

# City of Glendale

5850 West Glendale Avenue  
Glendale, AZ 85301



## Meeting Minutes - Final

Tuesday, June 27, 2017

6:00 PM

Voting Meeting

Council Chambers

### City Council

*Mayor Jerry Weiers*

*Vice Mayor Ian Hugh*

*Councilmember Jamie Aldama*

*Councilmember Joyce Clark*

*Councilmember Ray Malnar*

*Councilmember Lauren Tolmachoff*

*Councilmember Bart Turner*

**CALL TO ORDER****ROLL CALL**

**PRESENT:** Mayor Jerry Weiers  
Vice Mayor Ian Hugh (Cactus)  
Councilmember Jamie Aldama, (Ocotillo)  
Councilmember Joyce Clark (Yucca)  
Councilmember Ray Malnar (Sahuaro)  
Councilmember Lauren Tolmachoff, (Cholla)  
Councilmember Bart Turner, (Barrel)

**ABSENT:** None

**ALSO PRESENT:** Kevin Phelps, City Manager  
Michael D. Bailey, City Attorney  
Julie K. Bower, City Clerk  
Tom Duensing, Assistant City Manager  
Darcie McCracken, Deputy City Clerk

**POSTING OF COLORS****PLEDGE OF ALLEGIANCE****PRAYER/INVOCATION**

The invocation was offered by Raul Salgado from Harvest Church.

**CITIZEN COMMENTS**

Bill Demski, a Sahuaro resident, spoke about water waste in the City and his dissatisfaction with the Police Department for not taking reports of the two incidents he had while riding his bike.

James Deibler, a Phoenix resident, said a Bashas' grocery store was needed in the Cactus District. He supported bringing new jobs to the west valley and hoped the Coyotes would stay in Glendale.

Jason Mallette, a Cholla resident, had written to Councilmember Tolmachoff about issues he was having in his neighborhood. He thanked Councilmember Tolmachoff, the Council and staff for quickly resolving the issues.

**APPROVAL OF THE MINUTES OF JUNE 13, 2017**

**A motion was made by Councilmember Clark, seconded by Councilmember Aldama, to approve the Minutes of the June 13, 2017 Voting Meeting. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None.

## **BOARDS, COMMISSIONS AND OTHER BODIES**

Councilmember Aldama presented the following nominations for Boards and Commissions:

### Board of Adjustment

Cathy Cheshier, Cholla appointment  
Lawrence Feiner, Chair, Sahuaro appointment  
Erminie Zarra, Vice Chair, Mayoral appointment

### Citizens Bicycle Advisory Commission

Chris Fundis, At-large reappointment  
Larry Flatau, Chair, At-large reappointment  
Chris Fundis, Vice Chair, At-large appointment

### Citizens Transportation Oversight Commission

John Geurs, Ocotillo reappointment

### Community Development Advisory Committee

Lisa Baker, Barrel appointment  
Dorlisa Dvorak, Neighborhood Rep reappointment  
Denise Flynn, Neighborhood Rep reappointment

### Library Advisory Board

Teresa Collett, Sahuaro reappointment

### Parks & Recreation Advisory Commission

Ethan McAfee, Teen reappointment  
Jessica Edgar, Barrel appointment

### Risk Management Worker's Compensation

Tom Duensing, City Employee reappointment  
Ray Malnar, Councilmember reappointment  
Gary Deardorff, Chair, Mayoral reappointment

**A motion was made by Councilmember Aldama, seconded by Councilmember Turner to approve the recommended appointments to boards, commissions and other bodies. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

## **PROCLAMATIONS AND AWARDS**

Mayor Weiers proclaimed July 2017 as Parks and Recreation month.

Mr. Strunk thanked the audience, community members and the Parks and Recreation Department staff who used and worked at the City parks.

## **CONSENT AGENDA AND CONSENT RESOLUTIONS**

Ms. Bower read Consent Resolution Items 33 through 41.

Mayor Weiers said a request was made to vote on Items 20, 22, 23, 25 through 28, 30, 31 separately, with no discussion needed. He said there was a speaker card for Item 29. He said there was also a request for a separate discussion of Item 32.

Mr. Bailey asked to pull Item 17 for a separate vote due to an administrative change.

Bill Demski, a Sahuaro resident, asked how much money was being spent on Item 29.

Mayor Weiers reminded Mr. Demski that he was allowed to make a statement.

Mr. Demski said the item could be ten trillion dollars and no one would know.

Mayor Weiers said the Council knew and the information was available on the internet.

Mr. Demski said the public was not aware of how much the Council was spending. There had to be a benefit to the person receiving the money when state funds were spent. His neighborhood hadn't seen a street sweeper in two years. Mr. Demski spoke about the money spent at Camelback Ranch.

Councilmember Turner asked to pull Item 29 for a presentation for the sake of transparency so everyone in the audience could hear what the Council was spending for that item.

**Councilmember Turner made a motion, seconded by Councilmember Tolmachoff, to approve Consent Agenda Items 4 through 16, 18, 19, 21, 24, and Consent Resolutions 33 through 41. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

17. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE CONTRACT WITH CREDIT MANAGEMENT GROUP, LLC, DOING BUSINESS AS CHRISTMAS LIGHT DECORATORS, FOR THE DOWNTOWN HOLIDAY LIGHTS DISPLAY FOR THE CONTRACT TERM

Mr. Strunk said the matter had been presented to Council recently regarding the downtown holiday lights and the item was a request to change the amendment to allow for adjustments, such as hourly rates, that were being passed on to the City. The amount indicated in the Council Communication of \$210,000 was incorrect. The correct figure was \$228,103 and was referenced in Attachment B of the amended agreement presented to Council. The request was to authorize the change in the amendment with the correct amount.

**Councilmember Tolmachoff made a motion, seconded by Councilmember Clark, to approve Item 17. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

29. APPROVAL OF THE FISCAL YEAR 2017-18 CAMELBACK RANCH - GLENDALE CAPITAL REPAIRS/REPLACEMENT PROGRAM; AUTHORIZATION FOR THE CITY MANAGER TO EXPEND FUNDS TO REIMBURSE CAMELBACK SPRING TRAINING, LLC FOR CAPITAL REPAIRS MADE AT CAMELBACK RANCH - GLENDALE IN FISCAL YEAR 2017-18

Mr. Friedline said the request was to approve the FY17-18 Camelback Ranch capital repairs/replacement program to reimburse Camelback Spring Training, LLC to pay for the identified capital repairs as they were completed throughout the year in an amount not to exceed \$836,000. He said staff had tried to identify the highest priorities, although an unscheduled repair could arise and take the place of one of the prioritized projects. It was in the City's best interest to maintain the integrity and level of use in that facility.

Councilmember Turner said the expenses were contractual obligations the City had to Major League Baseball and the teams at Camelback Ranch. He said the Council always looked for ways to minimize such expenditures and was doing its best to mitigate the outlay of money there.

**Councilmember Turner made a motion, seconded by Vice Mayor Hugh, to approve Item 29. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

20. AUTHORIZATION TO ENTER INTO A SERVICES AGREEMENT WITH CI TECHNOLOGIES, INC. AND EXPENDITURE AUTHORITY FOR THE PURCHASE OF INTEGRITY SOFTWARE PRODUCTS, SERVICE, AND MAINTENANCE FOR THE GLENDALE POLICE DEPARTMENT

**Councilmember Turner made a motion, seconded by Councilmember Aldama, to approve Item 20. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

22. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH FLUORESCO SERVICES, LLC, FOR RE-LAMPING AND REPAIR SERVICES

**Councilmember Turner made a motion, seconded by Councilmember Clark, to approve Item 22. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

23. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH HAWKEYE ELECTRIC, INC., FOR RE-LAMPING AND REPAIR SERVICES

**Councilmember Clark made a motion, seconded by Councilmember Aldama, to approve Item 23. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

25. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH HERNANDEZ COMPANIES, INC., FOR RE-LAMPING AND REPAIR SERVICES

**Councilmember Clark made a motion, seconded by Councilmember Tolmachoff, to approve Item 25. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

26. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH UK ELECTRIC, LLC, FOR RE-LAMPING AND REPAIR SERVICES

**Councilmember Clark made a motion, seconded by Councilmember Aldama, to approve Item 26. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

27. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH KIMCO FACILITY SERVICES, INC., TO PROVIDE CUSTODIAL SERVICES AT VARIOUS CITY FACILITIES

**Councilmember Clark made a motion, seconded by Councilmember Tolmachoff, to approve Item 27. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

28. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH VARSITY CONTRACTORS, INC., DOING BUSINESS AS VARSITY FACILITY SERVICES, TO PROVIDE CUSTODIAL SERVICES AT VARIOUS CITY FACILITIES

**Councilmember Clark made a motion, seconded by Councilmember Aldama, to approve Item 28. A roll call vote was taken. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

30. AWARD OF RFP 17-30 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH SOUTHWEST FABRICATION, LLC, FOR BUS STOP INSTALLATION, MAINTENANCE AND REPAIR SERVICES

**Councilmember Clark made a motion, seconded by Councilmember Tolmachoff, to approve Item 30. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

31. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE AGREEMENT WITH BASIN TREE SERVICE & PEST CONTROL, INC., DOING BUSINESS AS UNITED RIGHT-OF-WAY (URW), FOR LANDSCAPE SERVICES NORTH OF OLIVE AVENUE

**Councilmember Clark made a motion, seconded by Councilmember Aldama, to approve Item 31. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

32. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH AMERESCO, INC., FOR STREETLIGHTING LIGHT EMITTING DIODE (LED) CONVERSION

Ms. Bower introduced Item 32.

Mr. Friedline said the request was to enter into a linking agreement with Ameresco for LED or light emitting diode streetlight luminaires in an amount not to exceed \$5,425,179. The term of the agreement was through February 14, 2020. The City had over 20,000 streetlights and about 18,000 were adaptable to the LED lights. He said the rebates from APS could be as much as \$400,000. The City would save up to 25% in its energy bills, which would be about a \$25,000 savings every year. There would be public outreach regarding the transition and the project should be completed in about 18 months.

Councilmember Tolmachoff asked if the type of LED lights had already been selected.

Mr. Friedline said, in accordance with the linking agreement, the City would be using an Audobon product, which had already been installed on Hillcrest Avenue. The lights had been tested and used in valley cities for years and the lights were equipped to have other nodes installed with advanced technologies.

Councilmember Tolmachoff wanted to make sure that newer technology could be added to the lights in the future.

**Councilmember Tolmachoff made a motion, seconded by Councilmember Clark, to approve Item 32. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None.

**LAND DEVELOPMENT ACTIONS**

## 42. RESOLUTION NO. R17-53

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GENERAL PLAN MAP OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING GENERAL PLAN AMENDMENT GPA17-01 FOR PROPERTY LOCATED AT 9050 WEST CAMELBACK ROAD

ORDINANCE NO. 017-29

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 9050 WEST CAMELBACK ROAD FROM STONEHAVEN SHD-5 PAD, SHD-7 PAD, AND SHD-8 PAD TO STONEHAVEN ZONING CLASSIFICATIONS SHD-4 PAD, SHD-4.5 PAD, SHD-5 PAD, SHD-6 PAD AND SHD-7 PAD; AMENDING THE STONEHAVEN PAD MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED

Ms. Bower read Resolution No. R17-53.

Mr. Froke said the two land use applications for Stonehaven included a general plan amendment to the land use map, as well as a zoning case to amend the Stonehaven PAD. The current general plan designation was medium density residential and the general plan had been amended to allow commercial at two locations. The PAD zoning was approved in April 2016. Stonehaven was a master-planned, mixed-use project. The project consisted of 2 commercial areas and 11 residential planning parcels.

Mr. Froke said the components of the general plan amendment for 2017 were to establish two locations of medium high-density residential with up to 8 units per acre. These two parcels were 35.4 acres and 28.6 acres. The parcels were located on the east side of 91<sup>st</sup> Avenue at the southeast corner of Bethany Home road and the northeast corner of Camelback Road and would be commercial development.

Mr. Froke said the zoning case was a request to amend the zoning, which would establish 5 residential land use classifications, establish a minimum lot size of 4,000 square feet, reconfigure 11 development parcels into 19, increase the lot count from 1,161 to 1,392, and increase the overall amount of lots by 231 lots.

Mr. Froke said Stonehaven planned to complete the collector street as part of the development plan. There was an existing school and neighborhood park at the northeast corner of Missouri and 87<sup>th</sup> Avenue as well as an existing high school on 91<sup>st</sup> Avenue and Camelback and several other developments in the area.

Mr. Froke said the two areas would include minimum lot sizes of 4,000 square feet. The applicant and Pulte Homes would be the master developer and wanted to break up Stonehaven into more manageable development parcels. Other homebuilders could be introduced.

Mr. Froke said one of the two commercial parcels would be developed into a grocery shopping center and the other parcel would be developed for patrons who wanted to be close to the action of the Super Bowl or other events, but not attend the game. There was a gap in the arterial street network on Bethany Home Road that existed in Glendale and Phoenix, between Loop 101 and the Squaw Peak Parkway. An important part of the project was the completion of that street.

Mr. Froke said three neighborhood meetings were held to review the proposal with residents. Some of the common concerns and issues included schools, traffic impacts, densities and house product impacts.

Mr. Froke said the findings and analysis showed the project was consistent with the objectives for new development. The general plan designations provided a slight increase in density and there would be additional housing opportunities. Stonehaven was located within walking or biking distance of the sports and entertainment district and it would provide growth in the City. The amendment promoted public health, safety and welfare and the local school districts had indicated there were adequate school facilities to serve the additional students. The PAD zoning was the best category to accommodate both the current and proposed plan. The project team consisted of members from several City departments and all had reviewed the application.

Mr. Froke said the R1-4 zoning district was created in 1993 and had been used throughout the City at select locations. The Planning Commission had reviewed this application at a public hearing on May 18, 2017 and most of the public comments were in opposition to the project. The Planning Commission had recommended denial of both land use applications. He said if Council approved the request all 7 stipulations should be included in the ordinance.

Councilmember Clark asked why parcels 5, 12 and 20 were not identified, which had made changes to the application.

Mr. Froke said it was correct that there were a couple of amendments through the PAD zoning where additional lot sizes were being introduced.

Councilmember Clark asked if the applicant was requesting that parcels 2 and 17 be 4,000 square feet and parcels, 5, 12 and 20 be 4,500 square feet.

Mr. Froke said that was correct.

Councilmember Clark asked if the proposal included the elimination of 8,000 square foot lots, which was in the original application that was approved by Council in April 2016.

Mr. Froke said the area along 83<sup>rd</sup> Avenue was currently approved for 7,000 - 8,000 square foot lots. He said the current proposal was requesting to eliminate the larger lots and reduce those to 7,000 square foot lots.

Councilmember Clark asked if the other R1-4 developments currently under construction had exclusively 4,000 square foot lot sizes or if there was a range of lot sizes.

Mr. Froke said Deer Valley Villas was located north of Union Hills and 51<sup>st</sup> Avenue and there would be approximately 15 lots of 5,500 square feet.

Councilmember Clark asked if the lot sizes at Deer Valley Villas was larger than 4,000 square feet.

Mr. Froke said that project probably would have used R1-5 zoning if the City had that zoning designation. The Alice Park development was located on Butler Drive between 61<sup>st</sup> and 63<sup>rd</sup> Avenues and the zoning for that development changed from R-2 to R1-4. The neighborhood had been pleased to see a significant density reduction in that area.

Mayor Weiers asked Mr. Friedman to provide a synopsis of the City's third-party economic impact analysis for the project.

Councilmember Clark made a point of order that Mr. Friedman's presentation did not respond to her line of questioning. She did not object to the presentation, but didn't think the presentation fit here.

Mr. Friedman said an impact analysis study was commissioned by Stonehaven. The study was based on development data provided by the applicant. The study evaluated the construction sales tax, development impact fees, ongoing tax revenue from the property and sales tax and commercial lease tax associated with the Stonehaven development. Based on the study's findings, the project would result in a total revenue to the City of \$49.3 million from 2019 to 2026. It would continue to provide ongoing revenue sources to the City well after completion. The land use model determined that the net fiscal impact was significantly positive to the City and the amount of planned retail was enough to offset the cost of services for the residential component of the proposed project.

Councilmember Clark asked about the lot sizes in the Copper Cove development.

Mr. Froke said the parcels consists of two different lot sizes. He said one of the parcels was located on the south side of Missouri, west of 91<sup>st</sup> Avenue and the other component wrapped around the commercial parcel at 95<sup>th</sup> Avenue. He said even though the property was zoned R1-4, there were lots larger than 4,000 square feet.

Councilmember Clark said there was not a single R1-4 lot in that subdivision and in phase 2 of that project, the lot sizes started at 5,700 square feet. Phase 1 had lot sizes of 9,000 square feet and up. The information provided to Council showed the zoning at R1-4. She asked how many other developments were true R1-4 zoning or ended up being a mixture and were any other developments within the City similar in density to Stonehaven.

Mr. Froke said there were three neighborhoods in the area of 63<sup>rd</sup> Avenue and Olive that had a large amount of R1-4 zoning. He said another similar development was located at 67<sup>th</sup> Avenue and Orangewood.

Councilmember Clark said under old zoning, the development in the Ocotillo District had 271 lots on 76 acres, not 133 acres. She said Stonehaven had a maximum of 616 homes. She asked if there were any comparable developments to Stonehaven in the City.

Mr. Froke was not aware of any.

Mayor Weiers asked if Susan Demmit wanted to make a presentation.

Ms. Demmit, with Gammage and Burnham, said she was appearing on behalf of John F. Long Properties and Pulte Homes. The key component was that Stonehaven was a master planned community, which was different than standalone communities. A master planned community was not just a collection of lot sizes but was a full package for buyers, including a connected open space, community and neighborhood parks, community governance, architectural design control, maintenance of common areas, and diversity and flexibility in home styles.

Ms. Demmit said Pulte Homes was one of the few homebuilders in Arizona that had decades of experience in developing master planned communities. She explained part of having a master planned community was diversity of lot sizes and people. She said the community was in line with current market trends and buyer demographics. What Stonehaven proposed was not new or unusual and was happening across the valley. The project was approved in April of 2016 and Stonehaven was first conceived in 2013. She said master planned communities were living environments that had to change over time.

Ms. Demmit said Stonehaven was a residential project, but would have a positive impact on sales tax because of the retail components. Both commercial parcels were an integral piece of the master planned community and included places that Stonehaven residents could walk to dinner or other businesses and would have a significant financial impact to the City, as well as help Stonehaven pay for itself.

Ms. Demmit said smaller lot sizes were very prevalent in other master planned communities. The introduction of the two lot sizes was in direct response to the home-buying community and the homes could be found in every new master planned community across the valley. Not everyone wanted a larger lot or a pool and some buyers wanted to walk to retail areas.

Ms. Demmit said the homes on the smaller lots were 1,600 to 2,400 square feet, which were traditional home sizes. There were buyers out there that valued that type of an environment. The next lot size was 4,500 square feet, which was a more traditional lot size for a single-family home. The homes were 1,400 to 2,600 square feet and there was room for a pool on the lot. The lot size was in high demand across the valley.

Pulte felt the lot sizes were a critical piece of the master plan and the home-buying community wanted those lot sizes.

Ms. Demmit said the applicant had reached an agreement with staff through stipulations proposed at the Planning Commission to cap the maximum number of units at 1,365, which was 204 lots more than the current approval. The gross density at Stonehaven was 3.77 units per acre. Stonehaven was competing with other master plans for buyers across the valley. She said Stonehaven was still on the lower end of the spectrum when compared to other communities. Homes in master planned communities tended to sell at a premium value. There were over 60 acres of parks and open space in Stonehaven, which included community parks, trails and neighborhood parks.

Ms. Demmit said the applicant had been out speaking to community businesses and residents and gathered 1,606 petitions, which were provided to the City Clerk. She said staff recommended approval of the project and agreed with all stipulations proposed by staff. She said the project had also received endorsements from the Glendale Chamber of Commerce and the Glendale Star.

Councilmember Clark asked if a decision had been made about gating a portion of the development.

Ms. Demmit said that section would be gated.

Councilmember Clark had wanted that clarification.

Councilmember Tolmachoff said there was focus on the lot size, but the real issue was the quality of the product that was going to be delivered. She said Pulte delivered a quality product and responded to the market.

Councilmember Aldama asked if there were any lots in the development that would be under HOA regulations.

Ms. Demmit said since Stonehaven was a master planned community, every residence in Stonehaven would be governed by an HOA.

Mayor Weiers asked if each area in the development would have its own HOA, or if there would be one HOA for the entire project.

Ms. Demmit said one HOA would govern the entire project.

Councilmember Clark asked if an economic study was conducted during the 2016 approval of the original plan for Stonehaven.

Mr. Friedman said a study was produced.

Councilmember Clark asked if the numbers in the first study were as positive as the numbers in the more recent economic study.

Mr. Friedman said the numbers were positive in the first study.

Mayor Weiers opened a public hearing on Resolution No. R17-53, amending the general plan map of the City of Glendale.

Mr. Bailey asked Mayor Weiers to open the public hearing for both items because the Council received the presentation on both items, so the testimony provided would apply to both items.

Councilmember Tolmachoff asked for a stipulation to Ordinance No. O17-29.

Mr. Bailey asked Ms. Bower to read the stipulation into the record and then asked Mayor Weiers to open the public hearing for both items.

Ms. Bower read Ordinance No. O17-29 by title and then read Stipulation No. 8, "The City of Glendale and Jacob F. Long, Trustee of the John F. Long Revocable Living Trust under Agreement dated February 26, 2008 will amend the Stonehaven Development Agreement entered on April 26, 2016, to provide for the option to accelerate the design, construction and completion of the Bethany Home Road Extension. In sum: (a) Upon written notice to the Developer, the City may accelerate the timing for the design work and construction of the Bethany Home Road Extension. This notice shall identify the source of funding for the City's portion of the Bethany Home Road Extension and contain a commitment for funding throughout the construction of the Bethany Home Road Extension. (b) Upon receipt of notice and administrative approval of the phasing plan, the Developer will complete design work and begin construction of the Bethany Home Road Extension no later than the issuance of the first residential unit building permit for the Stonehaven Development. (c) If an Amendment to the Stonehaven Development Agreement is not executed by both parties by September 30, 2017, then this stipulation shall be of no further force or effect."

Mayor Weiers opened the public hearing on Resolution No. R17-53 and Ordinance No. O17-29.

Michael Socaciu, a Yucca resident, said his home is about ¼ of a mile from the Stonehaven property. He said density was important with respect to the issue of public schools. The affected schools in the Tolleson High School District and the Pendergast Elementary School District were near capacity. Once the project was built, neither the seller, nor the builders had any further responsibility regarding the new students. He said the districts were always in need of funds and would likely spend the money received from Stonehaven on education expenses for today and the community was left holding the bag when it came to overcrowding and under-performing schools. He wanted to know how much money was being given to the school districts to obtain its letter of certification. He asked the Council to vote no on this item.

Hilda Ortega-Rosales, a Yucca resident, was representing the Superintendent of Tolleson Union High School District. She said the school district was aware of the concerns regarding capacity for the new students. The district viewed the City as a partner with a common goal to develop the communities. The district was in the

planning stages of the new high school, with an opening date of August 2019. Once that new school was open, space would be freed up at both Westview High School and Copper Canyon High School. The Stonehaven plans had been reviewed and adequate space would be available for 280 students expected to be received from the development upon completion. The district was prepared to welcome the new students and provide them with a quality education that was expected and deserved.

Teresa Zarra, a Yucca resident, had attended several meetings regarding the development of Stonehaven, and residents had argued against a high-density development. She said an agreement was made and she was concerned that the plans had now been changed.

Martin Samaniego, a Yucca resident, had been a resident of Glendale for over 30 years, had served on the local school board and served on the Council for 4 years. He supported the Stonehaven development and said it brought a good quality of life for Glendale.

Ruben Gutierrez, a Yucca resident, represented the Pendergast Elementary School District and the governing board. The district provided Head Start preschool and K-8 school services in the Pendergast District. He read the vision of the district and said the City was thinking globally and investing in the cultural pieces of the community.

Martin Nowakowski, a Yucca resident, said there was an agreement reached last year and residents felt misled. Residents were never told that the smallest lot size of 5,500 feet was going to change. He asked the Council to vote with the people.

Yvonne Knaack, a Barrel resident, had previously served on the Council with Councilmember Clark, but never agreed with her on the issue of lot size. Today's homebuyers were not looking for large lots and the homebuying market had changed. The economic impact of the development was what the community had been waiting for. She was excited they had a developer and a homebuilder that would build a master planned community in that area. It would help with revenue generation. She asked the Council to move the item forward.

Jack Martino, a Glendale resident, said Stonehaven had become a big concern to the community. He said an agreement was reached in April of 2016 and now John F. Long was asking for that agreement to be modified. He spoke about some of the modifications that are being requested. He said the Planning Commission had recommended denial.

Shane Spaulding, a Cholla resident, had lived in Glendale all his life. He supported the Stonehaven project, which would provide work for local businesses. He hoped Stonehaven would be a great place for families to grow and create memories.

Robert Singer, a Yucca resident, said Stonehaven was not good for the City and would create traffic, noise and pollution and would lower the value of homes in his neighborhoods. He said the Planning Commission listened to the people and asked the Council to vote no on the item.

Robert Heidt, President and CEO of the Glendale Chamber, said the Chamber was in full support of the project and stood behind John F. Long and Pulte Homes. He encouraged the Council's support for the item. He said the Chamber represented business and the project was about business. The project was approved unanimously by the Chamber board and a project of this magnitude did not come along every day. It would add tremendous value to the City and nearby businesses. He asked for Council support on the item.

Bonnie Ervine, a Yucca resident, said there was much disapproval over the amendment to the project. The project was approved in 2016 and the piece of property was significant due to its location and general impact on the City. There was significant opposition to increased density and it would be prudent to keep the original proposal in place. She requested the Council deny the amendment.

David Rousseau, President of Salt River Project, said the project was coming to life during an era of canal multiple use and the City had embraced using linear parks and connectivity. He said he was in support of Stonehaven.

James Deibler, a Phoenix resident, supported John F. Long and Pulte Homes developing the neighborhood. He said high quality homes and additional taxpayer monies would come to the City.

Matthew Sargent, a Yucca resident, lived a few blocks from the new development. He was not sure if the development was what residents wanted. There would be much more traffic in the area when the homes were built. There were no committed commercial partners. He asked the Council to not approve the item.

Tom Traw, a Yucca resident, said his home was very close to the Stonehaven development. He had no problem with the original approved plan, but was not in favor of the amendment. Removal of the larger lots was to make room for much smaller lots. He said the original plan was great and asked the Council not to destroy the quality neighborhood and to vote no on the issue.

Mercedes Denny, a Glendale resident, liked the first plan that was approved better than the current plan. It was a bad idea to have one HOA over both the gated and non-gated communities because the two types of communities had different needs.

David Lyons, an appraiser and a Scottsdale resident, explained John F. Long Properties approached him to see if he could find evidence regarding a lower property valuation. He determined in his research that there was not much difference in terms of pricing for homes in smaller developments. He also said the appreciation in a subdivision with small lot sizes was about 70 percent and appreciation in developments with larger lot sizes was about 82 percent. The Stonehaven development would not impact property values and there was no need to deny the project over property values.

Sheri Miller, a Yucca resident, said her main concern about the project was the increased density. She did not understand the need for the additional 200 homes. She

said residents opposed to the project had obtained over 1,000 signatures. She was concerned that there would be more changes in the future.

Scott Switzer, a Cholla resident, wanted to express his support of the project and said it was a win for Glendale.

Ann Traw, a Yucca resident, said Pulte Homes indicated that everyone wanted smaller homes. She said if Stonehaven was allowed to build many homes on smaller lots, in a few years all those homes would be rentals. She asked the Council to follow the lead of the Planning Commission.

Carey Holzman, a Yucca resident, said it was his understanding the project would take 10 years to complete. He said his home and happiness was being taken away.

Diane McCarthy, a Glendale resident, said all of the organizations she worked for had been impacted by John F. Long. Without the leadership of Mr. Long, none of them would have been successful. She said Jake Long had continued his father's commitment and she believed very strongly that the Stonehaven project should move forward.

Connie Kiser, a Sahuaro resident, said a plan had already been approved and asked the Council not to approve the amendment.

Stacey Bittner, a Yucca resident, was not opposed to the original plan. She liked the country feel of her home, but said most of the properties in her area were rentals. She asked the Council not to approve the amendment.

Ray Finley, a Yucca resident, was opposed to the changes proposed by Stonehaven. Many people who signed the petitions were only concerned about development of a vacant lot. He did not want his neighborhood to become like the Maryvale neighborhood. He asked the Council to think about the next generation and said the smaller lots would not help Glendale in the long run.

Greg Donovan, Superintendent of West-MEC, spoke about the students his school served and asked for Council support of the Stonehaven project. Stonehaven would provide careers for West-MEC students during development and for years to come. It would provide an exciting housing and living opportunity within Glendale. He said West-MEC asked for Council support of Stonehaven.

Tony Lara, a Yucca resident, lived very close to the Stonehaven project. He opposed the development because it would turn into a rental project. He also said the nearby high school would be even more overcrowded than it was already.

Gary Sherwood, a Sahuaro resident, said the Planning Commission got it wrong. He spoke about several projects planned that were planned in a 1.5 square mile area near the sports and entertainment district and how the surrounding area was going to grow. Housing was needed to support that growth. He said the housing market had changed over the last few years and the Stonehaven projects was originally a much higher

density than it was now. Glendale had some of the lowest housing starts in the valley and the infill projects were very important. Stonehaven was a great project and the opportunity for a master planned community did not come along very often.

Loren Wolfensperger, a Yucca resident, said the revenue figures provided were from the original plan and there wouldn't be that much revenue from the additional 200 homes. He opposed the amended project.

Brenda Wolfensperger, a Yucca resident, said the developers on the project had deep pockets and many resources, but the citizens of Glendale had the Council to act on their behalf.

Jim Miller, a Phoenix resident, worked for John F. Long Properties. John F. Long developed Maryvale, the first master planned community in Arizona. He said that community was 70 years old and had more parks, schools and churches than any other development in the valley. He provided a history of how John F. Long had helped relocate the Glendale Airport to its current location, as well as other projects John F. Long had been involved in within the City of Glendale. He said John F. Long did not abandon its communities and Stonehaven would be a great place.

Bob Stratton, a Yucca resident, said his home was close to the Stonehaven project and was not opposed to the original plan approved in 2016. He was opposed to the homes with lots sizes of 4,000 square feet. There was no other location in Glendale with as much land as Stonehaven proposed to use for the R1-4 homes. He said the development would have a detrimental impact on his home and the surrounding area. He asked the Council to deny the changes to the original Stonehaven plan and represent the interests of the community.

Celia Hodges, a Yucca resident, said she had lived and worked in Glendale for more than 25 years. She said the expansion was a difficult request and did not serve the neighbors who lived here now or might live here in the future. The project would turn the neighborhood into a blighted area with overcrowding. If the item was approved, residents would know that the Council was not committed to the quality of life in the neighborhood. She encouraged the Council to vote no on the amendment.

John Carter, a Yucca resident, said Mr. Long built schools and hadn't heard anything about the developer building schools to assist with overcrowding. It was not an infill project such as many projects in Phoenix. He said Council should stick to the original plan that had already been approved.

Mayor Weiers closed the public hearing.

Councilmember Clark thanked everyone for attending the meeting and thanked residents of her district for representing her this evening. She explained, because of the open meeting law, she was unable to speak to the other Councilmembers about the issue, however, the developer was able to lobby Council to approve the item. Glendale should be upgraded and the project did not upgrade the City. There was substantial economic impact with the original proposal and the additional 200 homes only increased

that economic impact. She had many issues of concern with the amendment, including compatibility with zoning in the surrounding area, increased local traffic, overcrowding of schools, lack of open space and adequate amenities within the project.

Councilmember Clark was voting no because the Planning Director had never been granted the authority by Council, to make zoning policy. It was his job to interpret existing policy. By allowing SHD 5, the Planning Director had created a new zoning district. The Council granted the Planning Director the authority to administer and interpret land uses. The Planning Director did not have the express authority to amend any PAD by adding additional land uses. Councilmember Clark was voting no because the Planning Director had exceeded his authority and illegally approved the use of a zoning classification not established in the City's zoning ordinances. Councilmembers were elected to represent all the citizens of Glendale, including the Yucca district. She hoped the Councilmembers listened and represented all the citizens of Glendale.

Councilmember Malnar had spoken with many constituents and it was important to him to hear both sides of the story. He wanted economic development and master building plans. He hoped to create a consensus when builders came to the City and he did not see that tonight.

Councilmember Turner appreciated everyone who attended the meeting tonight. He had done his own research of Pulte Homes and there had been a great deal of progress made in home design and master planned communities. The Council was looking to build homes and offer something for the next few generations. He said the homes might appeal to many in today's market. He respected the Planning Commission and the advice they provided on the issues. There was great connection between the homes and the commercial properties. Councilmember Turner said there were no perfect plans and the applicant would provide quality housing in that area.

Vice Mayor Hugh said it would be a great development and people lived in a variety of homes with varied lot sizes.

Mayor Weiers lived near the planned development and was raised in Maryvale. He said nothing was the way it used to be and change was part of life. He didn't think there would be as much traffic as people expected and Bethany Home Road would help with the traffic. He had to support what was best for the entire City.

**Councilmember Tolmachoff made a motion, seconded by Councilmember Aldama, to adopt Resolution No. R17-53. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark and Councilmember Malnar.

Mayor Weiers said they would now consider Ordinance No. O17-29.

Ms. Bower read Ordinance No. O17-29.

Councilmember Tolmachoff made a motion, to adopt Ordinance No. O17-29, with the addition of Stipulation No. 8.

Councilmember Tolmachoff said the stipulation addressed the traffic concerns of the residents in the area and gave the City until September 30, 2017 to address the concerns of Bethany Home Road. She said the road needed to be completed.

Mayor Weiers asked for a motion.

**Councilmember Tolmachoff made a motion, seconded by Vice Mayor Hugh, to adopt Ordinance No. O17-29, adding Stipulation No. 8.**

Councilmember Turner asked if the motion also included Stipulations 1-7.

Mayor Weiers said that was correct.

Councilmember Malnar said it had been the policy of the Council that when a decision had been rendered to follow the policy of the Council. Since the Council had already approved Resolution No. R17-53, he would vote in favor of the ordinance.

Councilmember Turner said Stipulation 8 set forth Council's intention to work with Pulte Homes to start the construction of Bethany Home Road no later than the issuance of the first residential building permit. It was a tremendous improvement for both traffic control and public safety.

A roll call vote was taken on the motion. **The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** Councilmember Clark.

## **ORDINANCES**

### 43. ORDINANCE NO. O17-30

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE EXECUTION OF AN IRRIGATION EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT LOCATED ON WESTBOUND GLENDALE AVENUE 830 FEET WEST OF 87TH AVENUE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE

Ms. Bower read Ordinance No. O17-30.

Mr. Beard said the request would grant a new irrigation easement to Salt River Project at Glendale Avenue, west of 87<sup>th</sup> Avenue. The owner of the new assisted living facility under construction at 8847 West Glendale Avenue was constructing driveways and right-of-way improvements providing access to Glendale Avenue. SRP had an existing pipeline in the alignment of the proposed improvements. As a condition to construct the improvements, SRP was requiring the owner to upgrade portions of the pipeline. SRP did not have a current irrigation easement within the Glendale Avenue right-of-way and was requesting one to protect its ability to access the facilities. Staff recommended granting the irrigation easement.

**Councilmember Malnar made a motion, seconded by Vice Mayor Hugh, to adopt and approve Ordinance No. O17-30. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

44. ORDINANCE NO. O17-31

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, LEVYING UPON THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE CITY OF GLENDALE, SUBJECT TO TAXATION, A CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE REQUIRED IN THE ANNUAL BUDGET, LESS THE AMOUNT ESTIMATED TO BE RECEIVED FROM OTHER SOURCES OF REVENUE; PROVIDING FUNDS FOR VARIOUS BOND REDEMPTIONS, FOR THE PURPOSE OF PAYING INTEREST UPON BONDED INDEBTEDNESS AND PROVIDING FUNDS FOR GENERAL MUNICIPAL EXPENSES; ALL FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2018; AND DECLARING AN EMERGENCY

Ms. Bower read Ordinance No. O17-31.

Ms. Rios said the proposed ordinance set the primary property tax rate at .4632 per \$100 of assessed valuation for FY2017-18 and set the secondary property tax rate at 1.6140 per \$100 of assessed valuation for FY2017-18. The total property tax rate would decrease under the ordinance from 2.1490 to 2.0772 per \$100 of assessed valuation. She explained the primary property tax would generate over \$5 million, which was used for the City's general fund. The secondary property tax would generate over \$19 million, which would pay the City's indebtedness on general obligation bonds.

**Councilmember Aldama made a motion, seconded by Councilmember Tolmachoff, to adopt and approve Ordinance No. O17-31. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

45. ORDINANCE NO. O17-32

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING CASH AND APPROPRIATION BALANCE TRANSFERS BETWEEN BUDGET ITEMS IN THE ADOPTED FISCAL YEAR 2016-2017 BUDGET

Ms. Bower read Ordinance No. O17-32.

Ms. Rios said the proposed ordinance approved FY2016-17 budget amendments. The total appropriation for the City across all funds would remain unchanged with the proposed action. The amendments were provided to Council and all of the amendments were consistent with the Council's Resolution No. 5038, the cash and budget transfer policy.

**Councilmember Aldama made a motion, seconded by Vice Mayor Hugh, to adopt and approve Ordinance No. O17-32. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

## **RESOLUTIONS**

46. RESOLUTION NO. R17-54

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN AGREEMENT ENTITLED "GROUND LEASE" WITH GLENDALE WESTGATE LODGING INVESTORS II, LLC FOR CERTAIN PARKING RIGHTS

Ms. Bower read Resolution No. R17-54.

Mr. Ebersole said proposed resolution authorized the City Manager to enter into a Ground Lease Agreement with the Glendale Westgate Lodging Investors II, LLC, (GWLI) for the lease of property located directly east of the Home Two Suites, located on the northwest corner of 95<sup>th</sup> Avenue and Maryland Avenue, in order to meet the City's contractual obligation for parking during stadium events. The term of the agreement was effective through June 30, 2018.

Mr. Ebersole said on November 14, 2016, the City signed a Settlement Agreement with AZSTA and the Arizona Cardinals, which included requirements for parking for stadium events. Until new parking spaces were completed, the City agreed to provide parking spaces in the same numbers and in the same locations as were provided during the 2016 NFL season. Since 2012, the City had been leasing parking spaces on all, or a portion, of six acres of property from GWLI to help fulfill the City's parking requirements as it related to stadium uses. As a condition of using the property, the City would pay rent in an amount of \$20,000 for access to the property for up to fifteen events. The rental amount translated to approximately \$5.19 per space per event.

Mr. Ebersole said the parking location was included in the City's current traffic management plan for large stadium events and its use would allow for seamless implementation of traffic control and guidance for guests for the 2017 football season and other events. On April 14, 2015, the Council authorized entering a Parking License Agreement with GWLI for use of up to 516 parking spaces on six acres of property, pending future development. A minimum of 257 spaces would be available for City use, regardless of development conditions. Funding was available is FY17-18 stadium transportation ops account and expenditures with GWLI were not to exceed \$20,000.

**Councilmember Turner made a motion, seconded by Vice Mayor Hugh, to adopt and approve Resolution No. R17-54. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

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

**Vice Mayor Hugh made a motion, seconded by Councilmember Tolmachoff, to vacate the July City Council Meetings and Workshops and to hold the next regularly scheduled City Council Workshop on Tuesday, August 1, 2017 at 1:30 p.m. in the City Council Chambers, to be followed by an executive session pursuant to A.R.S. 38-431.03. A vote was taken. The motion carried by the following vote:**

**Aye:** Mayor Weiers, Vice Mayor Hugh, Councilmember Aldama, Councilmember Clark, Councilmember Malnar, Councilmember Tolmachoff, Councilmember Turner.

**Nay:** None

#### **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Aldama thanked employees for their work over the past year. He said the Stonehaven project would be beneficial to the nearby school districts. He said they were exceptional school districts and would make sure the children had a great

educational experience. He said tonight's vote changed the City because it would now accept smaller lot sizes and it would help bring diversity to the City. He thanked all the residents who attended the meeting and provided input.

Councilmember Clark was disappointed in tonight's vote. After approving the Stonehaven development, the Council had an obligation to allocate funding to complete Heroes Park. She said the children would need a place to go and Stonehaven would not have the amenities to support the new families. (Councilmember Clark left the meeting at the conclusion of her comments.)

Councilmember Turner said one of the resolutions Council had approved, was a one-year extension for the operation of Glen Lakes Golf Course. He appreciated the support of the Council and looked forward to beginning a conversation with the community about the future of that facility.

Mayor Weiers said Westgate would be having an annual fireworks show, which would begin at 9 p.m. He encouraged everyone to get there early and said it had become the west valley's largest fireworks festival. It was a free family event with special activities, including a splash pad and live bands. He also thanked the sponsors and supporters of the event. He hoped everyone had a great summer.

## **ADJOURNMENT**

Mayor Weiers adjourned the meeting at 10:22 p.m.