

Glendale City Council Workshop & Executive Session Agenda

December 18, 2007 – 1:30 p.m.

Workshop meetings are telecast live at 1:30 p.m. on the first and third Tuesday of the month. Repeat broadcasts are telecast the first and third week of the month – Wednesday at 3:00 p.m., Thursday at 1:00 p.m., Friday at 8:30 a.m., and Sunday at 9:00 a.m. on Glendale Channel 11.

Welcome!

We are glad you have chosen to attend this City Council workshop. We hope you enjoy listening to this informative discussion. At these “study” sessions, the Council has the opportunity to review and discuss important issues, staff projects and future Council meeting agenda items. Staff is present to answer Council questions. Citizens may also be asked by the Council to provide input.

The City Council does not take official action during workshop sessions; therefore, audience comments on agenda items are made only at the request of the Mayor.

Workshop Schedule

Council workshops are held on the first and third Tuesday of each month at 1:30 p.m. in the Council Chambers of the Glendale Municipal Office Complex, 5850 W. Glendale Ave., Room B-3, lower level. The exact dates of workshops are scheduled by the City Council at formal Council meetings. The workshop agenda is posted at least 24 hours in advance.

Agendas may be obtained after 4 p.m. on the Friday before a Council meeting, at the City Clerk's Office in the Municipal Complex. The agenda and supporting documents are generally posted to the city's Internet web site, www.glendaleaz.com.

Executive Session Schedule

Council may convene in “Executive Session” to receive legal advice and discuss land acquisitions, personnel issues, and appointments to boards and commissions. As provided by state statute, this session is closed to the public.

Questions or Comments

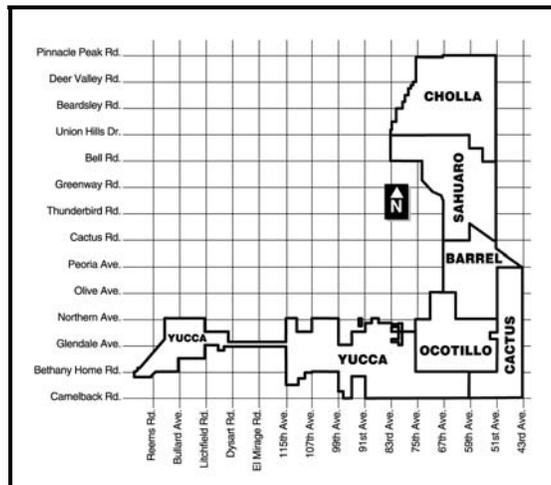
If you have any questions or comments about workshop agenda items or your city government, please call the City Manager's Office at (623) 930-2870.

If you have a concern you would like to discuss with your District Councilmember, please call (623) 930-2249, Monday - Friday, 8 a.m. - 5 p.m.

Form of Government

Glendale follows a Council-Manager form of government. Legislative policy is set by the elected City Council and administered by the Council-appointed City Manager.

The City Council consists of a Mayor and six Councilmembers. Voters citywide elect the Mayor every four years. Councilmembers hold four-year terms with three seats decided every two years. Each of the six Councilmembers represents one of six electoral districts.



For special accommodations, please contact the City Manager's Office at (623) 930-2870 at least one business day prior to this meeting. TDD (623) 930-2197.

Si necesita traducción en español, por favor llame a la oficina del Administrador del Ayuntamiento de Glendale, (623) 930-2870, un día hábiles antes de la fecha de la junta.

Councilmembers

David M. Goulet - Ocotillo District
H. Philip Lieberman - Cactus District
Steven E. Frate - Sahuaro District
Joyce V. Clark - Yucca District
Yvonne J. Knaack – Barrel District



MAYOR ELAINE M. SCRUGGS

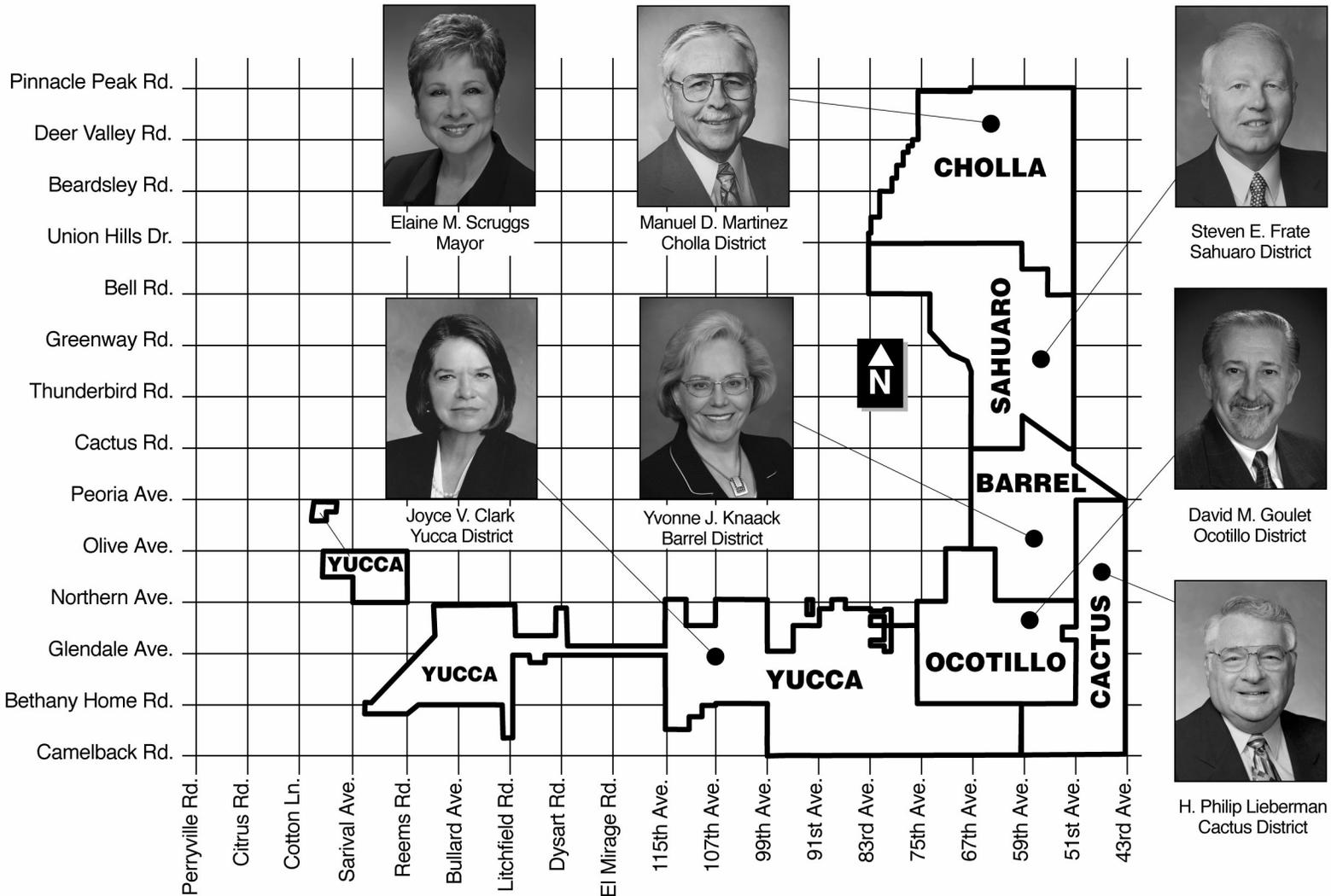
Vice Mayor Manuel D. Martinez - Cholla District

Appointed City Staff

Ed Beasley – City Manager
Craig Tindall – City Attorney
Pamela Hanna – City Clerk
Elizabeth Finn – City Judge

GLENDALE

Council District Boundaries





GLENDALE CITY COUNCIL WORKSHOP SESSION
Council Chambers – Workshop Room
5850 West Glendale Avenue
December 18, 2007
1:30 p.m.

WORKSHOP SESSION

1. [FY 2007-08 FIRST QUARTER GENERAL FUND STATUS REPORT ON REVENUES AND EXPENDITURES](#) – 45 MINUTES
2. PROPOSED ANNEXATION REQUESTS – 20 MINUTES
 - A. [ANNEXATION APPLICATION AN-175: NORTHERN GATEWAY - 9899 WEST NORTHERN AVENUE](#)
 - B. [ANNEXATION APPLICATION AN-177: REEMS RANCH - 7007 NORTH REEMS ROAD](#)

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. PERSONNEL MATTERS

A. The City Council will meet to discuss and consider the annual performance evaluation of the City Manager. (A.R.S. §38-431.03(A)(1))

2. 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))

3. LEGAL MATTERS – 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 contracts, agreements and/or development agreements related to public and private development in connection with a proposed development project west of Loop 101 between Bethany Home Road and Glendale Avenue, which 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

12/18/2007

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Horatio Skeete, Deputy City Manager

Sherry M. Schurhammer, Management & Budget Director

Raymond H. Shuey, Chief Financial Officer/Finance Director

SUBJECT: **FY 2007-08 FIRST QUARTER GENERAL FUND STATUS
REPORT ON REVENUES AND EXPENDITURES**

Purpose

- This is a request for City Council to review the FY 2007-08 first quarter report on General Fund (GF) revenue and expenditures.

Council Strategic Goals or Key Objectives Addressed

- The FY 2007-08 GF first quarter report is consistent with the Council's goal of ensuring the city's financial stability by conducting timely reviews of expenditures and revenues

Background

- In response to Council requests, staff committed to providing quarterly reports on the GF beginning with FY 2003-04.

First Quarter General Fund

- The GF's first quarter revenue budget and actuals, as well as a comparison with the first quarter of last FY, are as follows (in 000s):

	FY 2007-08 Annual Budget	FY 2007-08 1st Quarter Budget (straight line)	FY 2007-08 1st Quarter Actuals	% Over (Under) Budget	FY 2006-07 1st Quarter Actuals	% Change FY 2006-07 to FY 2007-08
City Sales Tax	\$67,552	\$16,888	\$15,313	(9%)	\$15,345	-----
State Income Tax	\$34,141	\$8,535	\$8,528	-----	\$6,882	+24%
State Sales Tax	\$24,583	\$6,146	\$5,600	(9%)	\$5,589	-----
State MV In-Lieu	\$10,862	\$2,715	\$2,558	(6%)	\$2,595	(1.5%)
HURF	\$16,986	\$4,247	\$4,066	(4%)	\$4,117	(1%)
Primary Prop Tax	\$3,888	\$972	\$183	(81%)	\$116	+58%
All Other	\$30,318	\$7,579	\$8,186	+8%	\$6,391	+28 %
	\$188,330	\$47,082	\$44,434	(5.5%)	\$41,035	+ 8%

- The FY 2007-08 GF revenue budget is \$11.2 million (6.3%) more than FY 2006-07 total GF revenue collections.
- The FY 2007-08 first quarter GF revenues are \$3.4 million (8%) more than FY 2006-07 first quarter GF revenues.
- The FY 2007-08 first quarter GF revenue receipts are \$2.6 million (5.5%) less than budgeted.
- City sales tax collections were \$15.3 million. This amount is approximately \$1.6 million (9%) less than budget. The \$15.3 million is almost even with the FY 2006-07 first quarter GF receipts.

- History shows us that the first quarter represents about 23% of a fiscal year's total GF revenue collections. The \$44.4M collected in the 1st quarter of this FY represents 23% of the FY's total GF revenue budget. The \$41M collected in the 1st quarter of last FY represented 23% of the total GF revenue collected in FY 2006-07. This information tells us that we are in line with the position we were in at the end of the 1st quarter of last FY.
- The strongest months for city sales tax collection, based on a 3-year average expressed in percentages, are December, March, April, May, and June.
- State-shared revenue collections were \$16.7 million. This amount is approximately \$710,000 (4%) less than budgeted but \$1.6 million (11%) ahead of first quarter receipts for FY 2006-07. The increase over last FY is attributable to increased income tax receipts, which were expected and planned for in this FY's GF revenue budget. The three components of state-shared revenue are shown below:
 - State income tax receipts came in as expected for the first quarter of FY 2007-08 and were \$1.6 million (24%) more than FY 2006-07 first quarter receipts;
 - State sales tax receipts were \$546,000 (9%) less than expected and are \$11,000 more than FY 2006-07 first quarter receipts; and
 - Motor vehicle in-lieu receipts were \$157,000 (6%) less than expected and \$37,000 (1.5%) less than FY 2006-07 first quarter receipts. Approximately 20% of the total revenues collected for the licensing of vehicles is distributed to incorporated cities and towns. The amount distributed is based on an incorporated city's population in relation to the total incorporated population of the county.
- HURF revenues are commonly called the gas tax even though there are several other transportation-related fees that comprise this revenue source. Much of this revenue source is based on the volume of fuel sold rather than the price of fuel. HURF receipts were \$181,000 (4%) below budget and \$51,000 (1%) less than FY 2006-07 first quarter receipts.
- The All Other category is doing very well primarily because of increased revenue collections for community development fees such as building permits and plan check fees. Compared to last FY, this category is \$1.8 million (28%) ahead in collections. Compared to budget, this category is \$607,000 (8%) ahead. Community development fees were adjusted effective July 1, 2007.
- The FY 2007-08 first quarter budget expenditures and actuals for the GF operating and pay-as-you-go (PAYGO) capital expenditures are as follows (in 000s):

	FY 2007-08 Annual Budget	FY 2007-08 1st Quarter Budget	FY 2007-08 1st Quarter Actuals	Amount Under/(Over) Budget
GF Salaries/Benefits	\$117,910	\$31,745	\$30,788	\$957
GF Non-Personnel	\$59,077	\$15,905	\$12,659	\$3,246
GF Debt Service (leases)	\$2,841	\$765	\$438	\$327
PAYGO Capital	\$7,498	\$2,019	\$133	\$1,886
TOTAL	\$187,326	\$50,434	\$44,018	\$6,416

- Overall, first quarter actuals were \$6.4 million less than the amount budgeted.

First Quarter Designated Sales Tax Receipts

- At the end of the first quarter, the transportation sales tax budget to actuals comparison, as well as last FY's first quarter actuals, are the following:

	FY 2007-08 Annual Budget	FY 2007-08 1st Quarter Budget	FY 2007-08 1st Quarter Actuals	% Over (Under) Budget	FY 2006-07 1st Quarter Actuals	% Change FY 2006-07 to FY 2007-08
Transp Sales Tax	\$27,613	\$6,903	\$6,012	(13%)	\$6,311	(5 %)

- The FY 2007-08 first quarter revenues are \$299,000 (5%) less than FY 2006-07 first quarter revenues.
- The FY 2007-08 first quarter revenues are \$891,000 (13%) less than the first quarter budget.
- At the end of the first quarter, the public safety sales tax receipts were the following (in 000s):

	FY 2007-08 Annual Budget	FY 2007-08 1st Quarter Budget	FY 2007-08 1st Quarter Actuals	% Over (Under) Budget	FY 2006-07 1st Quarter Actuals	% Change FY 2006-07 to FY 2007-08
Police sales tax	\$3,734	\$933	\$802	(14%)	\$843	(5%)
Fire sales tax	\$1,867	\$467	\$401	(14%)	\$421	(5%)
TOTAL	\$5,601	\$1,400	\$1,203	(14%)	\$1,264	(5%)

- The FY 2007-08 first quarter public safety sales tax revenues are \$61,000 (5%) less than FY 2006-07 first quarter revenues.
- For FY 2007-08, public safety sales tax revenues are \$197,000 (14%) below budget.
- The designated sales tax receipts are not included in the GF city sales tax figure provided in the prior section of this report.

New Component of Quarterly Reports

- At the April 10, 2007 budget workshop, October 16, 2007, budget workshop, and the November 2007 Council Retreat, councilmembers requested a new component be added to the quarterly reports.
- The purpose of this new component is to identify projected new expenses such as
 - Compensation for existing employees,
 - Cost increases for vehicle fuel and utilities such as electricity and water, and
 - Operating and maintenance costs for capital projects scheduled to be in operation for the upcoming FY.
- This new component also should identify any large-scale projects with significant operating budget expenses that have not been started yet but are scheduled to commence in the near future. Council asked for a workshop discussion about the estimated operating impact of these projects before any contract awards are brought forward for consideration.
- The workshop presentation about the 1st quarter report will include this new component.

Previous Council/Staff Actions

- The FY 2006-07 first quarter report on the GF was presented to Council on December 19, 2006.
- The FY 2006-07 second quarter report on the GF was presented to Council on March 20, 2007 along with the FY 2007-08 GF revenue projection.
- The FY 2006-07 third quarter report on the GF was presented as a written report to Council on July 30, 2007.
- The FY 2006-07 fourth quarter report on the GF was presented as a written report to Council on November 15, 2007.

Policy Guidance

This is a status report on the General Fund covering the first quarter of FY 2007-08. No Council guidance is requested on this report.



CITY OF GLENDALE

Council Communication

Workshop Agenda

12/18/2007
Item No. 2-A

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager
PRESENTED BY: Jon Froke, AICP, Interim Deputy City Manager
Thomas Ritz, AICP, Senior Planner

SUBJECT: [ANNEXATION APPLICATION AN-175: NORTHERN GATEWAY - 9899 WEST NORTHERN AVENUE](#)

Purpose

- This is a request by Financial American Corporation for City Council to provide guidance concerning an annexation request for approximately 24 acres located at the southeast corner of 99th and Northern avenues.

Council Strategic Goals or Key Objectives Addressed

- Glendale 2025, the City of Glendale's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

Background

- The annexation will implement Council direction on February 12, 2005, to consider annexation requests anywhere within the Municipal Planning Area.
- At this time the property is currently farmed and there are no buildings on the property.
- The existing city limits are adjacent to the property to the north and west, while the Loop 101 is adjacent to the east and an ADOT drainage channel to the south.
- The property is outside of the 55 ldn noise contour of the Glendale Municipal Airport and is in line with the northern approach to the Glendale Municipal Airport. Recognizing this, the

applicant has obtained a current Determination of No Hazard to Air Navigation letter from the Federal Aviation Administration.

- The General Plan designation for the property is Business Park (BP) ; however the applicant will be requesting a minor amendment to Corporate Commerce Center (CCC) to reflect the proposed mixed use development.
- A mixed use development is proposed including office, medical office, hotel, and retail uses. Parking structures are proposed because of the intensity of the development.
- The property is currently zoned R-43 (Rural Residential) in the county. After annexation, the city applies the most comparable Glendale zoning district to a newly annexed property compared to the existing county zoning. The most comparable Glendale zoning district is A-1 (Agricultural). This process will occur simultaneously with the annexation.
- Once annexed, the development of the site will require the city to provide police, fire, and water, sewer, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response, utility, and sanitation needs.
- The proposed Northern Parkway, including the bypass roadway over the Loop 101, heavily impacts the property. As presently designed, the Northern Parkway will require the acquisition of about four acres of right-of-way at the north end of the property.
- In conformance with Council guidance and to achieve the applicant's development objectives, staff will be processing a General Plan map amendment application and a rezoning application on the property simultaneously with the annexation request which will result in approval of new General Plan and zoning classifications in conformance with Glendale's General Plan designation at time of annexation.
- The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

Community Benefit

- The annexation of this area will require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city.
- The annexation of this area will ensure city review of all development for compatibility with existing development in the Loop 101 corridor.
- Once developed, the proposed annexation will add to the employment base of the city by providing more jobs than the current farming operations.

Policy Guidance

Staff is seeking guidance from Council to continue with the annexation process in accordance with the procedures described in state statutes.



CITY OF GLENDALE

Council Communication

Workshop Agenda

12/18/2007
Item No. 2-B

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager
PRESENTED BY: Jon Froke, AICP, Interim Deputy City Manager
Thomas Ritz, AICP, Senior Planner

SUBJECT: [ANNEXATION APPLICATION AN-177: REEMS RANCH
- 7007 NORTH REEMS ROAD](#)

Purpose

- This is a request by Gammage & Burnham, PLLC, for City Council to provide guidance concerning an annexation request on behalf of Reems Ranch LLC for approximately 271 acres located south of the southeast corner of Reems Road and Northern Avenue.

Council Strategic Goals or Key Objectives Addressed

- Glendale 2025, the City of Glendale's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

Background

- The annexation will implement Council direction on February 12, 2005, to consider annexation requests anywhere within the Municipal Planning Area.
- At this time the property is currently farmed, with the farm equipment building on the property scheduled to be demolished by the property owner as part of the development process.
- Luke Air Force Base and the existing city limits are adjacent to the property to the southeast and east.

- The property is entirely within the 70 ldn noise contour for Luke Air Force Base, and all but the northwest corner is also within the 75 ldn noise contour. About half of the property is within the 80 ldn noise contour. The General Plan designation for the property is Luke Compatible Land Use Area, and any development of the property must take into account the property's proximity to Luke Air Force Base.
- The Luke Compatible Land Use Area category designation is adjacent to the base and is delineated by the 1988 JLUS 65 ldn noise contour created by military flight operations. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military operations. Residential and other noise sensitive land uses, particularly those that include large gatherings of people, are discouraged in the Luke Compatible Land Use Area. Retention of agricultural uses and future industrial development are supported by this category to afford viable, economic use of the property, and as protection of public health and safety.
- The property is currently zoned R-43 (Rural Residential) in the county. After annexation, the city applies the most comparable Glendale zoning district to a newly annexed property compared to the existing county zoning. The most comparable Glendale zoning district is A-1 (Agricultural). This process will occur simultaneously with the annexation.
- The applicant intends to construct an industrial park on the property and will be responsible for insuring that all required noise mitigation measures are installed as part of the development of the property.
- Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.
- Based on the current land use and Police calls for service for this property, no additional Police staffing is currently needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected, this area may require 0.46 of an officer is needed in patrol. The Police department uses a formula based on the current comparable land use and the "calls for service" average, to calculate any additional patrol staffing needed. Each year staffing needs will be reassessed during the annual staffing study.
- The Fire department utilizes a model that defines when a population within a four minute travel-time, geographic area averages 1,000 calls for service annually, it then warrants a fire station sited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capacities within or near the service area; type of occupancies located within the service area, i. e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station siting. Based on current population, there is no need for a fire station at this time. Fire protection, Hazmat and Emergency Medical Services can be

implemented in a stair-step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees. However, Fire department staff will continue to analyze the area and report to Council annually.

- The southeastern part of the property is within the flood plain, and the applicant has engaged an engineer to reconfigure the flood plain as part of the future development.
- In conformance with Council guidance and to achieve the applicant's development objectives, staff will be processing a rezoning application on the property simultaneously with the annexation request which will result in approval of a new zoning classification in conformance with Glendale's General Plan designation at the time of annexation.
- As the property is west of 115th Avenue, the adopted City of Glendale annexation policy states that viable private providers will provide water and sewer service to the property.
- The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

Community Benefit

- The annexation of this area will require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city.
- Annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.
- Once developed, the proposed annexation will add to the employment base of the city by providing more jobs than the current farming operations.

Policy Guidance

Staff is seeking guidance from Council to continue with the annexation process in accordance with the procedures proscribed in state statutes.