



GLENDALE CITY COUNCIL WORKSHOP SESSION
Council Chambers – Workshop Room
5850 West Glendale Avenue
October 17, 2006
1:30 p.m.

WORKSHOP SESSION

1. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-11\) HISTORIC PRESERVATION ELEMENT AND ACTION PLAN](#) – 15 MINUTES
2. [POLICY DISCUSSION ABOUT PROPERTY TAX RATES](#) – 1 HOUR

CITY MANAGER'S REPORT

This report allows the City Manager to update the City Council about issues raised by the public during Business from the Floor at previous Council meetings or to provide Council with a response to inquiries raised at previous meetings by Council members. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

COUNCIL COMMENTS AND SUGGESTIONS

EXECUTIVE SESSION

1. LEGAL MATTERS
 - A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city's position in pending and contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §§38-431.03 (A)(3)(4)).

2. LEGAL MATTERS – PROPERTY & CONTRACTS

- A. Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with a possible stadium and multi-purpose facility located west of the Agua Fria Freeway between Bethany Home Road and Glendale Avenue and ancillary development that is the subject of negotiations. (A.R.S. §§38-431.03 (A)(3),(4),(7))

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)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03 (C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.



CITY OF GLENDALE

Council Communication

Workshop Agenda

10/17/2006

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon M. Froke, AICP, Planning Director
Ronald N. Short, FAICP, Deputy Director of Long Range Planning

SUBJECT: [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-11\)
HISTORIC PRESERVATION ELEMENT AND ACTION
PLAN](#)

Purpose

- This is a request for City Council to discuss a Major General Plan Amendment to the General Plan through the addition of a Historic Preservation Element and Action Plan.

Council Strategic Goals Or Key Objectives Addressed

- The Plan would address Council's goals; "One Community with a Vibrant City Center" and "One Community with Strong Neighborhoods" by encouraging adaptive reuse of historic buildings and helping to improve historic neighborhoods through weatherization and stabilization projects.

Background

- The General Plan Amendment is considered a Major General Plan Amendment by the city and processed in conformance with the state statutes governing Major General Plan Amendments, including two public hearings (one off-site location) by the Planning Commission, and one public hearing by the Council, prior to adoption. Major General Plan Amendments do not require voter approval.
- The Historic Preservation Commission adopted a work program for 2006 that included development and adoption of the Historic Preservation Element and Action Plan.

- On April 27, 2006, the Historic Preservation Commission approved the draft Plan.
- On June 1, 2006, the Planning Commission initiated the Major General Plan Amendment for the Plan.
- The Plan provides a brief historic context of significant periods of Glendale development, and a list of historic resources that have been listed on the National Register of Historic Places. It also set forth goals and objectives that provide a strong significance for historic preservation, as well as outline a brief action plan for short-term, mid-term, and long-term actions.

Previous Council/Staff Actions

- In May 2002, the Glendale General Plan was adopted by Council and ratified by the voters in November 2003. Glendale 2025 became effective on December 1, 2002.
- In November 2003, Council adopted the Historic Preservation Plan. This document provides direction to the Historic Preservation Commission in developing the historic preservation program.

Community Benefit

- The Plan will provide clear policy guidance for incorporating historic preservation into the planning process and economic development of the city center.
- The Plan will help to maintain a strong sense of place for the city center.
- The Plan will assist in improving the property values and property maintenance within the city center.

Public Input

- The Plan, in addition to being placed on the city website, was provided to all members of the Glendale Historical Society, all registered neighborhood groups and associations, as well as the citywide interested parties database. Telephone calls and email comments were received in support of the proposed element supporting 100% the Plan.
- On August 28, 2006, a city-wide public meeting was held to gain public input. General support was expressed for the proposed plan.
- On July 10, 2006, staff briefly explained the plan to the Catlin Court Historic District Association. There were no objections from members.

- In accordance with state statute, staff provided the plan to adjacent cities, MAG, Maricopa County, various state agencies, State Historic Preservation Office, and the Arizona Preservation Foundation, for the 60-day review period. Litchfield Park and Phoenix responded and had no objections.

Policy Guidance

Staff is seeking guidance from Council to continue with the Major General Plan Amendment process in accordance with the procedure prescribed in the state statutes.

Ed Beasley
City Manager



CITY OF GLENDALE

Council Communication

Workshop Agenda

10/17/2006
Item No. 2

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Raymond Shuey, Chief Financial Officer
Sherry M. Schurhammer, Management & Budget Director

SUBJECT: **POLICY DISCUSSION ABOUT PROPERTY TAX RATES**

Purpose

- City Council has requested information to be presented on the city's property tax rates and levies to aid their discussion on the current and future property tax policy.

Background

- Municipalities, counties, school and community college districts, and special taxing jurisdictions such as flood control and irrigation entities are able to impose property tax rates that are charged to property owners.
- Arizona's property tax system consists of two tiers. The primary property tax levy has state-mandated maximum limits, but it can be used by a city for any lawful purpose. The primary property tax revenue is included in the General Fund's operating budget. The secondary property tax levy is not limited, but it can be used only to retire the principal and interest on a municipality's General Obligation debt. The secondary property tax revenue funds the city's capital improvement program (CIP).
- The city's total property tax rate decreased from \$1.98 in FY 1994-95 to \$1.72 in FY 2000-01. The city's total property tax rate has remained unchanged at \$1.72 since FY 2000-01.

Previous Council/Staff Actions

- Council adopted the city's FY 2006-07 property tax levy on June 27, 2006 after conducting a public hearing, as required by Arizona state law.

Budget Impacts & Costs

- The FY 2006-07 primary property tax rate will generate approximately \$3.8 million and the secondary property tax rate will generate approximately \$19.6 million for a total of approximately \$23.4 million for the fiscal year.

Policy Guidance

Staff is seeking guidance from the Council on the city's future property tax rates and levies.

Ed Beasley
City Manager