



City of Avondale

City Council Meeting

 [**Link to Summary of Council Actions**](#)

 [**Link to Meeting Minutes**](#)



Neighborhood and Family Services Commission Meeting
Avondale Civic Center, 11465 West Civic Center Drive, Council Chambers
Wednesday, June 26, 2019 6:00 p.m.
Summary of Action

Commission Members in Attendance: Chair Fabian Prado, Vice Chair Oliver Morrison, Glenn Coleman, Jeffrey Rich, Irene Marquez, Lisa Osborne, Delores Robinson, Alternate Michelle McMullen, Alternate Maureen Wilson

Commission Members Unexcused: None

Commission Members Excused: Wendy Dormer, Melissa Valdez, David Iwanski, John Raeder

City Staff and Guests in Attendance: NFS Director Chris Lopez, Water Resource & Regulatory Manager Lacey James, Water Conservation Coordinator Esmie Avila, Neighborhood Revitalization Manager Sandy Lopez, Family Services Manager Sherie Steele, Administrative Assistant Paula Swenson

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| 1. Call to Order | 6:04 PM |
| 2. Review and Approval of the February 27, 2019 | Approved |
| 3. Water Resources Update | Discussed |
| 4. Neighborhood Revitalization Division Update | Discussed |
| 5. Resource Center Design Update | Discussed |
| 6. Future Agenda Items | Discussed |
| 7. Announcements | Discussed |
| 8. Call to the Public | None |
| 9. Adjournment | 7:44 PM |



Neighborhood and Family Services Commission Meeting
Avondale Civic Center, 11465 West Civic Center Drive, Council Chambers
Wednesday, June 26, 2019 6:00 p.m.
MEETING MINUTES

Commission Members in Attendance: Chair Fabian Prado, Vice Chair Oliver Morrison, Glenn Coleman, Jeffrey Rich, Michelle McMullen, Irene Marquez, Maureen Wilson, Lisa Osborne, Delores Robinson

Commission Members Unexcused: None

Commission Members Excused: Wendy Dormer, Melissa Valdez, David Iwanski, John Raeder

City Staff and Guests in Attendance: NFS Director Chris Lopez, Water Resource & Regulatory Manager Lacey James, Water Conservation Coordinator Esmie Avila, Neighborhood Revitalization Manager Sandy Lopez, Family Services Manager Sherie Steele, Administrative Assistant Paula Swenson

1. Call to Order

The Neighborhood and Family Services Commission meeting was called to order by Chairperson Prado at 6:04 p.m.

2. Review and Approval of the February 27, 2019 Meeting Minutes

Mr. Rich made a motion to accept the minutes as written. Ms. Osborne seconded the motion. The minutes were approved unanimously by Members present.

3. Water Resources Update

Ms. Lacey James presented an update on water resources, water conservation, production, water reclamation facility (wastewater treatment plant), capital improvement plan, operations and maintenance. Ms. James explained that water is just like money. It is managed like your finances and income at home; with debits and credits. The City of Avondale receives 29% of our water through the Colorado River. This is known as the Central AZ Project (CAP). Avondale is a high priority user and has a federal contract. We reclaim 33% of our water through physical recharge by way of our Wastewater Treatment Plant; and 38% is physically recharged by way of the Salt River Project (SRP) through the Verde Salt Rivers. Ms. James explained that Avondale's rich history of being a farming community benefitted our water rights then, now and for the future. We have a historical water flow that literally stops in Avondale. CAP water can only be applied to its appropriate land mass: SRP waters can only be applied to our historical land. They cannot overlap flows. We must report monthly distributions and consumptions to ensure that our water is accounted for. These reports are in-depth and provide checks and balances of our usage. Sixty percent of our water is outdoor residential. Outdoor usage is a one-time use. Most of our conservation efforts have been concentrated to plumbing efficiencies. Reclamation is important to sustainability. When a household uses water, it goes down the drain. We get it back through reclamation. Our newest focus is to become more efficient with outdoor water since it cannot be returned to our system. Our Water Conservation Coordinator Esmie Avila assists with rebates, school programs, waste of water ordinance, outdoor outreach with landscape programs, and indoor outreach with partnerships. Our rebate program is a major

element in our water conservation program. It helps promote and address water savings and misuse. Also, it encourages a permanent reduction in water use by offering financial incentives. Residents save money by way of rebates and in obtaining a lower water bill. In November 2004, the city adopted rebate programs that include irrigation controllers, plumbing fixture retrofits, xeriscape landscape conversion and high efficiency clothes washers. On May 7, 2007, Council adopted ordinance no. 1258-507, to assist with wasted water in the streets. Staff can cite and fine for non-responsive wasted water. Fines can reach up to \$480 per incident. In April 2010, the city adopted lower rates for non-residential users with landscape conversions, and smart irrigation controllers. Ms. Avila offers on-site landscape consultations to create solutions with irrigation, plant selection and plant maintenance in our neighborhoods. She visits reported areas of concerns to assess issues and offer solution. Ms. Lacey explained Water Resources' calculations of water received, delivered, non-revenue water, long-term storage accounts and water connections. An acre foot of water is equivalent to a football field with one-foot depth of water. Currently, Avondale uses the same amount of water that we did 30 years ago. This is due to strict plumbing codes and efficiencies that were put in place. These codes have given us the sustainability for 100 years. It is necessary for Avondale to continue to receive state certification for development and economic growth. If you cannot provide water, you cannot grow. Some cities are losing their certificates, which means no development. Sustainability is monitored through good accounting practices, and relationships between economic development and development services. We determine what type of development is worth the water. Water that we drill for does not go over what we have in our account. Ms. Lacey explained that our water safety net accounts are our long-term saving account, groundwater allowance account, and CAGRD members, which is a replenishment for Avondale where we don't have to pay any annual. Crystal Garden Wetlands is our surface water treatment plant; and recharge and recovery system. The fish and plants treat the water, which is stored underground and has a healthy aquifer. Ms. Lacey stated that our supply meets the demand. Our challenge is infrastructure. We plan 10 years in advance for maximum capacity and for infrastructure to be able to produce the volume we need.

In 1980, the US Congress established the "Comprehensive Environmental Response, Compensation and Liability Act" (CERCLA), which allows the Environmental Protection Agency (EPA) to clean up contaminated sites. It forces responsible parties to clean up or reimburse the government for cleanup services. The Superfund site is primarily located in the City of Goodyear and has two distinct sources that impacted soil and groundwater in the area. These areas are called PGA-North and PGA-South. The sites are roughly framed by Indian School Road on the north, Dysart Road to the east, Broadway Road to the south and Bullard Avenue to the west. The two plumes' footprints are about 5 square miles within these boundaries and divided by Yuma Road. PGA-North is the larger site. The PGA-North Site contamination came from Unidynamics. This company operated a research, design and manufacturing facility. and related equipment from 1963 to 1993. Several different chemicals, including solvents such as TCE, acetone and methyl-ethyl-ketone, were used in manufacturing devices and were reportedly disposed of in drywells at PGAN. The Arizona Department of Health Services discovered the groundwater contamination in 1981. The PGA-South Site came from the Phoenix- Goodyear Airport, which served as the Litchfield Park Naval Air Facility since 1942. Goodyear Tire and Rubber Company began operating Goodyear Aerospace at the airport, modifying and repairing aircraft. This was then transferred to the adjoining Naval Air Facility from 1940 to 1945. In 1946, the Naval Air Facility was placed in modified maintenance status. Its primary function became the preservation and activation of military aircraft. The Arizona Department of Health Services discovered the groundwater contamination in 1981. This contamination is much like that of the PGA-North Site. The cleanup on the PGA-North site began in September 1990, when the EPA issued an administrative order directing Unidynamics to proceed with soil and groundwater remediation. A consent decree was entered in November 1991 between the EPA, State of Arizona, Goodyear Tire & Rubber Co., and Loral Defense Systems. This decree binds the Goodyear Tire & Rubber Co. to remediate the aquifer and contaminated soils. Ms. Lacey explained that clean up of the groundwater consists of a series of extraction wells that pump the contaminated water into treatment

facilities that air strip some of the contaminants out and then are put into a charcoal filtration vessel. The clean water is then pumped back into the ground around the perimeter of the site to help control the plume. The PGA-South site is currently contained under the airport property. Currently, the estimate timeframe for the PGA-North site to be remediated is 2069. There is not a current site health risk due to groundwater exposure. The contaminated groundwater is not used as drinking water. Captured groundwater is treated and reinjected or used for a non-drinking water use. Also, there is not a current health risk to soil or soil vapor since exposure has been minimized and near surface contaminants are low. The City of Avondale currently monitors seven wells for TCE that is related to the superfund sites. TCE has not been detected in any samples. Ms. Lacey invited all who may be interested to attend the Water Citizens Academy in August and September. Topics are exclusive to Water and Wastewater.

4. Neighborhood Revitalization Division Update

Ms. Sandy Lopez presented the Revitalization Strategic Plan which includes the Historic Avondale, Cashion, Las Ligas, and Rio Vista areas. The visioning process includes the purpose and timelines for implementation. This includes collaboration of city departments, residents, educational entities, non-profit organizations, small business owners, and the faith-based community. The timeline includes public outreach/input by April through July 2017. A Strategy was drafted and presented to the NFS and Planning Commissions, City Council and Stakeholders. Feedback and revisions were incorporated by December 2017. There were eight goals within the five strategic areas. This Plan was adopted by Council in March of 2018. Goals include elements relative to Neighborhood Resources, Housing, Economic Development, and Revitalization. Recently, Historic District signs were added for emphasis. Our Code Enforcement Division has a vital role in community engagement and education. This includes assistance and coordination of demolishing blighted properties. Recently, we have also established two neighborhood civic associations which helps to disseminate information and educate residents on city programs and services. We have a first-time homeowner assistance program and residential infill incentives. We encourage maintenance of existing housing stock through a housing rehabilitation program. We support small businesses growth and success and promote workforce development. We are looking to increase our levels of community participation with the 'front porch' usage by getting out into the neighborhood. And we are starting a new program of '*plogging*' to promote healthy living through clean ups, exercise and produce. When we receive concerns or questions, we reach out have the responsible department and request they come out and speak to residents directly so that residents know services available to them and how to navigate through different processes. Mr. Prado asked how we measure success. Many of our rehabilitation houses speak for themselves and word gets out quickly throughout the neighborhoods when they see improvements. It tends to promote a trend. The new civic associations are also a sign of success along new businesses on Western Avenue.

5. Resource Center Design Update

Ms. Steele described what success will look like with the new Resource Center's opening. The Center will be all inclusive to everyone in the community. At the core of our values are empathy, family and efficiency. Our qualities will embrace natural light, flexibility, space, efficiencies, and traffic flows. Our successes will show through the community embracing the new Center, flexible space, utilization, improving quality of life, and meeting community needs. We value, family, synergy, and adaptability to grow through time. We want to continually support the needs of the community members with programs and partnerships today and in the future. Staff and the architectural firm participated in a design charrette to put together the best use of space for staff and programs. The vision was kept in mind consistently as we are looking to provide a hub for human services where community members are welcomed to a safe place to improve their quality of life. In our site planning process, we planned for inviting entry, program zones, large flexible program spaces, safety and security. We wanted to keep the view of the Estrella Mountains, utilize shaded outdoor space, and have Zoom bus connectivity. We planned for separate wings for efficient program planning. Using city-owned land emphasized costs savings to use towards the

building. Program zones include the senior center, community areas, city program staff and resource center. The tentative schedule for the project. Ms. Osborne inquired if we are receiving compensation from neighboring cities since they, too, utilize our services at our building. Ms. Steele stated that we receive some funds from Goodyear and Litchfield Park. We will continue to use public and private funds through grants to help support services and programs within the building. Construction is to begin in January 2020 with project completion to occur sometime in the Fall of 2020.

6. Future Agenda Items:

Mr. Lopez inquired if there were agenda items Members were interested in. Mr. Lopez will inquire if Streets can present to the Commission.

7. Announcements

Mr. Lopez announced that Matthew Hess recently accepted a position with the City of Glendale. Recruitment for that position closed last night. Also, Council approved an Assistant Director to be added to the department. That recruitment closes at midnight tonight.

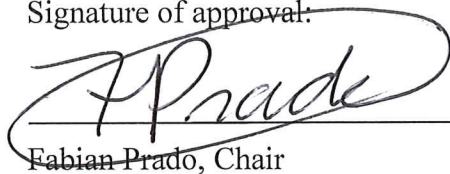
8. Call to the Public

None

9. Adjournment

Ms. Osborne made a motion to adjourn; the motion was seconded by Mr. Morrison. The motion passed unanimously. The meeting adjourned at 7:44 p.m.

Signature of approval:

A handwritten signature in cursive script, appearing to read 'F. Prado', is written over a horizontal line. The signature is enclosed within a large, loopy oval shape.

Fabian Prado, Chair

Next meeting, 6:00 p.m. – Avondale City Hall – August 28, 2019