

Minutes of the Special Meeting held April 25, 2016 at 6:00 p.m. in the Council Chambers.

**MEMBERS PRESENT**

Mayor Kenn Weise and Council Members

David Iwanski  
Bryan Kilgore  
Jim McDonald  
Sandi Nielson  
Lorenzo Sierra

**ABSENCE EXCUSED**

Stephanie Karlin, Vice Mayor

**ALSO PRESENT**

David Fitzhugh, City Manager  
Gina Montes, Assistant City Manager  
Kevin Artz, Assistant City Manager  
Abbe Yacoben, Finance and Budget Director  
David Janover, City Engineer  
Dale Nannenga, Police Chief  
Kirk Haines, Parks, Recreation & Libraries  
Paul Adams, Fire Chief  
Cindy Blackmore, Water & Sewer  
Carmen Martinez, City Clerk  
Andrew McGuire, City Attorney

**1 ROLL CALL BY THE CITY CLERK**

**2 FY 2016-2017 BUDGET WORK SESSION**

David Fitzhugh, City Manager, confirmed that a majority of the Council agreed to allocate \$20,000 from the General Fund to the Contributions Assistance Program.

Abbe Yacoben, Finance and Budget Director, presented the capital portion of the budget discussions. Avondale has a ten-year Capital Improvement Program (CIP), but focuses primarily on the first five years. The purpose of a CIP is to prioritize City Council's goals. Avondale also has several master plans that dictate what types of infrastructure the city has and how quickly they are developed.

Ms. Yacoben stated that several sources of revenue are used to finance the CIP, including development fees, dedicated sales tax, operating fund transfers, grants, bonds and capital leases, cost sharing agreements, and internal replacement charges. Development fees are budgeted out for ten years.

- Engineering Division

David Janover, City Engineer, reviewed street projects for 2017. Approximately 70% of Avondale's roadway infrastructure was built between 1996 and 2007. In the last four years, the City has been racing against the clock to ensure that all pavement segments that were built during that bubble receive critical first preservation treatments to prevent oxidation and premature aging.

Mr. Janover next reviewed some of the proposed near-term projects. Fairway Drive will be realigned with the proposed new ADOT interchange at I-10. Phase 1 will connect the five-lane section at the new interchange and taper down to three lanes at Garfield Street. An additional northbound and southbound through lane will be added on 107th Avenue from Roosevelt to Van Buren. Thomas from 99th Avenue to 103rd will have an additional travel lane added in each direction, as well as a landscaped median, and a sidewalk on the north side. Two existing and two future traffic signals on McDowell will be connected to the Traffic Operation Center (TOC), essentially completing the ITS infrastructure currently in design between Avondale Boulevard and 99th Avenue. The citywide street lights program will replace 8,700 high-pressure sodium streetlights with LEDs. The total project cost is \$3.5 million. The City has the option of paying its debt service through savings on electricity over time.

Mr. Janover turned to outer year projects for FY 2018 through FY 2026. He noted that the department proposed a supplemental request for a consultant to assist with updating the Transportation Plan and reviewing the ten-year CIP. Road safety improvements are proposed for the Dysart and Rancho Santa Fe intersection. Phase 2 of the Fairway Drive improvements will widen the three-lane section between the interchange and Van Buren to five lanes. Improvements will be made to the intersection of Fairway and Van Buren. Avondale Boulevard from McDowell to Thomas will be widened to five lanes and surface treated as part of a developer-driven project. Mill/overlay projects are proposed for Van Buren from 99th Avenue to Avondale Boulevard, and for MC-85 from Litchfield to the Agua Fria Bridge. The intersection of 107th Avenue and McDowell will be widened as part of a developer-driven project. The intersection of Dysart and McDowell will apply recommendations from the Road Safety Assessment designed to reduce crash severity and frequency. This project will require coordination with Goodyear. 107th Avenue from Van Buren to I-10 will be improved to a major arterial, and include intersection improvements

Council Member Nielson said she was happy to see the LED lighting project proposed for next fiscal year. Council Member Kilgore agreed.

Mr. Fitzhugh explained that the prioritization of pavement maintenance was accelerated. Several of these projects were moved forward, which meant that a couple of other projects had to be shifted around. Staff believes this priority can be achieved in years six through ten.

Mayor Weise inquired about the timeline for the Fairway interchange with the I-10. Mr. Janover reported that construction was originally supposed to start next fiscal year, but it might be moved. The timing has to be right. When construction does happen, Avondale has to be ready to go, but moving it up too soon could result in a necessary redesign. Mr. Fitzhugh added that this project is in the current program, but there are some doubts about a 2017 start. Mayor Weise said West Valley mayors are putting together a plan that will include this interchange.

- Police Department

Dale Nannenga, Police Chief, reported that the first project is to put a wrought iron fence around the police department headquarters, including the rear portion of the City Court. This will allow for better security in this area. The next project is for a command vehicle that will

provide a location from which to investigate crimes, manage public safety at events, and offer a safe location for officers to meet.

The department has over 60,000 items in the property and evidence room, and it grows every year. Some evidence must be maintained as long as 99 years from conviction. The plan is to build a larger facility in which to store evidence. The final requested project is for the police's portion of the Lakin Ranch substation, which will be a dual use facility.

Council Member Nielson asked why the command vehicle will not be funded until 2019. Mr. Fitzhugh responded that projects are prioritized, and this timeline accommodates the department's schedule. The vehicle has been moving through the CIP for the last couple of years. Council Member Kilgore inquired about the cost and life span of the freezer in the property room. Chief Nannenga said they are expensive at about \$65,000, but can last a long time provided the compressors are updated. The department would keep the existing freezer, and add this second one to it.

Council Member Sierra asked whether the request for fencing has come up before. Chief Nannenga explained that the department applied for a grant last year to replace the fencing, but it was not awarded. No specific incident has occurred to prompt this request, but the fence has long been identified as a preventative need. Council Member Sierra inquired whether FEMA or another federal agency would have funding available to replace the command vehicle. Chief Nannenga responded that Homeland Security is not issuing grants for this type of equipment anymore; the other funding options have not worked out. A federally funded program might restrict how the vehicle can be used, while self-funding would come with no such restrictions. Council Member Sierra inquired whether the body cam video storage server would reside in the evidence room. Chief Nannenga said the data would be stored on Taser's servers; not in the Avondale system at all.

Council Member Nielson inquired about gate access once the fence was built. Chief Nannenga said access to the vehicle and pedestrian gates would work the same way they do at the northwest facility. Mayor Weise inquired whether the land was donated for the Lakin Ranch substation. Mr. Fitzhugh responded that the City is still in negotiations, and the donation has not been determined yet.

- Parks, Recreation & Libraries

Kirk Haines said the Parks, Recreation & Libraries Comprehensive Master Plan will be updated to reflect Avondale's economic and growth situation in 2016. The priorities for the Trails Master Plan will also be developed. He identified some of the capital projects on the department's list. The first item is the \$3.5 million worth of enhancements to Friendship Park, including the splash pad, parking, and restroom. A second phase of improvements is planned for FY 2021. The second item is for Festival Fields, which will include a \$500,000 request to address erosion problems that occurred over the past year. Phase 2 design and construction costs are identified for FY 2019/2020.

Mr. Haines explained that in the past, the department has used supplemental requests to maintain existing infrastructure at neighborhood parks. Next year, \$500,000 in capital expenditures is requested to make improvements at Donnie Hale Park, Las Ligas, and Mountain View Park. In future years, requests will be made for funding to focus on continuing

improvements at all of the neighborhood parks. The department is requesting funds to begin the design of the multi-use trail expansion along the Agua Fria and Gila Rivers, and to connect to the regional trail system. These trails will be suitable for all types of non-motorized uses. A larger community park is also being proposed for the southern portion of Avondale.

Mr. Fitzhugh noted that City Council prioritized creating a family-friendly community in Avondale, and parks play a role in that. The proposed CIP follows through on those directions, using development fees, a significant infusion from the General Fund, and an aggressive approach to federal grants to build the trail system.

Council Member Nielson asked whether LED lighting will be used in parks. Mr. Haines responded that conversion to LED lighting is an area of emphasis. Council Member Nielson inquired about the Festival Fields expansion. Mr. Haines explained that staff is looking to award a conceptual design contract to a consultant firm to begin studying an expansion of Festival Fields. Community and stakeholder groups will provide input on what types of specific programs and layouts they would prefer. An accurate cost estimate will follow. The \$500,000 request for next fiscal year would be used to protect and preserve the existing facility.

Mayor Weise said he supports the idea of making money available every year to maintain neighborhood parks. He inquired about the comparative benefits of putting money into outdoor parks or the sports center. Mr. Haines stated that Avondale has already invested a lot of money to build neighborhood parks. Over time repairs have been deferred, and the wear is starting to show, with some facilities no longer being usable. The City is responsible for maintaining the sports center and those costs will have to be factored in as the facility ages. Moving forward, community feedback will help planners determine what types of new investments would be most appropriate.

- Fire & Medical

Chief Paul Adams summarized three capital projects proposed for the upcoming fiscal year. The first involves Station 172 on 107th Avenue. It was completed in 1999, and a number of updates are required. The station was designed initially for two companies, which is no longer supported by the current deployment model. The project will take two years, with the first year used for analysis and design, and the second year for construction. The department was initially looking at purchasing a new piece of fire equipment, but instead will rehabilitate three reserve engines for \$200,000 each, extending their life spans by ten years. The ambulance purchase is a placeholder as the department applies for an ambulance certificate of necessity (CON). If the City decides not to pursue the CON, then this item would just disappear.

In out years, Fire & Medical will pay for their portion of the Lakin Ranch public safety facility. Avondale is a partner with several other cities in the Glendale Fire Academy Phase 2, and a placeholder has been established in case that ever does move forward.

Mayor Weise requested insight on how Peoria moved forward with the ambulance part of their CON. Chief Adams explained that Peoria entered into an agreement similar to the one Avondale is making with American Medical Response. Peoria's implementation plan spans five years, and they will purchase one or more ambulances a year over that time. Avondale plans to do something very similar. One difference is that Peoria is using a sworn staffing

model, while from a cost and flexibility standpoint, Avondale is considering a civilian staffing model.

- One-time Projects

Abbe Yacoben stated that one-time projects are those that are not development fee eligible and have different sources of funding. They are projects that are nice to have, rather than mandatory items. Many are grant funded.

Mr. Janover reviewed some of the one-time projects. The I-10 Underpass Trail is a project that would extend an existing path along the Agua Fria levee to the north side of I-10. It will feature a paved path approximately a quarter mile in length for pedestrian and bicycle use that will terminate at a trailhead just north of the freeway. A future Phase 2 of the project proposes a pedestrian bridge over the ADOT channel that will connect to the path system at Friendship Park.

Mr. Janover said Phase 2 of the Dysart Road bike and pedestrian facility is currently underway. It includes: Resurfacing the street pavement with slurry seal, restriping the road to add bike lanes, sidewalk, lighting, landscaping, APS, countdown signals, and ADA improvements. The Avondale Sign Management System Phase 2 project is 100% funded by the Highway Safety Improvement Program. The Bike Retrofit Program will add protected or buffered bike facilities throughout the city. The Garden Lakes Traffic Calming project is designed to reduce average speeds of 47 miles per hour on the corridor to the posted 25 mph speed limit. In addition to restriping, a buffered area will separate cars and bicycles.

Mr. Janover reported that the Street Tree Master Plan identifies potential locations throughout the city for entry point gateway monuments. One has been identified at the northeast corner of Dysart and MC-85. The next phase of the Wayfinding Sign Program will consist of three lighted monument signs at key intersections. Additional signage will be installed in Historic Avondale. The final project is for an arch over Western Avenue just west of Dysart.

Mayor Weise said the arch has been a long discussed project, and has involved the Historic Avondale Merchants Association (HAMA). City Council considered the project when it was \$165,000, but now it is \$230,000. The merchants are looking for something that designates Western Avenue as the heart of the city. While they have pushed for an arch, he felt HAMA would be open to some other ideas, such as ambient lighting similar to downtown Scottsdale. He proposed keeping a placeholder in the budget for this item and discussing other options in the meantime, with HAMA's input. Other projects take priority over the arch right now.

Council Member Nielson said until Western Avenue attracts many shoppers, an arch would be premature. People currently have no idea they are entering Avondale except where the new signs are located. Gateway signs should be located at all the major entry points. She stated she a minimum of \$130,000 should be spent fixing up the Care1st center.

Council Member Kilgore said City Council liked the arch when it was first proposed, but the price has increased too much. Avondale has many needs right now, and an arch is not a top priority, even though it would look nice. Wayfinding signs have been identified as a need for many years. The tennis courts at Friendship Park need to be fixed. The parking lot at Care1st

needs to be repaired, among other concerns. That facility services many people from around the Valley and it is the first view of Avondale for many of them. He would like to work with the Western Avenue merchants to find an alternative to the arch.

Council Member Iwanski reported that drivers routinely go through Garden Lakes Parkway at speeds much higher than the posted limit. Regardless of the enhancements, the police department needs to have more officers on patrol there. The best way to teach people to slow down is through enforcement. Mayor Weise agreed that enforcement should go along with the safety enhancements.

Council Member McDonald said he is in favor of keeping a placeholder for the arch. The arch needs to be rebid for a more responsible price. The Care1st facility offers an important service, but before too much money is spent on repairs, he would prefer considering a complete redo. The existing building is in poor shape, and something newer and larger would retain value much better.

Council Member Sierra stated that the conversation over the vision for Western Avenue stretches back 25 years. He would like to keep the arch in the budget because Western Avenue business owners have taken a risk on the corridor with the trust that at some point the City would step up and take ownership to make the place special. Businesses have already moved out or are thinking about it. City Council has to decide whether to commit to making Western Avenue the destination point that everyone has been talking about for a quarter century, or just keep it the way it is. The conversation about Western Avenue is much deeper than just the arch.

Mr. Fitzhugh noted that over a two-year period, staff has identified about \$1.2 million in improvements to the Avondale Community Center and the Care1st facility. He agreed that the age of the buildings should be considered before the money is spent fixing it up. The parking lot is in bad shape and people have accessibility issues that need to be addressed. Regarding the arch, he proposed that pushing it out a year would provide more time to revisit the concept and perhaps bring the cost down. The \$230,000 allocated to the arch could instead be spread around to address as many of the priority issues as possible. In terms of wayfinding, the City is proposing \$165,000 be spent on one gateway sign next fiscal year. City Council could revisit the wayfinding plan to see if it can be enhanced.

Mayor Weise noted that Avondale has put millions of dollars into improving that area over the past decade. City Council asked HAMA to get involved and provide their opinion on what they wanted for Western Avenue. Council made a commitment to them. He argued that once a line item is pulled out of the budget, it tends to disappear, and requested that City Council either commit to revisiting the arch over the next year, or to leave a placeholder in the budget for it. Commitments made by Council to residents and business owners should be fulfilled unless an economic downturn makes it impossible. He would be okay with taking money out of the arch, providing a placeholder for it was retained.

Mayor Weise estimated that a new building for Care1st could cost as much as \$6 million. Avondale should fix what is critically wrong with the existing facility now, and start budgeting for a new facility in the future. Council Member Iwanski said he takes no issue with keeping the arch in as a placeholder. Mr. Fitzhugh proposed moving the arch into FY 2017/18. Mayor Weise suggested an allocation of \$100,000.

- Water & Sewer

Cindy Blackmore stated that the secondary clarifier and water reclamation facility upgrades are ongoing. Approved for \$1 million each year is a project to assess the condition of and to rehabilitate the 15-inch and larger sewer lines. The sewer system improvement project is programmed for \$500,000 and is designed to fix problem hotspots that currently require constant maintenance. Citywide sewer improvements have been funded at \$150,000 per year, but staff is asking for an additional \$200,000 to address smaller diameter sewer pipes in the system. The \$200,000 allocated for the backup force main project will be used to build redundancy into the system. The lift station rehab program will allow one station out of the ten in the system to be rehabbed each year.

Ms. Blackmore reviewed some programs that could become necessary in out years, depending on system growth and demand. Phase 2 of the Water Reclamation Facility expansion will include new tertiary filters. Additional sewer lines could become necessary in southern Avondale.

Ms. Blackmore said the proposed water projects include moving forward with the wellhead treatment expansion at the Gateway site, which is in design. Reservoir coating repairs and rehabilitation is a preventative maintenance measure for the six active tanks. The water system replacement allocation addresses issues experienced with older infrastructure. Staff is assessing water pressure to ensure it stays at acceptable levels. The water projects in out years include two new wells and a nitrate removal system at the Coldwater Booster Station. The White Mountain Apache Tribe settlement money is still in process. Depending on future demand, additional wells and lines will become necessary.

Council Member Nielson inquired about water pressure in northeast Avondale. Ms. Blackmore clarified that the situation is still being assessed. Pressure is normal in the northeast, but staff wants to ensure that the standards are maintained as growth occurs. A number of options are available to increase pressure. The assessment is ongoing this year and the funding is programmed into next year's budget.

Council Member McDonald asked whether this payment represents the end of the White Mountain Apache settlement. Ms. Blackmore explained that an agreement has been reached, but the settlement still has not been signed. Mr. Fitzhugh added that the same \$2 million has been allocated every year, but it has never been paid out. The City is waiting for the settlement to be finalized before paying.

Council Member McDonald inquired whether Avondale has a plan for reusing the higher quality effluent in places such as at Coldwater Golf Club, once the new tertiary filters are installed. Ms. Blackmore responded that all effluent is currently being recharged, but options will be considered. Mr. Fitzhugh noted that Coldwater probably already has a cheaper source of water than Avondale could ever provide. Staff constantly reassesses the best use for reclaimed water.

Council Member Iwanski explained that redundancy in the system is extremely important since outages can be avoided or mitigated when something breaks. He inquired whether Avondale

has the capacity to accommodate a new business that needs one million gallons of potable water per day, or one million gallons of wastewater treatment capacity. Ms. Blackmore responded that each business that comes to Avondale is different, and different options are available depending on where they want to go. Each is assessed separately. Mr. Fitzhugh added that Avondale does have capacity to accommodate water-intensive industries, but that use would have to be assessed against existing development commitments. High-intensity uses are not in any of the existing master plans. If one did come along, the \$45 million expansion might have to be pushed forward sooner than anticipated.

Council Member Sierra inquired about previously proposed plans to turn the recharge area near Friendship Park into a riparian area. Ms. Blackmore said it was in the CIP as an unfunded project as staff sought grant funding. None was available at the time. If grant funding did become available, staff would consider it. Mr. Fitzhugh noted that the riparian area is included as a one-time project for \$150,000 in FY 2017/18, and for \$1.5 million in FY 2019/19, but it is unfunded at this time.

- Equipment Replacement

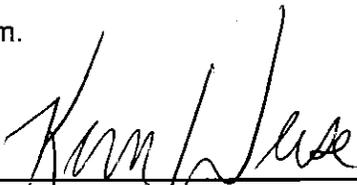
Abbe Yacoben reported that each City department that is associated with vehicles or equipment makes contributions to the appropriate replacement fund, which have been budgeted for fiscal years 2017 through 2026.

Mr. Fitzhugh recapped the evening's discussions, noting Council's direction to allocate \$20,000 from the General Fund to Contributions Assistance to bring that fund up to \$100,000, and to move the Western Avenue arch as a placeholder to FY 2017/18, and to show it funded at about \$100,000, while reallocating the \$230,000 to priority projects at Care1st and the Avondale Community Center.

### 3 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 7:51 p.m.

  
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Mayor Weise

  
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Carmen Martinez, MMC  
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Council of the City of Avondale held on the 25th day of April, 2016. I further certify that the meeting was duly called and held and that the quorum was present.

  
\_\_\_\_\_  
City Clerk

