

Minutes of the Work Session held September 21, 2015 at 6:02 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
Kirk Haines, Parks, Recreation and Libraries Director
Barbara Chappell, Water Resource Planning Manager
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL BY THE CITY CLERK

2 FRIENDSHIP PARK IMPROVEMENTS

Kirk Haines, Parks, Recreation & Libraries Director, reported that the City's analysis of Friendship Park identified a number of desired upgrades:

- Repurpose competitive field space with more family-friendly park areas
- Create picnic spaces with shade for small and large group gatherings
- Incorporate water play for youth with shade - splash pad area
- Create a small event venue that will attract flexible staging areas, paved areas for food trucks and market vendors - Village Green
- Park entry, signage and additional parking
- Enhance turf and landscape and provide more shade

The project went to bid in June, and two bids were received. The lowest bid for the base project was \$2.4 million. With the inclusion of optional projects, the bid rose to \$3.4 million. The City had budgeted \$2 million for the project and subsequently rejected the bids.

Staff reassessed the program elements to identify which could be removed without significantly impacting the overall program. The number of restroom reconstructions was reduced from two to one. The wrought iron fencing around the soccer fields was eliminated. Relocating the group picnic area closer to the splash pad would result in some savings. These changes saved \$471,000 from the base bid, taking it down to \$1.9 million. Post-design services, which costs \$104,000, and the \$22,000 installation cost for mosaic tiles are unavoidable expenses. A contingency fund is also necessary. In order to control illegal ATV use of the soccer fields, a chain link fence could be built outside the park area, while still controlling the site. Some elements that were deleted from the original base bid, such as irrigation and landscaping, were brought back to create a more complete park right from the beginning.

Mr. Haines explained that the adjusted bid is estimated at \$2.5 million. Other elements that would spark interest from the community and create a more impressive park include replacing the playground next to the splash pad for \$250,000. The north end restroom could be renovated to make it more appealing, and add ADA amenities. A secondary picnic area east of the lake would offer a quieter picnicking alternative. A smaller playground could be added to the north end. Staff recommends that City Council consider a new package that includes the base bid projects along with some additional features that would cost a total of about \$3.157 million. In summary, these essential features would include:

- Splash pad with shade incorporated and new restroom facility
- Renovation of existing restroom
- 6 new picnic ramadas
- Approximately 100 additional parking spaces
- Replacement of two playgrounds, shade and accessible surfacing
- Fencing of soccer fields along south side
- Trees/plants, benches, trash receptacles, picnic tables
- Irrigation system improvements
- Post-design services
- Installation of Gallery 37 public art
- Contingency

Mr. Haines said some items in the overall master plan did not make the list of highest priorities. The tennis court really should be replaced instead of simply resurfaced. The basketball court lights need an upgrade. Outdoor exercise stations could be added near the splash pad. Lights could be added to fields 9 and 10. The dog park could be expanded to add a third cell that would give the existing cells some healing time. The Village Green is a good idea, but should be held until the Festival Fields Phase 2 is done, so that the community does not lose out on any sports fields in the meantime.

Mr. Haines stated that Avondale currently has \$2,038,000 available for Friendship Park, and \$1.5 million available for Festival Fields. Staff recommends delaying the Festival Fields project and transferring all but \$380,000 from that budget to Friendship Park to pay for the \$3.157 million in improvements there, along with a \$200,000 contingency. He reiterated that this is an estimate only and that staff will still have to go through the bidding process before exact costs are known. Some of the remaining Festival Fields money could be used on a redesign so that a more complete budget estimate could be made in preparation for future improvements there.

Council Member McDonald inquired about the accuracy of the estimate for the alternate options. Mr. Haines responded that they were not included in the bid, but staff is comfortable with those numbers, since they can be better controlled. Council Member McDonald expressed doubt that a \$200,000 contingency would be enough to cover unanticipated costs. Mr. Haines said much depends on what comes in from the bids. The playground is a controllable cost that if removed would reduce the project cost by \$500,000.

Council Member McDonald said he would not like to see the contingency used to cover the bid. He supports the idea of leaving some amenities out of the original build and then

adding them as the available money allows. It is better to make one outstanding project than two mediocre projects.

Council Member Nielson inquired whether ATVs would be able to access the soccer fields by entering the park from the roads. Mr. Haines said they would be able to, but it is easier to identify and control them if they come in from that direction. Council Member Nielson inquired about the second playground. Mr. Haines explained that it is not in healthy shape. The project would consist of removing the old one, replacing it, and adding some shade. Council Member Nielson said she prefers that Friendship Park be improved now so that Avondale has something that can compete with new parks in neighboring communities.

Council Member Sierra inquired whether the proposed upgrades would result in higher revenue for the City. Mr. Haines responded that the ramadas could provide some revenue opportunities that would help offset maintenance and operations, but not capital costs. Council Member Sierra suggested the possibility of selling naming rights to different parts of the park. He also noted that KaBOOM! offers grants for playgrounds.

Council Member Kilgore said both parks need renovations. He inquired about past plans for the Village Green. Mr. Haines responded that Phase 2 of Festival Fields proposed an event area or amphitheater space, but this was never constructed. At some point the idea shifted to having a Village Green at Friendship Park instead. Council Member Kilgore said he is hesitant to take money from Festival Fields to complete Friendship Park. He would prefer to find money from elsewhere.

Council Member Nielson inquired about a monument sign on McDowell Road. Mr. Haines explained that a monument sign is proposed as part of the McDowell Road renovations. Internal wayfinding signage would be improved with the park upgrades. The signs would match the style recommended for the rest of the City's signs. Council Member Nielson inquired about the timeline. Mr. Haines responded that some redesign is required, which will take four to six weeks. The bid will likely go out in November or December, and January would be targeted for start of construction. The pace would be fast-tracked to have the splash pad open by summer.

Vice Mayor Karlin said she was unaware of the ATV access problems from the Agua Fria River, and suggested that cement barriers would deter ATVs while still allowing pedestrians to pass through. Similarly, the area near the entrance to the park is very open and could pose a danger if a car runs off the road. Mr. Haines said the road renovations will help manage those types of concerns.

Vice Mayor Karlin the current playground near the dog park is on an awkward piece of land that limits the space for children to run around. She inquired about the impact on operations. Mr. Haines said one staff person was added this year to help control and manage the site. If more money is needed for maintenance, it can be addressed in the next budget. At this point, it is not projected to happen.

3 WATER RESOURCES UPDATE

Barbara Chappell, Water Resource Manager explained that Avondale's service area has Salt River Project lands that come with surface rights. When that land is developed, the surface rights transfer to the City of Avondale. Avondale's water portfolio is diverse with three different supplies: Central Arizona Project (CAP), Salt River Project (SRP), and reclaimed treated water. When one source is threatened the other sources can be drawn on. Avondale has developed a recharge and recovery system in which reclaimed water is sent to Avondale's recharge facility where it is stored in an aquifer until it is drawn out, treated to drinkable quality and delivered to customers.

In 2014, the City received just under 18,000 acre-feet of water through the three sources. Just over 13,000 acre-feet were delivered to customers, and over 3,500 acre-feet was deposited into the long-term storage account. The storage account balance is roughly 70,000 acre-feet. One acre-foot is roughly enough to supply three to four Avondale families for a year. The Arizona Department of Water Resources measures compliance and Avondale does a very good job of monitoring where water goes and what it is being used for. The city's gallons per capita per day for 2014 were 148, but generally it averages 115.

Ms. Chappell stated that the southwestern U.S. is 15 years into a drought. Though Arizona not as severely impacted as other states, the problem is taken seriously. In-state watersheds have been coping fairly well. Precipitation is roughly normal. Storage is at about 50%.

The CAP is the system that brings Colorado River water into central Arizona. It is a 336-mile aqueduct that serves Maricopa, Pima, and Pinal Counties, an area encompassing roughly 20% of the state's area, and 81% of the population. In August, the Bureau of Reclamation announced that there would be no CAP shortage in 2016. They did indicate there is a 15% chance of a shortage in 2017. These estimates are based on water in Lake Mead. Shortages are ranked on three tiers of severity with Tier 1 being the mildest and Tier 3 the worst. Even during a Tier 3 shortage, municipal and industrial priorities would still be safe, but agriculture would be affected to some extent, even under Tier 1 conditions. If this happens, farms would begin pumping water out of the aquifer, and much of the water Avondale has been storing there would start to be used up. As a result, Avondale's water would become much more expensive because CAP's costs would have to be spread over fewer units.

Ms. Chappell stated that Lake Mead also has an innate structural deficit. It receives 9 million acre-feet of water, but the allocations to Arizona, Nevada, California, and Mexico total 9.6 million acre-feet. Evaporation, infiltration, and system losses amount to an additional 0.6 million acre-feet, leaving a deficit of 1.2 million acre-feet, even in a normal year. Arizona's Groundwater Management Act of 1980 enabled the state to reduce water consumption, even though the population doubled over that time. This success is something to celebrate, but conservation alone will not solve the current problem. Through regional planning efforts, CAP has committed to store 740,000 acre-feet of water in Lake Mead as system water between 2014 through 2017. Planners are also considering cloud seeding, conservation grants, and long-term augmentation options. The CAP has created a rate stabilization fund to avoid high rate spikes.

Council Member Nielson inquired why Nevada's reduction in water is so much smaller than Arizona's. Ms. Chappell explained it is due to their much smaller allocation. Vice Mayor Karlin said Avondale has one of the best water portfolios in the state. The City is very conscious of how it uses water and has an extensive conservation education program that has been very helpful.

In response to an inquiry from Council Member McDonald, Ms. Chappell clarified that the only water source that is currently in threat of shortage is the CAP, which represents about a third of Avondale's supply.

4 ADJOURNMENT

There being no further business before the Council, Council Member Nielson moved to adjourn the work session. Council Member McDonald seconded the motion, which carried unanimously.

City Council meeting adjourned at 7:05 p.m.



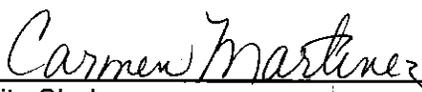
Mayor Weise



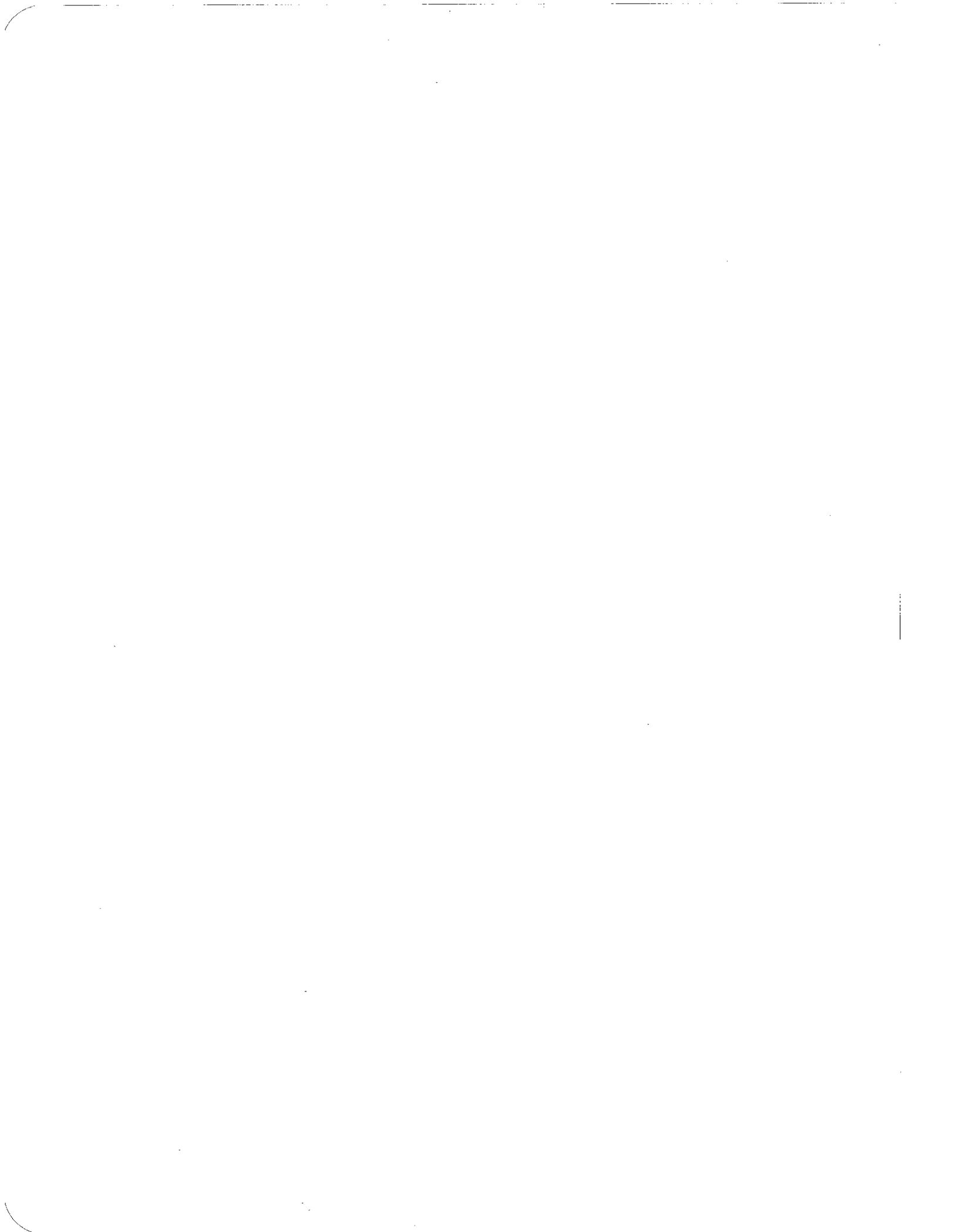
Carmen Martinez, MMC
City Clerk

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 21st day of September, 2015. 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 September 21, 2015 at 7:15 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
Ken Galica, Senior Planner
Rob Gubser, Planning 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 RECOGNITION ITEMS (MAYOR PRESENTATIONS)

a. PROCLAMATION - ARIZONA FIRST RESPONDERS' DAY OF GRATITUDE AND REMEMBRANCE

A Proclamation recognizing September 27th, as Arizona first responders' day of gratitude and remembrance.

Mayor Weise read the proclamation and Proclaimed September 27th as AZ First Responders' Day of Gratitude and Remembrance. Council Members expressed their gratitude for first responders and their dedication to the community.

3 UNSCHEDULED PUBLIC APPEARANCES

Mr. Larry Tucker addressed the Council regarding ADA accessibility throughout the city.

Mary Tierney addressed the Council on behalf of the Pendergast School District. She listed a few community outreach events happening within the district and invited Council Members to attend.

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. SAMPLING LIQUOR LICENSES (9S) - WAL-MART SUPERCENTER #2554

A request from Ms. Clare Hollie Abel on behalf of Wal-Mart Supercenter #2554 located at 13055 West Rancho Santa Fe Blvd, in Avondale for a Series 9S Liquor License to allow sampling privileges at this location.

b. MINOR LAND DIVISION FOR 623 E. RANDY STREET (PL-15-0168)

A request by Jamie Garcia, for approval of a Minor Land Division of a parcel of land located at 623 E. Randy Street in the City of Avondale to split one parcel into three parcels and dedicate a Public Utility Easement (PUE) adjacent to Randy Street and Harrison Street.

c. PURCHASE AGREEMENT - VOUCHER RIDE TO PROVIDE TAXI SUBSIDY PROGRAM

A request to approve a service agreement for \$35,000 with Voucher Ride, Inc. to provide subsidized taxi service for residents to travel to medical and dialysis treatments and authorize the Mayor or City Manager and the City Clerk to execute the necessary documents.

d. COOPERATIVE PURCHASING AGREEMENT - LEGEND TECHNICAL SERVICES OF ARIZONA INC.

A request to approve a Cooperative Purchasing Agreement with Legend Technical Services for water and waste water laboratory analysis for an initial, one year, amount of \$185,000 and a total amount not to exceed \$925,000.

e. CONSTRUCTION CONTRACT AWARD - ATWATER CONSTRUCTION - WASHINGTON STREET SEWER REPLACEMENT

A request to award a Construction Contract to Atwater Construction for the Washington Street Sewer Replacement in the amount of \$214,773 and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

f. RESOLUTION 3274-915 - INTERGOVERNMENTAL AGREEMENT WITH DEPARTMENT OF CHILD SAFETY

A Resolution authorizing an Intergovernmental Agreement between the City of Avondale, City of Goodyear, City of Buckeye, the County of Maricopa and the State of Arizona acting by and through the Department of Child Safety to provide integrated services to children and families at the Southwest Family Advocacy Center (SWFAC) and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. Council will take appropriate action.

g. RESOLUTION 3275-915 - INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE EXCHANGE OF SERVICES (ENTENTE)

A Resolution authorizing an Intergovernmental Agreement with Maricopa County for the purpose of the exchange of services for roadway maintenance and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

Council Member Nielson moved to approve the consent agenda as presented including Resolutions 3274-915 and 3275-915. Council Member McDonald 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 carried unanimously

5 PUBLIC HEARING CONDITIONAL USE PERMIT COPPER STATE RUBBER (APPLICATION PL-15-0196)

A public hearing and a request by Ms. Nicole Darling, Ware Malcomb, for approval of a Conditional Use Permit (CUP) to allow for screened outdoor storage ancillary to a proposed new light manufacturing facility for Copper State Rubber. The request concerns 13.66 acres of property zoned CP (Commerce Park), located at the southeast corner of Roosevelt Street and 105th Avenue.

Ken Galica, Senior Planner, presented this item as more specifically described in the council report. He indicated the Planning Commission is recommending approval of the application subject to the following stipulations:

1. The location and screening of the ancillary outdoor storage shall conform to the Conditional Use Permit Narrative, Conceptual Site Plan, Conceptual Landscape Plan, and Conceptual Screen Wall Elevations attached as staff report Exhibits E, F, G, and H.
2. The Conditional Use Permit shall expire within two years from the date of approval if the use has not commenced.
3. The height of materials stored within the screened service area shall not exceed the height of the screen wall.
4. All gates located at vehicular access points to the service yard shall be opaque and complementary to the design of the screen wall and proposed buildings on site. The final design for gates shall be reviewed and approved as part of the Site Plan/Design review application.

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

Council Member Nielson asked if the trees will be planted far enough apart so that they don't grow into each other once they are fully grown. Mr. Galica indicated that spacing of the trees has been considered and will not be an issue.

Mayor Weise indicated he was pleased to see this project come forward. Copper State Rubber is a company with a good reputation and is owned by an Avondale resident.

Council Member Nielson moved to approve the Conditional Use Permit subject to the four stipulations as recommended by the Planning Commission. Vice Mayor Karlin 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 carried unanimously

6 PUBLIC HEARING AND RESOLUTION 3273-915 LAKIN RANCH MAJOR GENERAL PLAN AMENDMENT APPLICATION PL-15-0104

A public hearing and a Resolution 3273-915 amending the General Plan, the scope of which includes adjusting the Land Use Map by generally altering the overall amount of commercial, open space, and various residential density categories and modifying the Circulation and Street Classification Map.

Rob Gubser, Planning Manager explained that the request is for approval of modifications to the land use and circulation maps in the area generally located between Dysart and Avondale Blvd and Illini and Sunland. The property is currently a county island.

Mr. Gubser indicated the Major General Plan Amendment is the first step in the development process. Staff is currently reviewing the rezoning application and will be processed concurrently with a pre-annexation development agreement and annexation. He explained the proposed densities which would offer a variety of densities that would range from estate low-density residential to medium-high density residential as well as commercial areas; there will not be any areas of high density. Mr. Gubser highlighted the proposed changes to the circulation map that will cause roads to wrap around the power lines and will open up more developable area.

The open space will provide for a variety of amenities to fit the surrounding community as well as provide connectivity with trails. Urban farming could also be incorporated in the powerline corridor.

Mr. Gubser explained that the applicant has worked with staff to create a plan that is an improvement over the existing general plan and the previous proposal. It is designed around the area's physical encumbrances and represents an opportunity for the city to create a "flagship" development. He added that the commercial designated areas were reduced in order to ensure it would be of adequate size to be supported and not undermine activity along Avondale Blvd.

Mr. Gubser reviewed the public notification process and commented that the residents who spoke at the Planning Commission meetings expressed concerns regarding increased traffic, high densities and loss of rural feel in the area. The Planning Commission voted unanimously to recommend approval of the application to the city council.

Mayor Weise opened the public hearing. He indicated he had five cards from residents who did not wish to speak and expressed opposition to the application.

Carol Flanders of Tolleson asked if there will be any horse properties within the proposed development. Mr. Gubser indicated there will not.

Pat Dennis of Avondale asked if there are any public safety facilities included in the proposal. City Manager David Fitzhugh replied that there are plans for a police substation within the development. A fire facility is planned for the area but it has not yet been determined whether it would be located within the community or closer to PIR. The Durango facility will serve the area until a new fire facility is constructed. In response to a subsequent question from Ms. Dennis, Mr. Gubser indicated that the open space areas shown will belong to the HOAs within the communities; he added it is not known at it time exactly what type of amenities will be included within those areas. Ms. Dennis expressed concern over the lack of public neighborhood parks and asked if development fees get applied towards that open space. Mayor Weise indicated staff would follow up with Ms. Dennis with an answer to her question. In response to a final question from Ms. Dennis, Mr. Fitzhugh indicated that water service will be provided by the city as the city recently purchased the Rigby Water Company which used to service the area.

Council Member Iwanski indicated he has been following this project and is pleased with the project that is being presented. The developer has a good reputation and is very supportive of the project.

Council Member McDonald expressed concern regarding the proposed density rates, however he is less concerned with this project than previous proposals. Council Member McDonald asked the applicant how often they hit the target densities.

Sean Walters, Sunbelt Holdings, indicated that the target densities seek to offer a variety of products to accommodate different generations and types of consumers. He added that realizing the concern over the total numbers, caps were placed in the different areas but would like to have flexibility for the actual development. Council Member McDonald asked what product they may be starting with. Mr. Walters replied that while still not definite, they would like to start at Broadway and Avondale Blvd. and move west. Another option will start at El Mirage and Broadway.

Vice Mayor Karlin indicated she would like the open space area to include more than retention basins and expressed concern over there being no public open spaces included. Mr. Fitzhugh indicated that several years ago when the city looked at another development for this area, the development included a public open space area. Mr. Fitzhugh indicated that the public open space is located south of the proposed development closer to the river.

Council Member Sierra asked what type of crimes could be expected in this type of community. Chief Nannenga indicated that he would likely expect crime to be comparable to another master planned community such as Garden Lakes but there are factors beyond the city's control that will impact crime rates and type of crime.

In response to a question from Council Member Sierra, Mr. Walters indicated that full buildout of the development may take 10-15 years. He added that his company has a lot of experience building similar developments and expects impact on surrounding residents to be minimal. He explained that a lot of the construction will be done within the development and when necessary phased-in to accommodate continued access for residents and public safety vehicles. His company complies with environmental requirements to reduce impact.

Council Member Kilgore asked how will public safety facilities be funded. Mr. Fitzhugh indicated that development impact fees as well as other capital improvement funds will be used to fund these facilities. He added that at this time, those are not planned but once population thresholds are reached, staff will be able to prioritize and plan for these facilities. Council Member Kilgore asked if the city will set funds aside to contribute towards building the schools. Mr. Gubser commented that school districts typically fund the building of their own facilities.

Mayor Weise indicated that over his tenure in the council, the Lakin property has come before the council a few times. He indicated that Sunbelt produces unique and excellent developments and while he understands the residents' desire to maintain the rural atmosphere, the freeway will have a greater impact on them than this project.

Council Member McDonald moved to accept the findings and adopt Resolution 3273-915 approving Application PL-15-0104, a request to amend the General Plan. 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 carried unanimously

7 ADJOURNMENT

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

Meeting was adjourned at 8:38 pm.



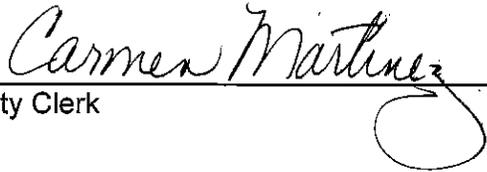
Mayor Weise



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 21st day of September, 2015. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk

