

City of Glendale Council Special Meeting Agenda

March 4, 2014 – 5:00 p.m.

Welcome!

We are glad you have chosen to attend this meeting. We welcome your interest and encourage you to attend again.

Form of Government

The City of Glendale has a Council-Manager form of government. Policy is set by the elected Council and administered by the Council-appointed City Manager. The Council consists of a Mayor and six Councilmembers. The Mayor is elected every four years by voters city-wide. Councilmembers hold four-year terms with three seats decided every two years. Each of the six Councilmembers represent one of six electoral districts and are elected by the voters of their respective districts (see map on back).

Voting Meetings and Workshop Sessions

Voting meetings are held for Council to take official action. These meetings are held on the second and fourth Tuesday of each month at 6:00 p.m. in the Council Chambers of the Glendale Municipal Office Complex, 5850 West Glendale Avenue. **Workshop sessions** provide Council with an opportunity to hear presentations by staff on topics that may come before Council for official action. These meetings are generally held on the first and third Tuesday of each month at 1:30 p.m. in Room B3 of the Glendale Municipal Office complex.

Special voting meetings and workshop sessions are called for and held as needed.

Executive Sessions

Council may convene to an executive session to receive legal advice, discuss land acquisitions, personnel issues, and appointments to boards and commissions. Executive sessions will be held in Room B3 of the Council Chambers. As provided by state statute, executive sessions are closed to the public.

Regular City Council meetings are telecast live. Repeat broadcasts are telecast the second and fourth week of the month – Wednesday at 2:30 p.m., Thursday at 8:00 a.m., Friday at 8:00 a.m., Saturday at 2:00 p.m., Sunday at 9:00 a.m. and Monday at 1:30 p.m. on Glendale Channel 11.

If you have any questions about the agenda, 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 the City Council Office at (623)930-2249



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

Para acomodacion especial o traductor de español, por favor llame a la oficina del administrador del ayuntamiento de Glendale, al (623) 930-2870 un día hábil antes de la fecha de la junta.

Councilmembers

Cactus District – Ian Hugh
Cholla District – Manuel D. Martinez
Ocotillo District – Norma S. Alvarez
Sahuaro District – Gary D. Sherwood
Yucca District – Samuel U. Chavira



MAYOR JERRY P. WEIERS

Vice Mayor Yvonne J. Knaack – Barrel District

Appointed City Staff

Brenda S. Fischer – City Manager
Michael D. Bailey – City Attorney
Pamela Hanna – City Clerk
Elizabeth Finn – City Judge

Meeting Agendas

Generally, paper copies of Council agendas may be obtained after 4:00 p.m. on the Friday before a Council meeting from the City Clerk Department inside Glendale City Hall. Additionally, the agenda and all supporting documents are posted to the city's website, www.glendaleaz.com

Public Rules of Conduct

The presiding officer shall keep control of the meeting and require the speakers and audience to refrain from abusive or profane remarks, disruptive outbursts, applause, protests, or other conduct which disrupts or interferes with the orderly conduct of the business of the meeting. Personal attacks on Councilmembers, city staff, or members of the public are not allowed. It is inappropriate to utilize the public hearing or other agenda item for purposes of making political speeches, including threats of political action. Engaging in such conduct, and failing to cease such conduct upon request of the presiding officer will be grounds for ending a speaker's time at the podium or for removal of any disruptive person from the meeting room, at the direction of the presiding officer.

How to Participate

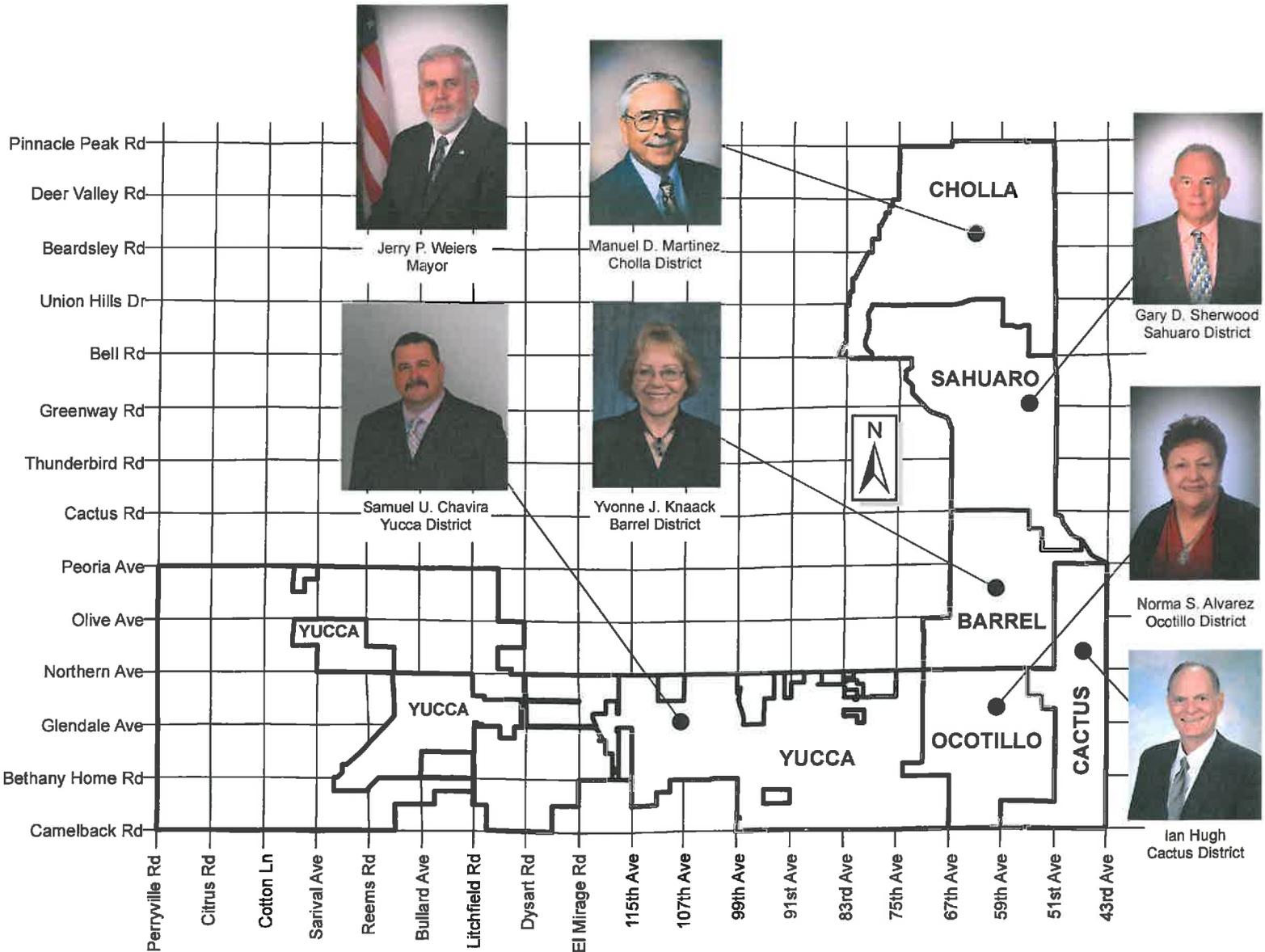
Voting Meeting - The Glendale City Council values citizen comments and input. If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a blue Citizen Comments Card. Public hearings are also held on certain agenda items. If you wish to speak on a particular item listed on the agenda, please fill out a gold Public Hearing Speakers Card. Your name will be called when the Public Hearing on the item has been opened or Citizen Comments portion of the agenda is reached. **Workshop Sessions** - There is no Citizen Comments portion on the workshop agenda.

When speaking at the Podium - Please state your name and the city in which you reside. If you reside in the City of Glendale, please state the Council District you live in.

Regular Workshop meetings are telecast live. 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., Saturday at 2:00 p.m., Sunday at 9:00 a.m. and Monday at 2:00 p.m. on Glendale Channel 11.



Council District Boundaries





**GLENDALE CITY COUNCIL SPECIAL VOTING MEETING
Council Chambers
5850 West Glendale Avenue
March 4, 2014
5:00 p.m.**

One or more members of the City Council may be unable to attend the Council Special Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRAYER/INVOCATION

Any prayer/invocation that may be offered before the start of regular Council business shall be the voluntary offering of a private citizen, for the benefit of the Council and the citizens present. The views or beliefs expressed by the prayer/invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker. A list of volunteers is maintained by the Mayor's Office and interested persons should contact the Mayor's Office for further information.

RESOLUTIONS

- 1. ADOPT BY RESOLUTION THE LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENTS PLAN FOR THE CITY OF GLENDALE
PRESENTED BY: Stuart Kent, Executive Director, Public Works
RESOLUTION: 4772**

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. When your name is called by the Mayor, please proceed to the podium. State your name and the city in which you reside for the record. If you reside in the City of Glendale, please state the Council District you live in (if known) and begin speaking. Please limit your comments to a period of three 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)).**

Items Respectfully Submitted,



Brenda S. Fischer, ICMA-CM
City Manager



CITY COUNCIL REPORT

Meeting Date: **3/4/2014**
Meeting Type: **Voting**
Title: **ADOPT BY RESOLUTION THE LAND USE ASSUMPTIONS AND
INFRASTRUCTURE IMPROVEMENTS PLAN FOR THE CITY OF GLENDALE**
Staff Contact: **Stuart Kent, Executive Director, Public Works**

Purpose and Recommended Action

This is a request for City Council to waive reading beyond the title and adopt by resolution the Land Use Assumptions and Infrastructure Improvements Plan for the City of Glendale, Arizona.

Background

Development impact fees are one-time charges to developers that are used to offset capital costs resulting from new development that necessitate the expanding of existing facilities or the development of new facilities to serve growth in a municipality. The collection of these fees allows the municipality to provide the same level of service to the new growth in the community without shifting the cost of growth related projects to the existing residents. Historically, the city's Capital Improvement Plan (CIP) was the basis for impact fee calculations.

On April 26, 2011, Governor Brewer signed into law Senate Bill 1525 (SB1525) which changed how impact fees are calculated. The new state enabling legislation for development impact fees, Arizona Revised Statutes (ARS) § 9-463.05 now requires three integrated products: 1) Land Use (LU) Assumptions for at least 10 years; 2) Infrastructure Improvements Plan (IIP); and, 3) Development Impact Fees (DIF). The *Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Impact Fees* report contains the three integrated products required by law for the City of Glendale DIF update.

The new law for development impact fees requires a two-phase adoption process; the LU Assumptions and IIP must be reviewed, refined, and approved before focusing on the development impact fees. Glendale has completed the necessary review and modification stage of the process by working with the development community and holding a public hearing on January 28, 2014 on the proposed LU Assumptions and IIP for the city. Council adoption of the LU Assumptions and IIP for Glendale completes phase-one of the process as required by the new law for adoption of development impact fees.

Phase-two of the DIF adoption process requires Council to hold a public hearing on April 8, 2014 in order to receive input on the DIF and allow for changes to be made prior to requested adoption at the May 13, 2014 Council meeting (with an effective date of July 31, 2014).



CITY COUNCIL REPORT

Analysis

The *Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Impact Fees* report has been posted on the main page of the city's website, and was emailed to representatives of the Home Builders Association of Central Arizona, Arizona Multihousing Association, and Valley Partnership.

Land Use Assumptions

ARS 9-463.05(T)(6) requires the preparation of a LU Assumptions document which shows projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least 10 years and pursuant to the General Plan of the municipality. TischlerBise prepared current demographic estimates and future development projections for both residential and nonresidential development that will be used in the IIP and calculation of the development impact fees. Demographic data for FY 2013-14 (beginning July 1, 2013) are used in calculating levels-of-service provided to existing development in Glendale. Although long-range projections are necessary for planning infrastructure systems, a shorter time frame of five to 10 years is critical for the impact fees analysis. Due to the slow recovery from the Great Recession, TischlerBise used compound growth rates to produce conservative initial projections that increase over time. The LU Assumptions for Glendale are explained in Appendix C (pages 65 - 77) of the *Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Impact Fees* report.

Creation of Service Areas / Service Zones

Service zones allow for impact fees that service a specific area to be differentiated from other parts of the community. Using service zones also recognizes that parts of the community may already have nearly all the infrastructure necessary to serve it and other areas of the city may still be early in their development and as a result may need a greater level of infrastructure. Previously, the only impact fee zones the city had were for parks and recreation. All of the other categories had impact fees calculated for the city as a whole. Based on the anticipated growth areas and Council policy related to development west of 115th Avenue, three different zones are being recommended for certain categories such as Water and Transportation services. Service zones also restrict the usage of fees collected from that zone to be used only in that zone. The proposed zones for Glendale are explained in Appendix C (pages 68 and 69) of the *Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Impact Fees* report.

Infrastructure Improvement Plan

This update of Glendale's DIF includes the following necessary public services as listed below, and the IIP for each service can be found in the *Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Impact Fees* report on the indicated pages.



CITY COUNCIL REPORT

- Parks and Recreational Facilities (pages 14 – 20)
- Streets (pages 22 – 38)
- Police Facilities (pages 39 – 45)
- Fire Facilities (pages 46 – 52)
- Water Facilities (pages 53 – 57)
- Wastewater Facilities (58 – 62)

Glendale currently collects a development fee for library facilities but the recommendation of city staff is to suspend collection when the updated fees become effective July 31, 2014 (page 21).

The preliminary/proposed development fees shown in the *Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Impact Fees* report will be revised after meeting with the development community and receiving input at the public hearing requested of Council to be held on April 8, 2014.

Previous Related Council Action

On January 28, 2014, Council held a public hearing on the proposed LU Assumptions and IIP for the City of Glendale. As there were no comments, Mayor Weiers closed the public hearing.

At the November 19, 2013 Workshop, Council received an update on the DIF and was provided the *Draft Land Use Assumptions, Infrastructure Improvements Plan, and Development Fees* report. Council provided direction to continue with the process and to hold a public hearing on January 28, 2014 to hear the LU Assumptions and IIP.

At the March 5, 2013 Workshop, Council received an update on the DIF and directed staff to implement a hybrid method of reviewing the IIP and any new or modified impact fees with the development community. The city will also contract for an independent, biennial certified audit of LU assumptions, IIP and the expenditure and collection of impact fees. The audit findings and report must be posted and reviewed at a public hearing within 60 days of their completion.

On May 22, 2012, Council authorized the City Manager to enter into a professional services contract with TischlerBise to update the city's DIF schedule and to develop the IIP.

On November 22, 2011, Council adopted the current version of development impact fees that were modified to be compliant with SB1525 and which took effect on December 31, 2011.

At the September 20, 2011 Workshop, Council was briefed on the potential impacts of SB1525 and directed staff to modify the existing development impact fees to ensure the city can continue to collect development impact fees in accordance with the new law.



CITY COUNCIL REPORT

Community Benefit/Public Involvement

The public was provided an opportunity to comment during the January 28, 2014 public hearing. January 29 through March 3 reflected the required 30-day waiting/consensus building period and allowed for changes to be made to the draft LU Assumptions and IIP prior to the requested adoption at the March 4, 2014 Special Voting Meeting.

On December 19, 2013, the city's Public Works Executive Director and staff from TischlerBise met with representatives from the Home Builders Association of Central Arizona, the Arizona Multi-Family Housing Association and Valley Partnership. During the meeting there were two primary concerns raised regarding the report, one was in regards to the city's financial ability to build and operate the facilities and improvements and the second had to do with the method of calculating impact fees on commercial and industrial users for the parks category. In response to the first issue, the IIP was reviewed with the city's Financial Services department and the affected operating departments to ensure that the capital projects included meet the criteria for inclusion spelled out in SB1525 and are realistic given the financial projections for the city. As for the calculation of impact fees, refinements were made to the calculations and this resulted in a lowering of the nonresidential allocation for the parks category.

On November 26, 2013, the city provided notice of the January 28, 2014 City Council meeting and public hearing, and published the *Draft Land Use Assumptions, Infrastructure Improvements Plan, and Development Fees* report on the main page of the city's website for public review. Further, a Notice of Public Hearing on the Land Use Assumptions and Infrastructure Improvements Plan was published in the November 28, 2013 publication of the Glendale Star. November 28 through January 27 reflects the required 60-day public notice/consensus building period and allows for changes to be made to the draft LU Assumptions and IIP prior to the January 28 public hearing.

Budget and Financial Impacts

As stated in ARS § 9-463.05.A, a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan.

Attachments

Resolution

RESOLUTION NO. 4772 NEW SERIES

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, ADOPTING THE LAND USE ASSUMPTIONS, AND THE INFRA-STRUCTURE IMPROVEMENTS PLAN FOR THE CITY OF GLENDALE.

WHEREAS, Arizona Revised Statutes (ARS) § 9-463.05, effective January 1, 2012, requires that a municipality prepare and adopt land use assumptions and an infrastructure improvements plan for designated service areas before adoption or amendment of a development impact fee; and

WHEREAS, on November 26, 2013 notice of a public hearing on the Land Use Assumptions and Infrastructure Improvements Plan and the Draft Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Fees report were posted on the home page of the City of Glendale website for the January 28, 2014 City Council meeting; and

WHEREAS, on November 28, 2013 notice of a public hearing on the Land Use Assumptions and Infrastructure Improvements Plan was published in the Glendale Star for the January 28, 2014 regular City Council meeting; and

WHEREAS, on January 28, 2014, City Council held the public hearing required by ARS § 9-463.05 concerning the land use assumptions and an infrastructure improvements plan with no public comment received; and

WHEREAS, in adopting the Land Use Assumptions and an Infrastructure Improvements Plan, the City Council seeks to designate a service area for each necessary public service or facility expansion in which a substantial nexus exists between the necessary public service or facility expansion and the development being served as prescribed in the Infrastructure Improvements Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Glendale City Council hereby adopts the Land Use Assumptions and the Infrastructure Improvements Plan prepared for the City of Glendale as set forth in the report by TischlerBise dated February 10, 2014.

SECTION 2. That said Land Use Assumptions, Infrastructure Improvements Plan, and Draft Development Fees report is on file in the Office of the City Clerk.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this _____ day of _____, 2014.

M A Y O R

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

a_lua_iip