



**GLENDALE CITY COUNCIL MEETING  
Council Chambers  
5850 West Glendale Avenue  
November 14, 2006  
7:00 p.m.**

**CALL TO ORDER – PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE [MINUTES OF OCTOBER 24, 2006](#)**

**PROCLAMATIONS AND AWARDS**

**[PROCLAMATION OF APPRECIATION TO SOUTHWEST AMBULANCE](#)**

**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. If you would like to comment on an item on the consent agenda, please come to the podium and state your name, address and item you wish to discuss.**

1. [LIQUOR LICENSE NO. 3-1084 GLENDALE CIVIC CENTER](#)
2. [LIQUOR LICENSE NO. 3-1085 KANEYA SUSHI](#)
3. [LIQUOR LICENSE NO. 3-1086 STARDUST LOUNGE](#)
4. [SPECIAL EVENT LIQUOR LICENSES FOR FIESTA BOWL - JANUARY 1, 2007](#)
5. [SPECIAL EVENT LIQUOR LICENSES FOR ARIZONA COLLEGE FOOTBALL CHAMPIONSHIP FOUNDATION – JANUARY 8, 2007](#)
6. [REQUEST FOR TRANSFER OF GENERAL FUND CONTINGENCY APPROPRIATION AUTHORITY ONLY FOR CONTRACTUAL HIRES](#)
7. [VISUAL IMPROVEMENT PROGRAM AGREEMENT WITH TARGET CORPORATION](#)
8. [FINAL PLAT APPLICATION FP06-06: TESORO – 8325 WEST MISSOURI AVENUE](#)

9. [CITY SECURITY GUARD SERVICES](#)
10. [PROFESSIONAL SERVICES AGREEMENT - FLOODPLAIN DETERMINATION AND ELEVATION CERTIFICATES](#)
11. [PROFESSIONAL SERVICES AGREEMENT - WATER, WASTEWATER RATES AND DEVELOPMENT IMPACT FEES UPDATE](#)
12. [AWARD OF CONSTRUCTION CONTRACT FOR INTERSECTION IMPROVEMENTS](#)

#### **CONSENT RESOLUTIONS**

13. [AGREEMENT FOR TRANSFER OF SEWER MAIN FROM THE CITY OF GLENDALE TO THE CITY OF PHOENIX](#)
14. [INTERGOVERNMENTAL AGREEMENT FOR 2006 STATE HOMELAND SECURITY GRANTS](#)
15. [ACCEPTANCE OF FY 2006 STATE HOMELAND SECURITY GRANTS](#)
16. [ACQUISITION OF RIGHT-OF-WAY FOR INTERSECTION IMPROVEMENTS](#)
17. [INTERGOVERNMENTAL AGREEMENT FOR CONSTRUCTION OF BICYCLE AND PEDESTRIAN UNDERPASSES AT 51<sup>ST</sup> AVENUE AND CACTUS ROAD](#)

#### **PUBLIC HEARING – LAND DEVELOPMENT ACTIONS**

18. [GENERAL PLAN AMENDMENT GPA05-13 AND REZONING APPLICATION ZON05-24: 6927 WEST GREENWAY ROAD](#)

#### **PUBLIC HEARING - ORDINANCES**

19. [REZONING APPLICATION ZON06-05: GRUENEWALD – 14015 NORTH 64<sup>TH</sup> DRIVE](#)

#### **ORDINANCES**

20. [ANNEXATION AREA NO. 163 ORDINANCE: NORTHERN PLACE WEST – 8707 NORTHERN AVENUE](#)
21. [ARIZONA PUBLIC SERVICE COMPANY UTILITY EASEMENT: PUBLIC SAFETY TRAINING FACILITY](#)
22. [DEEDS AND EASEMENTS ORDINANCE](#)

#### **REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION**

## **CITIZEN COMMENTS**

**If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. Once your name is called by the Mayor, proceed to the podium, state your name and address for the record and limit your comments to a period of five minutes or less.**

## **COUNCIL COMMENTS AND SUGGESTIONS**

## **ADJOURNMENT**

**Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:**

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));**
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));**
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));**
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));**
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or**
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).**

## CALL TO ORDER – PLEDGE OF ALLEGIANCE

## APPROVAL OF THE [MINUTES OF OCTOBER 24, 2006](#)

## PROCLAMATIONS AND AWARDS

### [PROCLAMATION OF APPRECIATION TO SOUTHWEST AMBULANCE](#)

**Purpose:** This is a request for City Council to proclaim the month of November as Southwest Ambulance Appreciation Month.

Barry Langdon, President and CEO of Southwest Ambulance, will accept the proclamation from Mayor Scruggs.

**Background:** For the past 20 years Southwest Ambulance has served the City of Glendale as our sole dedicated ambulance provider. Southwest Ambulance is a committed partner with the Glendale Fire Department in saving lives and providing emergency medical services to Glendale residents. Southwest Ambulance has a rich history of business excellence and a proud tradition of caring that extends beyond emergency transportation as demonstrated by their community involvement and participation with local organizations and causes.

**Recommendation:** Proclaim the month of November as Southwest Ambulance Appreciation Month in honor of their committed service to the community.

## 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. If you would like to comment on an item on the consent agenda, please come to the podium and state your name, address and item you wish to discuss.**

### 1. [LIQUOR LICENSE NO. 3-1084 GLENDALE CIVIC CENTER](#)

**Purpose:** This is a request for City Council to approve a new Series 12 (Restaurant – All Liquor) license for Glendale Civic Center, located at 5750 West Glenn Drive. The Arizona State application (number 12076824) was submitted by H. J. Lewkowitz.

**Background:** The 60-day deadline for processing this application is November 17, 2006. The location of the establishment is 5750 West Glenn Drive and is within the Ocotillo District, zoned C-2 (general commercial). This business operated as Glendale Civic Center from December 1999 to present and held a Series 12 license throughout the duration. This is a new license application by H. J. Lewkowitz for RK Group West, LLC operating with an interim permit. The population density is 4,359 people per square mile. The approval of this license will not increase the total number of liquor licenses in this area. The number of liquor licenses within a one-mile radius is 38 as listed below:

Series	Type	Quantity
6	Bar – All Liquor	4
7	Bar – Beer & Wine	5
9	Liquor Store – All Liquor	3
10	Liquor Store – Beer & Wine	11
12	Restaurant – All Liquor	12
14	Private Club	3
	<b>Total</b>	<hr/> 38

**Previous Council/Staff Actions:** No previous action has occurred.

**Public Input:** No protests were received during the 20-day posting period.

**Recommendation:** The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff’s recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

2. [LIQUOR LICENSE NO. 3-1085 KANEYA SUSHI](#)

**Purpose:** This is a request for City Council to approve a new Series 12 (Restaurant – All Liquor) license for Kaneya Sushi, located at 6334 West Bell Road. The Arizona State application (number 12076828) was submitted by Jung Nam Ryu.

**Background:** The 60-day deadline for processing this application is November 18, 2006. The location of the establishment is 6334 West Bell Road and is within the Sahuaro District, zoned C-2 (general commercial). This business operated as Kaneya Sushi Express from April 1998 to May 2005 and Kaneya Sushi, Inc. from May 2005 to present. There has been a Series 12 license at this location from June 2001 to present. This is a new license application by Jung Nam Ryu operating with an interim permit. The population density is 2,989 people per square mile. The approval of this license will not increase the total number of liquor licenses in this area. The number of liquor licenses within a one-mile radius is 44 as listed below:

Series	Type	Quantity
6	Bar – All Liquor	7
7	Bar – Beer & Wine	4
9	Liquor Store – All Liquor	3
10	Liquor Store – Beer & Wine	5
12	Restaurant – All Liquor	25
	<b>Total</b>	<hr/> 44

**Previous Council/Staff Actions:** No previous action has occurred.

**Public Input:** No protests were received during the 20-day posting period.

**Recommendation:** The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff's recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

3. [LIQUOR LICENSE NO. 3-1086 STARDUST LOUNGE](#)

**Purpose:** This is a request for City Council to approve a person-to-person transfer of this Series 6 (Bar – All Liquor) license for Stardust Lounge, located at 4346 West Olive Avenue. The Arizona State application (number 06070212) was submitted by Doug Dennis Stoyanoff.

**Background:** The 60-day deadline for processing this application is November 20, 2006. The location of the establishment will be 4346 West Olive Avenue and is within the Cactus District, zoned C-2 (general commercial). This establishment is over 300 feet from any school or church. The Stardust Lounge has operated at this location from May 1997 to present, and held a Series 6 license throughout the duration. The population density is 6,957 people per square mile. The approval of this license will not increase the total number of liquor licenses in this area. The number of liquor licenses within a one-mile radius is 37 as listed below:

Series	Type	Quantity
6	Bar - All Liquor	10
7	Bar - Beer & Wine	4
9	Liquor Store - All Liquor	6
10	Liquor Store - Beer & Wine	6
12	Restaurant - All Liquor	11
	<b>Total</b>	<u>37</u>

**Previous Council/Staff Actions:** No previous action has occurred.

**Public Input:** No protests were received during the 20-day posting period.

**Recommendation:** The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff's recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

4. [SPECIAL EVENT LIQUOR LICENSES FOR FIESTA BOWL - JANUARY 1, 2007](#)

**Purpose:** This is a request for City Council to approve two special event liquor licenses for Fiesta Bowl, Inc. doing business as Fiesta Bowl, to host football game festivities at 6222 North 91<sup>st</sup> Avenue and 6520 North 91<sup>st</sup> Avenue. The event will be on Monday, January 1, 2007 from 10:00 a.m. to midnight. The special event liquor license was submitted by Patrick Cannon.

**Background:** If these licenses are approved, the total licenses expended by this applicant will be two of the allowed 10 this year. Under the provisions of Arizona Revised Statutes Sec. 4-203.02, the Arizona Department of Liquor Licenses and Control may issue a special event liquor license only if the Council recommends approval of such license.

**Previous Council/Staff Actions:** No previous action has occurred.

**Recommendation:** The City of Glendale Planning, Fire and Police Departments have reviewed the application, determined that it meets all technical requirements and have approved the licenses. Therefore, it is staff's recommendation to forward the application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

5. [SPECIAL EVENT LIQUOR LICENSES FOR ARIZONA COLLEGE FOOTBALL CHAMPIONSHIP FOUNDATION – JANUARY 8, 2007](#)

**Purpose:** This is a request for City Council to approve three special event liquor licenses for the Arizona College Football Championship Foundation to host football game festivities at 6222 North 91<sup>st</sup> Avenue; 6520 North 91<sup>st</sup> Avenue; and 9494 West Maryland Avenue. The event will be located at three separate sites and held on Monday, January 8, 2007 from 10:00 a.m. to midnight. The special event liquor license application was submitted by Patrick Cannon.

**Background:** If this license is approved, the total licenses expended by this applicant will be three of the allowed 10 this year. Under the provisions of Arizona Revised Statutes Sec. 4-203.02, the Arizona Department of Liquor Licenses and Control may issue a special event liquor license only if the Council recommends approval of such license.

**Previous Council/Staff Actions:** No previous action has occurred.

**Recommendation:** The City of Glendale Planning, Fire and Police Departments have reviewed the application, determined that it meets all technical requirements and have approved the licenses. Therefore, it is staff's recommendation to forward the application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

6. [REQUEST FOR TRANSFER OF GENERAL FUND CONTINGENCY APPROPRIATION AUTHORITY ONLY FOR CONTRACTUAL HIRES](#)

**Purpose:** This is a request for City Council to approve the transfer of General Fund contingency appropriation authority only in the amount of \$270,625 to hire six contractual Building Safety inspectors for the remainder of the current fiscal year.

**Council Strategic Goals Or Key Objectives Addressed:** One of Council's goals is one community with quality economic development. Adding an additional six contractual inspectors for the remainder of the fiscal year allows staff to meet the inspection demands of the fast-paced development occurring in the city.

**Background:** Additional building safety inspectors are needed in order to address developers' requests for timely inspection services for western area projects that include four hotels, the Zanjero Falls office complex, and four restaurants to ensure that construction is completed in time for the Super Bowl.

The city continues to experience a tremendous amount of development in not only the western area but also the entire city. Other large projects in the city requesting to be permitted by the end of 2006 in order to begin construction are the Wells Fargo development and Banner Thunderbird Hospital's new 200-bed patient tower.

These new projects are estimated to generate approximately \$1,195,000 in additional revenue through plan review and permit fees.

**Community Benefit:** Additional contractual inspectors will assist the department in performing timely and thorough inspections to ensure public safety.

**Budget Impacts & Costs:** Additional permit revenue (above the amount budgeted for the current fiscal year) is expected to fully cover the costs of these contractual hires. Permitting and plan review fees associated with the projects is estimated to generate \$1,195,000 in general fund revenue. These positions will be in effect for the life of the specified projects and will be eliminated once the projects are complete.

This transaction will require the transfer of General Fund appropriation authority only of \$270,625 from FY 2006-07 General Fund Contingency, Account No. 1000-11901-510200, to Building Safety, Account No. 1000-15610. This will result in a reduction of General Fund contingency appropriation authority.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
		X		X	\$270,625

Funds will be distributed to the appropriate line items within the Building Safety department upon approval.

**Recommendation:** Authorize six (6) contractual positions with benefits and the transfer of \$270,625 in appropriation authority only from FY 2006-07 General Fund Contingency, Account No. 1000-11901-510200 to Building Safety, Account No. 1000-15610.

#### 7. [VISUAL IMPROVEMENT PROGRAM AGREEMENT WITH TARGET CORPORATION](#)

**Purpose:** This is a request for City Council to authorize the City Manager to enter into a Visual Improvement Program (VIP) Agreement providing a grant of up to \$250,000 for the redevelopment of the Target Center located at the southwest corner of 43<sup>rd</sup> and Peoria avenues.

**Council Strategic Goals Or Key Objectives Addressed:** Council adopted Strategic Goals for FY 2006-07 emphasizing a community with quality economic development, strong neighborhoods, and one that is fiscally strong. VIP directly supports each of these goals.

**Background:** VIP (formerly known as Paint, Pave, Plant and Sign) started in FY 1994-95. It is operated as a match reimbursement program for existing commercial properties that have unsightly external conditions that reflect poorly on the business, the adjacent neighborhood and the city as a whole. Over the past decade, 78 projects have been approved and completed resulting in improved facades, parking lots and signage on numerous properties. The improvements created more vibrant business centers generating higher tax revenues for the community.

Over the ten years that the program has been in existence, Glendale has invested \$1.6 million, generating direct private investment of \$6 million on the same properties.

Target Companies had considered relocating the store at 43<sup>rd</sup> & Peoria avenues one mile to the west. However, they responded to the concerns of the citizens and the Council and have decided to remain where they are currently located and to redevelop that site. As part of the redevelopment of the site, Target plans to demolish the existing vacant Service Merchandise store and the existing Target store to make way for a larger and improved retail store on the site.

Target has submitted a Visual Improvement Program application for assistance with the costs related to the demolition of the buildings, new parking lot, and improved landscaping (approximately \$1.6 million). Target has estimated the total cost of their redevelopment project will be \$16 million.

**Previous Council/Staff Actions:** On September 21, 2006 the Planning Commission approved a Conditional Use Permit to allow a single retail use that is greater than 75,000 square feet of gross floor area within the C-2 zoning district.

**Community Benefit:** The redevelopment of this center will provide a larger and more modern retail store for Glendale shoppers. Residents will see benefits from upgraded stores, improved signage and enhanced viability of the businesses located in this center.

**Budget Impacts & Costs:** Reimbursements for VIP projects are not processed until the redevelopment project is completed. Staff will submit a supplemental request for the \$250,000 for this project during the FY 2007-2008 budget process.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
		X		X	\$250,000

**Account Name, Fund, Account and Line Item Number:**  
Visual Improvement Program, Account No. 1000-16220-518200

**Recommendation:** Authorize the City Manager to enter into a Visual Improvement Program agreement with Target Corporation for their center located at the southwest corner of 43<sup>rd</sup> and Peoria avenues in an amount not to exceed \$250,000.

#### 8. [FINAL PLAT APPLICATION FP06-06: TESORO – 8325 WEST MISSOURI AVENUE](#)

**Purpose:** This is a request by Clouse Engineering, Inc. for City Council to approve the final plat for Tesoro located at 8325 West Missouri Avenue.

**Council Strategic Goals or Key Objectives Addressed:** The proposed final plat is consistent with the General Plan and the SR-17 (Suburban Residence) zoning district. This request meets the requirements of the Subdivision and Minor Land Division Ordinance and the Residential Design and Development Manual.

**Background:** The 16-acre site is located at the southwest corner of 83<sup>rd</sup> and Missouri avenues. The proposed subdivision will include 26 single-family lots. Lot sizes vary from 17,013 square feet to 23,772 square feet with an average lot size of 17,769. The proposed minimum lot width is 116 feet and the proposed minimum lot depth is 147 feet.

**Community Benefit:** The project provides infill development of vacant property and provides housing that is compatible with the surrounding area.

**Recommendation:** Approve final plat application FP06-06.

#### 9. [CITY SECURITY GUARD SERVICES](#)

**Purpose:** This is a request for City Council to approve the award for citywide security services to CBI Security Services.

**Council Strategic Goals Or Key Objectives Addressed:** One of Council's strategic goals is high quality service for citizens. This request will continue the existing security services provided at city facilities for citizens and employees.

**Background:** Security guard services are an existing service throughout the city and include foot patrol as well as vehicle patrol in areas including: Glendale Municipal Office Complex (City Hall, parking garage, Murphy Park, Sine building, and the Bank of America building); Field Operations Center; Glendale Memorial Park Cemetery; Sahuaro Ranch Historical Area; Manistee Ranch; the Landfill; and Materials Recovery Facility.

Materials Management issued a Request for Proposal (RFP) 06-09 from firms experienced in security guard services including all management, organization, training, operation, supervision, labor, equipment, materials, transportation and supplies and seven (7) offers were received. An evaluation panel reviewed the proposals and selected three firms as finalists to prepare and present their qualifications. Specific evaluation criteria included cost; capabilities of the firm and staff; training program; licensing and references. A collective ranking of the three finalists resulted in a recommended award to CBI Security Services.

With Council approval, the new contract will begin December 1, 2006 for an initial two-year period. The proposal contains an option clause that will permit the city, at the discretion of the City Manager, to extend this agreement for three additional years, in one-year increments.

**Previous Council/Staff Actions:** On October 30, 2001, Council awarded a contract for security guard services. This contract expires on November 30, 2006 with no additional renewals or extensions available.

Council awarded previous security guard services contracts in October 1998, July 1996, December 1994, and June 1994.

**Budget Impacts & Costs:** The current rate structure is \$12.42 per hour for security guard on foot patrol and \$17.17 per hour for vehicle patrol. The new rate structure has both a slight increase of 4% or \$12.95 per hour for security guard on foot patrol; and a decrease of 23% or \$13.94 per hour for vehicle patrol.

Funds are available and budgeted within various city departments that utilize these security services.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
			X		\$ 500,000

**Recommendation:** Authorize the City Manager to award the request for proposal for security guard services to CBI Security Services in an amount not to exceed \$500,000.

#### 10. PROFESSIONAL SERVICES AGREEMENT - FLOODPLAIN DETERMINATION AND ELEVATION CERTIFICATES

**Purpose:** This is a request for City Council to approve a professional services agreement with Project Engineering Consultants, Inc. for the mapping of flood zones at three sites within the city; 1) Grand Avenue, between 43<sup>rd</sup> and 51<sup>st</sup> avenues; 2) Grand Avenue, between 71<sup>st</sup> and 83<sup>rd</sup> avenues; and, 3) the Grand Canal at 75<sup>th</sup> Avenue and Bethany Home Road.

The project consists of the mapping of the above listed areas and the completion of drainage analysis to determine how recent improvements to the drainage in these areas have changed the floodplain and which residences and business may be removed from the floodplain. Residences and businesses removed from the floodplain would no longer need to carry flood insurance.

**Council Strategic Goals Or Key Objectives Addressed:** This project meets the city goal of providing a high quality of services for the citizens.

**Background:** Drainage improvements to the areas adjoining Grand Avenue, the Grand Canal, and the Burlington Northern & Santa Fe Railroad have reduced the flooding problems experienced in the past.

A request for proposals was sent to 130 consultants in the Engineering Department’s database and seven proposals were received. Staff from the Engineering Department evaluated the proposals. Project Engineering Consultants, Inc. was selected as the best-qualified firm to perform the required services.

**Community Benefit:** Completion of the mapping and analysis will improve the city’s drainage data, and will identify those businesses and residences that no longer require flood insurance.

**Budget Impacts & Costs:** Funds for this project are available in the FY 2006-07 Capital Improvement Budget.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X		\$423,829

<b><u>Account Name, Fund, Account and Line Item Number:</u></b> Storm Water Master Plan, Account No. 2180-79010-550800 \$423,829
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**Recommendation:** Authorize the City Manager to enter into an agreement with Project Engineering Consultants, Inc. in an amount not to exceed \$423,829 for Floodplain Mapping and Submittal of Elevation Certificates.

11. [PROFESSIONAL SERVICES AGREEMENT - WATER, WASTEWATER RATES AND DEVELOPMENT IMPACT FEES UPDATE](#)

**Purpose:** This is a request for City Council to approve a professional services agreement with Red Oak Consulting to update the water and wastewater rate and development impact fees models in an initial amount not to exceed \$189,613. Red Oak Consulting will evaluate the city’s water and wastewater rate structure and develop financial planning and rate and development impact fee models.

**Council Strategic Goals Or Key Objectives Addressed:** The update of the Water and Wastewater Rates and Development Impact Fees is consistent with the Council’s goal of ensuring the city’s financial stability and ensuring new growth pay its share of required capital costs.

**Background:** In October 2006, after a competitive process, a committee of staff selected Red Oak Consulting as the most highly qualified firm to provide these services. Red Oak Consulting was selected due to its extensive experience, local references, technologically-advanced computer model, and close proximity of resources.

**Previous Council/Staff Actions:** In 2005, Black & Veatch provided updated comprehensive water and sewer rate and fee models and studies that were presented to Council in conjunction with the budget process.

In 2003, additional consulting services, by Black & Veatch were required to compile comprehensive water and sewer rate and fees studies. The updated water and sewer rate and development impact fee models were presented to Council during four separate workshops held October to December of 2003.

In 2001, a contract for Water and Sewer Rate Consulting Services was awarded to Black & Veatch.

**Community Benefit:** The findings on water and sewer rates and development impact fees provided by Red Oak Consulting will help the city to maintain its current level of service to existing residents and to support future growth.

**Budget Impacts & Costs:** Funding for this proposal is available in the Utilities Administration account.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
			X		\$189,613

<b><u>Account Name, Fund, Account and Line Item Number:</u></b> Utilities Administration, Account No. 2360-17110-518200 \$189,613
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**Recommendation:** Authorize the City Manager to enter into an agreement with Red Oak Consulting to provide the water and sewer rate model and the development impact fees model in an amount not to exceed \$189,613.

## 12. [AWARD OF CONSTRUCTION CONTRACT FOR INTERSECTION IMPROVEMENTS](#)

**Purpose:** This is a request for City Council to approve a Guaranteed Maximum Price (GMP) construction contract with Achen-Gardner Engineering, LLC for Phase II street and intersection improvements in an amount not to exceed \$14,757,394. The improvement projects include: (1) 43rd Avenue from Bethany Home Road to Peoria Avenue, (2) 51<sup>st</sup> Avenue from Camelback Road to Peoria Avenue, and (3) 75<sup>th</sup> Avenue at Deer Valley Road.

**Council Strategic Goals Or Key Objectives Addressed:** One of Council’s goals is “A City with High Quality Services for Citizens”. Improving and providing transportation options within the city will assist in achieving this goal.

**Background:** On November 6, 2001, voters approved funding to construct street and intersection improvements throughout the city. The proposed street and intersection improvements will include pavement widening, raised medians, bus pullouts, curb and gutter, sidewalks, landscaping, streetlights, under-grounding utilities, and traffic signal modifications.

The initial construction contract (Phase I) with Achen-Gardner included improvements along Glendale Avenue from 67<sup>th</sup> to 91<sup>st</sup> avenues, 75<sup>th</sup> Avenue from Camelback Road to Glendale

Avenue, 83<sup>rd</sup> Avenue from Camelback to Glendale Avenue, as well as intersection improvements along 67<sup>th</sup> Avenue at Camelback Road, Bethany Home Road, Glendale Avenue and Bell Road.

**Previous Council/Staff Actions:** On May 9, 2006, Council approved a Construction Manager at Risk contract with Achen-Gardner Engineering, LLC for Phase I.

On March 28, 2006, Council approved a Construction Manager at Risk contract with Achen-Gardner Engineering, LLC for pre-construction services.

**Community Benefit:** Construction of pavement widening, raised medians, bus pullouts, curb and gutter, sidewalks, landscaping, streetlights and traffic signal modifications will provide greater safety, improved traffic flow, less congestion, and aesthetic enhancements.

**Public Input:** These projects were presented at public meetings held as part of the Glendale Onboard Transportation Program. Also, public meetings have been held for each design project.

**Budget Impacts & Costs:** The construction contract is guaranteed not to exceed \$14,757,394. Funding in the amount of \$4,554,143 is available in the FY 2006-07 and FY 2007-08 Capital Improvement Program as follows:

- \$1,000,000 in FY 2006-07 43<sup>rd</sup> Avenue Bethany Home to Peoria, Account No. 2210-65050;
- \$3,554,143 in FY 2007-08 51<sup>st</sup> Avenue Camelback to Peoria, Account No. 2210-65010

A total of \$3,597,816 in appropriation authority and funds need to be transferred from the Transportation Sales Tax Contingency, Account No. 1660-11903-510200 and allocated as follows:

- \$2,300,000 to 51<sup>st</sup> Avenue Camelback to Peoria, Account No. 2210-65010-550800;
- \$903,000 to 67<sup>th</sup> Avenue from Camelback to Grand, Account No. 2210-65038-550800;
- \$394,816 to 43<sup>rd</sup> Avenue Bethany Home to Peoria, Account No. 2210-65050-550800.

In addition, the following funds will need to be transferred to 43<sup>rd</sup> Avenue Bethany Home to Peoria, Account No. 2210-65050-550800:

- \$3,200,000 from the FY 2006-07 GO Program Reserve, Account No. 2210-91017-510200;
- \$1,173,342 from 59<sup>th</sup> Avenue and Bethany Home, Account No. 2210-65051-550800; \$340,443 in funding from 51<sup>st</sup> Avenue and Bell Road, Account No. 2210-65042.

An additional transfer of \$91,884 is required from the FY 2006-07 GO Program Reserve, Account No. 2210-91017-510200 to 67<sup>th</sup> Avenue from Camelback to Grand, Account No. 2210-65038-550800.

Additional funding of \$1,799,766 has been programmed in the FY 2008-17 Capital Improvement Program.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X	X	\$14,757,394

**Account Name, Fund, Account and Line Item Number:**

FY 2006-08 51<sup>st</sup> Avenue Camelback to Peoria, Account No. 2210-65010-550800 \$5,694,713  
 FY 2006-08 43<sup>rd</sup> Avenue Bethany Home to Peoria, Account No. 2210-65050-550800 \$8,246,008  
 FY 2006-08 Intersection Improvements, Account No. 2210-65008-550800 \$228,767  
 FY 2006-07 67th Ave.: Camelback to Grand, Account No. 2210-65038-550800 \$587,906

**Recommendation:** Authorize the City Manger to enter into the Guaranteed Maximum Price construction contract with Achen-Gardner Engineering, LLC in an amount not to exceed \$14,757,394 to construct Phase II street and intersection improvements.

**CONSENT RESOLUTIONS**

13. [AGREEMENT FOR TRANSFER OF SEWER MAIN FROM THE CITY OF GLENDALE TO THE CITY OF PHOENIX](#)

**Purpose:** This is a request for City Council to approve a Facility Transfer Agreement with the City of Phoenix to transfer ownership and maintenance responsibility for a sewage transmission main located along 83<sup>rd</sup> Avenue between Thomas and Camelback roads to the City of Phoenix.

**Council Strategic Goals Or Key Objectives Addressed:** One of Council’s strategic goals is high quality service for citizens. This project will eliminate the city’s responsibility for an unnecessary sewer main and the related maintenance expenses.

**Background:** The city owns a sewage transmission main located along 83<sup>rd</sup> Avenue between Thomas and Camelback roads. The city no longer uses this line, and desires to abandon its ownership and maintenance responsibility of the sewer main and transfer its ownership interest to the City of Phoenix.

The City of Phoenix will accept ownership of, and cost responsibilities for, the abandoned main and assist in the disconnection of the main from the City of Glendale sewage collection system.

**Previous Council/Staff Actions:** Contact was initially made by the City of Phoenix with Glendale staff in March 2006.

**Community Benefit:** The transfer of ownership will eliminate the costs for Glendale to maintain an unnecessary sewer main, and will reduce potential future liabilities that may occur.

**Budget Impacts & Costs:** No costs are associated with this abandonment. An actual savings will be realized due to elimination of odor control and sewer line maintenance costs.

**Recommendation:** Authorize the City Manager to enter into a Facility Transfer Agreement with the City of Phoenix to transfer ownership and maintenance responsibility of a sewage transmission main to the City of Phoenix.

14. [INTERGOVERNMENTAL AGREEMENT FOR 2006 STATE HOMELAND SECURITY GRANTS](#)

**Purpose:** This is a request for City Council to adopt a resolution authorizing the City Manager to enter into an intergovernmental agreement with the State of Arizona Department of Homeland Security to administer Homeland Security Grant Program funds to the City of Glendale, and to accept FY 2006 Homeland Security grants.

This request allows the public safety departments to receive future grants within the new funding cycle, which started in October 2006. As notification of the grant awards is received, a resolution will be presented to Council for approval of the grant award(s).

**Background:** The FY 2006 Homeland Security Grant Program (HSGP) integrates the State Homeland Security Program (SHSP), the Urban Area Security Initiative (UASI), the Law Enforcement Terrorism Prevention Program (LETPP), the Metropolitan Medical Response System (MMRS), and the Citizen Corps Program (CCP).

Since 1999, Glendale has been able to leverage grant funds to enhance first responder preparedness within the city and the West Valley. Grant funds have been used for safety equipment to protect first responders, specialized equipment for technical operations, equipment to enhance communication efforts, preparedness training, and to enhance prevention and intervention programs.

**Previous Council/Staff Actions:** Council has previously approved the following intergovernmental agreements that relate to State Homeland Security grants:

September 27, 2005 - Designation of the applicant's agent to finalize state disaster reimbursement.

June 28, 2005 - Intergovernmental agreement for the 2004 State Homeland Security grant to enhance the capabilities of the Police Department's Bomb Squad.

April 26, 2005 - Intergovernmental agreement for 2004 State Homeland Security grant to enhance the capabilities of the Police and Fire Department's Rapid Response and SWAT teams.

September 14, 2004 - Intergovernmental agreement for the administration of Homeland Security grant funds.

December 16, 2003 - Intergovernmental agreement for the provision of Homeland Security grant funding.

April 9, 2002 - Contract with U.S. Department of Health and Human Services to develop a Metropolitan Medical Response System.

**Community Benefit:** Grant funds awarded to the city under the FY 2006 Homeland Security Grant Program support the city's ability to achieve and sustain risk-based target levels of capability to prevent; protect against; respond to; and recover from major events and to minimize their impact on lives, property, and the city's economy.

**Budget Impacts & Costs:** Once the grant agreements are formally executed, a specific account will be established in Fund 1840, the city's grant fund. While the grants do not require matching funds, it is anticipated that funds to operate and replace equipment purchased with these funds would be submitted in future supplemental budget submittals by the departments receiving the grant funds.

**Recommendation:** Waive reading beyond the title and adopt a resolution authorizing the City Manager to enter into an intergovernmental agreement with the State of Arizona Department of Homeland Security to administer Homeland Security Grant Program funds to the city, and to accept 2006 Homeland Security future grant awards within the new funding cycle.

#### 15. [ACCEPTANCE OF FY 2006 STATE HOMELAND SECURITY GRANTS](#)

**Purpose:** This is a request for City Council to adopt a resolution authorizing the City Manager to accept and administer FY 2006 State Homeland Security Grant Awards for a total amount of \$518,908.

**Background:** These particular grant awards will support the Glendale Police Department's Bomb Squad and Terrorism Liaison Officer program and the Glendale Fire Department's Metropolitan Medical Response System program. The Glendale Police Department will receive funds for Bomb Squad explosive management operations equipment, and funds for the Terrorism Liaison Officer program and Threat Vulnerability Assessments to be conducted within the city. The Glendale Fire Department will be provided with funds for the city's Metropolitan Medical Response System program.

**Previous Council/Staff Actions:** Council has previously approved the following State Homeland Security grants:

June 28, 2005 – The 2004 State Homeland Security grant to enhance the capabilities of the Police Department's Bomb Squad.

May 24, 2005 – The 2004 Law Enforcement Terrorism Prevention Program grant to enhance the Police Department's terrorism prevention and intervention program.

April 26, 2005 – The 2004 State Homeland Security grant to enhance the capabilities of the Police and Fire Department's Rapid Response and SWAT teams.

April 12, 2005 – Purchase of Rapid Response Team equipment.

March 11, 2003 – FY 2001-02 Department of Justice grant for domestic preparedness equipment.

April 9, 2002 – FY 2000-01 Department of Justice grant for domestic preparedness equipment.

June 12, 2001 - Department of Justice grant for the Fire Department to receive domestic preparedness equipment.

**Community Benefit:** Since 1999, Glendale has been able to leverage city funds with grant funds to enhance first responder preparedness within the city and the West Valley. Grant funds have been used to purchase safety equipment to protect first responders, specialized equipment for technical operations, and equipment to enhance communication efforts, as well as to develop preparedness training and to enhance prevention and intervention programs.

**Budget Impacts & Costs:** There is no financial match requested for this funding. This is one-time funding by the State Department of Homeland Security specifically for the programs identified above. While no matching funds are requested for the initial purchase of this equipment, there is an expectation that the city would need to allocate funds to operate and replace any equipment purchased with Homeland Security grant monies. Departments will submit supplemental requests for future fiscal year budgets.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
X		X			\$518,908

**Account Name, Fund, Account and Line Item Number:**

A specific account will be established in Fund 1840, the city’s grant fund, once the grant agreements are formally executed.

**Recommendation:** Waive reading beyond title and adopt a resolution authorizing the City Manager to accept and administer the FY 2006 State Homeland Security Grant in an amount not to exceed \$518,908.

16. [ACQUISITION OF RIGHT-OF-WAY FOR INTERSECTION IMPROVEMENTS](#)

**Purpose:** This is a request for City Council to authorize the purchase of four properties at a total cost of \$260,909 to complete Glendale Onboard (GO) intersection improvement projects.

**Council Strategic Goals Or Key Objectives Addressed:** Improving and providing transportation options within the city will assist in achieving the Council’s strategic goal of “A City With High Quality Services for Citizens.” The Morcomb property acquisition contributes to two additional Council strategic goals. The first is “One Community with a Vibrant City Center,” which is achieved by enhancing access to the downtown area by constructing landscaping and other aesthetic improvements at this important entryway into downtown. Secondly, improvement of

properties along Grand Avenue will help to attract “Quality Economic Development” activity within the Grand Avenue corridor.

**Background:** Intersection improvement projects have been previously identified in the GO Program. The city needs to obtain right-of-way to construct related street improvements that include right turn lanes, bus bays and merge lanes, as well as new curbs, gutters, sidewalks, and landscaping.

The properties to be acquired are described below:

51<sup>st</sup> Avenue north of Camelback Road

Jesus Arredondo Jr. and Enedina B. Arredondo, owners of property located along the west side of 51<sup>st</sup> Avenue north of Camelback Road, will sell approximately 307 square feet of property towards improvements near this intersection. In addition, the property owner is willing to grant a temporary construction easement to the city on the property for construction of improvements. The property owner will be compensated a total of \$3,070 for the right-of-way. Closing costs for this property are approximately \$1,205 for a total purchase price of \$4,275.

51<sup>st</sup> Avenue north of Camelback Road

Great Cars and Trucks, Inc., owners of property located along the west side of 51<sup>st</sup> Avenue north of Camelback Road, will sell approximately 325 square feet of property towards improvements near this intersection. In addition, the property owner is willing to grant a temporary construction easement to the city on the property for construction of improvements. The property owner will be compensated a total of \$3,250 for the right-of-way. Closing costs for this property are approximately \$370 for a total purchase price of \$3,620.

Northwest Corner of 51<sup>st</sup> and Peoria avenues

Lukes Future, LLC, owners of property located at the northwest corner of 51<sup>st</sup> and Peoria avenues, will sell approximately 1,267 square feet of property towards improvements near this intersection. In addition, the property owner is willing to grant a temporary construction easement to the city on the property for construction of improvements. The property owner will be compensated a total of \$26,200 for the right-of-way. Closing costs for this property are approximately \$540 for a total purchase price of \$26,740.

Morcomb Property - Northeast Corner of Myrtle and Grand avenues

Morcomb’s Service, LLC, owners of property located at the northeast corner of Grand and Myrtle avenues, will sell four parcels totaling approximately 19,652 square feet of property towards improvements at this intersection. In addition, the property owner is willing to grant a temporary construction easement to the city on the property for construction of improvements. Acquisition of this property will enable Glendale to proceed with plans for beautification and historic preservation at this gateway entrance to downtown from Grand Avenue. This acquisition will also support proposed street widening on Myrtle Avenue and access control at the intersection of Grand and Myrtle avenues. The property owner will be compensated a total of \$225,000 for all four parcels owned by the Morcomb family. \$50,000 of the acquisition price will be placed in a trust to be used for the historical preservation of the property. Closing costs for this property are approximately \$1,274 for a total purchase price of \$226,274.

**Previous Council/Staff Actions:** These projects were included in the FY 2006-07 Capital Improvement Program budget process and funding is available from the half-cent transportation sales tax program.

**Community Benefit:** The city recognizes the historic value of the adobe house located on the Morcomb property and will seek funding for the preservation and restoration of this building. Construction of proposed landscaping and aesthetic improvements, efforts to preserve and restore the existing historic adobe house, and Myrtle Avenue improvements in this area will upgrade the appearance of this property as a major entryway into the downtown area. Grand Avenue, which is a heavily traveled transportation facility within the city and an important gateway into downtown, will benefit from acquisition and improvement of this property for enhancement of long-term commercial redevelopment opportunities within the Grand Avenue corridor and the downtown area.

**Public Input:** The GO Program provides multiple opportunities for public input. This year, an annual report was sent to all Glendale households, a transportation fair was held on April 9, 2006, and a community meeting for the annual report was held on April 19, 2006.

**Budget Impacts & Costs:** Funds for the Grand Avenue right of way purchase are available in the FY 2006-07 Capital Improvement Program Grand Ave Access Enhancements, Account No. 2210-65007-550800, in the amount of \$226,274.

A transfer in the amount of \$34,635 is required from the FY 2006-07 GO Program Reserve Account No. 2210-91017-510200 to 51<sup>st</sup> Avenue Camelback to Peoria, Account No. 2210-65010-550800.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X		\$260,909

**Account Name, Fund, Account and Line Item Number:**

51<sup>st</sup> Avenue Camelback to Peoria, Account No. 2210-65010-550800, \$34,635  
 Grand Ave Access Enhancements, Account No. 2210-65007-550800, \$226,274

**Recommendation:** Waive reading beyond the title and adopt a resolution authorizing the City Manager to execute all documents necessary to purchase the properties for the Glendale Onboard Transportation Program in an amount not to exceed \$260,909.

**17. INTERGOVERNMENTAL AGREEMENT FOR CONSTRUCTION OF BICYCLE AND PEDESTRIAN UNDERPASSES AT 51<sup>ST</sup> AVENUE AND CACTUS ROAD**

**Purpose:** This is a request for City Council to approve an intergovernmental agreement with the City of Phoenix for the construction of two underpasses on the Arizona Canal/Diversion Channel (AC/DC) pathway at 51st Avenue and Cactus Road. Glendale will agree to pay one-half of the matching funds for federal funding. Glendale's share of matching funds is \$1,500,000. In addition Glendale agrees to maintain the 51<sup>st</sup> Avenue and Cactus Road underpasses.

**Council Strategic Goals Or Key Objectives Addressed:** One of Council's goals is to provide high quality services to citizens. Improving and providing transportation options within the city will assist in achieving this goal. In addition to creating transportation alternatives, this project will help support a number of additional Council strategic priorities. Allowing users of the AC/DC pathway to avoid crossing the busy intersections of 51st Avenue and Cactus Road will enhance public safety. By making bicycling and walking more convenient and safe, the overall quality of life will be enhanced for Glendale residents. Additionally, the project is a great example of cooperation between Glendale and Phoenix for regional benefit.

**Background:** In 2001 the City of Phoenix applied for, and received, Congestion Mitigation and Air Quality (CMAQ) funding for this project. Glendale agreed to share the cost of matching funds for the federal grant. Half of the project is within Glendale city limits. The project includes building two underpasses, one under 51<sup>st</sup> Avenue and the other under Cactus Road. These two underpasses will complete a bicycle/pedestrian pathway along the AC/DC that is fully grade separated from all major arterial streets in both Phoenix and Glendale. The design maximizes open exposure to the trail system, and meets all American with Disability Act (ADA) requirements. This is the last programmed arterial street grade-separated project on the entire AC/DC pathway system.

**Previous Council/Staff Actions:** Council approved funding for the match in the FY 2004-05 Capital Improvement Program budget.

**Community Benefit:** The AC/DC pathway, including the Thunderbird Paseo, traverses both Phoenix and Glendale from 24<sup>th</sup> Street in Phoenix to 71<sup>st</sup> Avenue in Glendale for a total distance of 14.1 miles. With the Thunderbird Paseo connection to the Skunk Creek pathway, there is an additional 3.7 miles of continuous, grade-separated pathways for citizens to enjoy.

**Public Input:** Staff and representatives from the City of Phoenix participated in a public open house on September 14, 2005 to facilitate public input on the project. Announcements of the public open house were delivered to over 1,000 businesses and residents within a half-mile of the project and invitations were mailed to area homeowner associations and interest groups. Members of the Citizens Bicycle Advisory Committee, Coalition of Arizona Bicyclists and local equestrian groups were contacted by e-mail or phone. Fifteen citizens attended the public open house and the comments received supported the project.

**Budget Impacts & Costs:** The total cost of the project is \$5,906,476. CMAQ funding in the amount of \$2,240,000 is available, and the City of Phoenix will contribute \$2,166,476. Glendale's required contribution for matching funds is \$1,500,000 from the Street Construction Fund and the Glendale Onboard Transportation Program.

Funding for this project is available in the FY06-07 CIP project 51<sup>st</sup> Ave/ACDC – Bike Match, Account No. 1980-68114-550800, in the amount of \$278,256. Additional transfers are required in the amount of \$619,673 from Intersection Safety Improvements, Account No. 1980-68101-550800 and \$232,777 from South Bethany Traffic Interchange, Account No. 1980-68109-551000 to 51<sup>st</sup> Ave/ACDC – Bike Match, Account No. 1980-68114-550800. A transfer in the

amount of \$369,294 is also required from the GO Program Reserve, Account No. 2210-91017-510200 to a new project: 51<sup>st</sup> Ave./ACDC – Bike Match, Account No. 2210-65075-550800.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X		\$1,500,000
<b><u>Account Name, Fund, Account and Line Item Number:</u></b>					
51 <sup>st</sup> Ave/ACDC – Bike Match, Account No. 1980-68114-550800, \$1,130,706					
51 <sup>st</sup> Ave./ACDC – Bike Match, Account No. 2210-65075-550800, \$ 369,294					

**Recommendation:** Waive reading beyond the title and adopt a resolution authorizing the City Manager to enter into an Intergovernmental Agreement with the City of Phoenix for the construction of bicycle and pedestrian underpasses at 51<sup>st</sup> Avenue and Cactus Road in an amount not to exceed \$1,500,000.

## **PUBLIC HEARING – LAND DEVELOPMENT ACTIONS**

### **18. GENERAL PLAN AMENDMENT GPA05-13 AND REZONING APPLICATION ZON05-24: 6927 WEST GREENWAY ROAD**

**Purpose:** This is a request by Milorad and Steven Sovacki for City Council to amend the General Plan Land Use Map from High Density Residential (HDR) 12-20 to Medium Density Residential (MDR) 2.5 to 3.5 dwelling units per acre and to rezone from Agricultural (A-1) zoning district to Single Residence (R1-10) zoning district. The site is .85 acres in size.

**Council Strategic Goals or Key Objectives Addressed:** The proposed general plan amendment and rezoning are consistent with the General Plan objectives of providing a variety of housing types.

**Background:** The property is currently vacant. The applicant intends to process a Minor Land Division to create three lots on the parcel.

**Previous Council/Staff Actions:** The Planning Commission recommended approval of GPA05-13 and ZON05-24 on September 21, 2006.

**Community Benefit:** The project provides infill development of vacant property and will provide housing that is compatible with the surrounding area.

**Public Input:** A public notice for the City Council public hearing was published in the *Glendale Star* on October 19, 2006 and the property was posted on October 20, 2006. Postcards were mailed to 32 property owners and interested parties on October 20, 2006.

Two individuals spoke at the Planning Commission public hearing on September 21, 2006. One nearby property owner needed clarification that the request would not affect his property. The other property owner commented on the desire to keep the property as open space.

**Recommendation:** Conduct a public hearing, waive reading beyond the titles and adopt a resolution for General Plan Amendment GPA05-13, and adopt an ordinance for rezoning application ZON05-24 subject to one stipulation as recommended by the Planning Commission.

## **PUBLIC HEARING - ORDINANCES**

### 19. [REZONING APPLICATION ZON06-05: GRUENEWALD – 14015 NORTH 64<sup>TH</sup> DRIVE](#)

**Purpose:** This is a request for City Council to approve Rezoning Application ZON06-05 located at 14015 North 64<sup>th</sup> Drive. The applicant, Steve Gruenewald, is requesting to rezone the property located at 14015 North 64<sup>th</sup> Drive from A-1 (Agricultural) zoning district to SR-30 (Suburban Residence.)

**Council Strategic Goals Or Key Objectives Addressed:** The proposed land use designation is compatible with the Low Density Residential designation of surrounding parcels. The SR-30 zoning adds to the city's housing stock and provides housing diversity. The development incorporates sound growth management techniques by utilizing surrounding infrastructure.

**Background:** Mr. Gruenewald's property is two acres in size and is currently owned by his father Roger Gruenewald. This property was annexed by Glendale on October 23, 1980. The surrounding community consists of 30,000 square foot lots zoned SR-30 (Suburban Residence).

The applicant intends to process a Minor Land Division in order to create two, one-acre lots and develop the south lot with a single-family residence. The northern portion of the site is currently developed with a single-family residence.

**Previous Council/Staff Actions:** The Planning Commission recommended approval of this rezoning application on September 21, 2006.

**Community Benefit:** The project promotes the development of vacant property and provides housing on an in-fill site that is compatible with the surrounding area.

**Public Input:** Mr. Gruenewald mailed out notification letters of the rezoning request to approximately 58 property owners and interested parties. Two individuals contacted the applicant regarding the rezoning process and the effect the request would have on other vacant lots in the area.

A notice of this hearing was published in the Glendale Star on October 19, 2006. The property was posted on October 20, 2006. Informational postcards were mailed to 58 property owners and interested parties on October 20, 2006.

**Recommendation:** Conduct a public hearing, waive reading beyond the title, and adopt an ordinance for Rezoning Application ZON06-05, as recommended by the Planning Commission.

## ORDINANCES

### 20. [ANNEXATION AREA NO. 163 ORDINANCE: NORTHERN PLACE WEST – 8707 NORTHERN AVENUE](#)

**Purpose:** This is a request for City Council to adopt an annexation ordinance for Annexation Area No. 163, which consists of approximately 11 acres located at the southeast corner of the 87<sup>th</sup> Avenue alignment and Northern Avenue.

**Council Strategic Goals Or Key Objectives Addressed:** Glendale 2025, the city’s General Plan, includes specific goals addressing the need for growth management. The Land Use Element, Goal 2 – “Promote sound growth management methods” and the Growth Areas Element, Goal 3 – “Manage growth to achieve reasonable, responsible urban development.” Annexation is a tool that can be used by the city to direct and manage growth.

**Background:** The approximately 11-acre site is located at the southeast corner of the 87<sup>th</sup> Avenue alignment and Northern Avenue within the Glendale strip annexation boundary. One family owns the property and appropriate signatures have been gathered in support of annexation.

The applicant, Malouf Homes, is proposing a single-family residential development for the entire property. The applicant has also been informed of the future development requirements of the Northern Parkway, which is located along the northern boundary of this site and the applicant wishes to proceed with the annexation and development of this property.

If annexed by the city, this area will receive city services that include police, fire, and sanitation services. The property is located within the city’s water and sewer service areas and would be eligible for connection to these utilities once annexation has been completed. The initial Glendale zoning for the property will be A-1 (Agricultural). All development that may occur on this parcel must comply with current Glendale development standards and policies.

**Previous Council/Staff Actions:** On August 29, 2006, Council conducted a public hearing on the blank annexation petition for Annexation Area No. 163 as required by State Statute. At its May 16, 2006 workshop, Council directed staff to proceed with the annexation process for Annexation Area No. 163.

**Community Benefit:** The annexation of this approximately 11-acre area would require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city.

**Recommendation:** Waive reading beyond the title and adopt an ordinance for Annexation Area No. 163.

## 21. ARIZONA PUBLIC SERVICE COMPANY UTILITY EASEMENT: PUBLIC SAFETY TRAINING FACILITY

**Purpose:** This is a request for City Council to adopt an ordinance granting a utility easement for electrical transmission and distribution in favor of Arizona Public Service Company (APS) at the Public Safety Training Facility located at 11550 West Glendale Avenue.

**Background:** The city is building the new Public Safety Training Facility and requested electrical service from APS. To accommodate this request, APS requested an easement to run its distribution lines to its transformers across city property for the installation and protection of its facilities.

**Recommendation:** Waive reading beyond the title and adopt an ordinance authorizing the City Manager to execute a utility easement for electrical transmission and distribution in favor of Arizona Public Service Company, at the Public Safety Training Facility located at 11550 West Glendale Avenue.

## 22. DEEDS AND EASEMENTS ORDINANCE

**Purpose:** This is a request for City Council to formally accept real estate properties on behalf of the City of Glendale.

**Background:** The Deeds and Easements Ordinance is comprised of properties that have been deeded to the City. The City Clerk has recorded these deeds with Maricopa County. As a matter of practice, the Council formally accepts these properties by ordinance.

**Recommendation:** Waive reading beyond the title and adopt an ordinance formally accepting the real estate properties on behalf of the City of Glendale.

## **REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION**

### **CITIZEN COMMENTS**

**If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. Once your name is called by the Mayor, proceed to the podium, state your name and address for the record and limit your comments to a period of five minutes or less.**

### **COUNCIL COMMENTS AND SUGGESTIONS**

### **ADJOURNMENT**

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).