline easements in the Rio Vista area to facilitate the construction of waterlines in the area, and authorize the Mayor or City Manager, City Clerk and City Attorney to execute the appropriate documentation. City Council will take appropriate action.

Council Member Sierra pulled item 3c – Liquor License – We Olive & Wine Bar from the consent agenda to be considered separately.

Council Member Nielson moved to approve the consent agenda as presented, excluding item 3c and including Ordinance 1586-715. Council Member Sierra seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member McDonald	Aye
Council Member Iwanski	Aye
Council Member Nielson	Aye
Mayor Weise	Aye
Vice Mayor Karlin	Aye
Council Member Kilgore	Aye
Council Member Sierra	Aye

Motion was carried unanimously.

c. LIQUOR LICENSE -PERSON AND LOCATION TRANSFER OF SERIES 7 (BEER AND WINE BAR) -WE OLIVE & WINE BAR

City Council will consider a request to approve an application submitted by Ms. Karen Joy Watson for a person and location transfer of a Series 7 (Beer and Wine Bar) liquor license to be used at We Olive & Wine Bar to be located at 1721 N. Dysart Road, Suite A101 in Avondale. The Council will take appropriate action.

Council Member Sierra indicated he was excited about this new business and invited Vaughn and Karen Watson to address the Council.

Karen Watson indicated her and her husband are very excited to be new business

owners in Avondale. She explained that We Olive and Wine Bar is a franchise that has been expanding throughout the US, they offer premium olive oils, tapenades, balsamic vinegars, wine tasting and wine sales. She indicated they expect to be open in September/October.

Council Member Nielson moved to approve the application submitted by Ms. Karen Joy Watson for a Person and Location Transfer of a Series 7 (Beer and Wine Bar) to be used at We Olive & Wine Bar to be located at 1721 N. Dysart Road, Suite A101 in Avondale. Council Member Kilgore seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member McDonald	Aye
Council Member Iwanski	Aye
Council Member Nielson	Aye
Mayor Weise	Aye
Vice Mayor Karlin	Aye
Council Member Kilgore	Aye
Council Member Sierra	Aye

Motion was carried unanimously.

4 PUBLIC HEARING AND ORDINANCE 1585-715 AMENDMENT TO PALM VALLEY-AVONDALE PLANNED AREA DEVELOPMENT (PAD) -APPLICATION PL-15-0076

City Council will hold a public hearing and consider a request by Mr. Ali Fakh, Sustainability Engineering Group, to adopt an Ordinance amending the Palm Valley-Avondale Planned Area Development, specific to Lot 3 of the Dysart Commons subdivision, located at the northeast corner of Dysart Road and Thomas Road. The Council will take appropriate action.

City Manager David Fitzhugh explained that staff had received a letter from the applicant, Ali Fakh on behalf of Fry's Food Stores requesting a continuance of the public hearings from the PAD amendment and the CUP to September 14, 2015.

5 PUBLIC HEARING: CONDITIONAL USE PERMIT FOR FRY'S FUEL CENTER (APPLICATION PL-15-0077)

City Council will hold a public hearing and consider a request by Mr. Ali Fakh, Sustainability Engineering Group, for approval of a Conditional Use Permit (CUP) for a Fry's Fuel Center gas station and convenience kiosk at the northeast corner of Dysart Road and Thomas Road. The Council will take appropriate action.

Council Member Nielson moved to continue item #4 Public Hearing and Ordinance to amend the Palm Valley PAD and item #5 public hearing and conditional use permit for Fry's Fuel Center to September 14, 2015. Council Member Kilgore seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member McDonald	Aye
Council Member Iwanski	Aye
Council Member Nielson	Aye

Mayor Weise	Aye
Vice Mayor Karlin	Aye
Council Member Kilgore	Aye
Council Member Sierra	Aye

Motion was carried unanimously.

6 ADJOURNMENT

There being no further business before the Council, Council Member Kilgore moved to adjourn the meeting; Council Member Nielson seconded the motion. Motion was carried unanimously.

The City Council regular meeting adjourned was at 7:17 p.m.



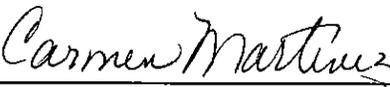
Mayor Weise



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City Clerk