

CITY OF AVONDALE
CIP CITIZENS COMMITTEE MEETING
February 13, 2018
11465 W. Civic Center Drive
Mesquite Conference Room
6:00 P.M.

AGENDA

1. Welcome
2. Introduction of new members
3. Approval of February 15, 2017 minutes **Approved**
4. Detailed review of FY 2019-2028 CIP **Discussed**

- Ⓢ Police
- Ⓢ Fire
- Ⓢ Streets
- Ⓢ Parks
- Ⓢ Library
- Ⓢ Sewer
- Ⓢ Water
- Ⓢ One-Time Projects
- Ⓢ 1/2% dedicated sales tax review

5. Questions/Discussion
6. Adjournment

Capital Improvement Plan Committee Meeting Minutes

Tuesday, February 13, 2018

Meeting began at 6:07 p.m.

Members Present:

Oscar de Albas

Jim McDonald

Linda Merritt

Mandy Neat

Curtis Nielson

Members Absent:

Four Vacant Seats

Staff Present:

Paul Adams

Dale Nannenga

David Janover

Kirk Haines

Chris Lopez

Shawn Kreuzwiesner

Irma Gonzales

Steve Montague

Anna Hudson

Dave Vaca

Dave Vaca welcomed the committee. He stated that there were enough members present at the meeting for a quorum. With a quorum a formal recommendation could be given to Council. Members and staff then introduced themselves. It was suggested members elect a chairperson for the committee. Member McDonald suggested Member Neat and a motion was accepted.

Dave Vaca began reviewing the development process of the CIP and how revenues are generated. He added that development fee revenue projections were based on estimates and that Avondale was experiencing both residential and commercial growth.

Chairperson Neat reminded the committee that minutes from the previous year needed to be approved. After a motion the February 15, 2017 minutes were accepted.

Police Chief Dale Nannenga began reviewing Police projects. He stated the property and evidence facility was in the process of a needs assessment. It is expected that construction could begin next year. Member McDonald asked where it would be located and if the site next to the main station was still an option. Chief said a best site had not yet been determined and that the project could be combined with the detention center.

Chief Nannenga stated the command vehicle would be a joint project with Fire. He mentioned the detention center would replace the Western Avenue substation. Chief also said the Lakin substation would be dependent on future development.

Member McDonald inquired about the joint training facility. Chief said that the project and cost estimate to continue the partnership was still being evaluated.

Member Merritt asked what the command vehicle would be used for. Chief said it would be used at crime scenes and events, both special and disaster, as an on-site command center,

Fire Chief Adams discussed the upcoming Fire projects. He informed the group that the apparatus project was an alternative to buying new units at a cost of up to \$800,000 and instead rebuilding existing units for \$250,000 with an expected life of ten years. He also stated the Lakin station would be a joint facility with Police in the area of Avondale Boulevard and Broadway.

David Janover reviewed the Street projects. He mentioned that the 107th Avenue and McDowell project would include dual left turn lanes on eastbound and westbound McDowell. Member Neat asked what was going in on the northeast corner. David said it was a commercial facility similar to Copper Springs.

Member Merritt asked if there were multiple water lines on streets. Shawn Kreuzwiesner said yes but it depended on the street. Some arterial streets have both distribution and connection lines.

Mr. Janover continued discussion of projects. He said that the annual programmed projects extend the life of the streets. Member McDonald asked if the ramp up of \$200,000 per year was enough to address the issues. David replied yes it was adequate.

David continued his review by mentioning upcoming traffic signals at Avondale and Maricopa and Thomas and 137th Avenue. Member Nielson asked if Maricopa would become an arterial from Avondale to 107th Avenue as an alternative when trains are running along MC85. Janover replied he would look at future plans to assure that Maricopa would go through.

Member Merritt inquired if signals on Avondale Boulevard could be synchronized. David said we can to a point as ADOT controls the I-10 interchange.

Member McDonald asked about the challenges for the Dysart widening project in the future. David said that right-of-way and drainage would present challenges but that all options would be evaluated.

Member Nielson asked if the irrigation channel on the south side of the road on Van Buren from 111th to Avondale would be addressed with that project. Mr. Janover replied yes the ditch would be tiled as part of the project.

Member deAlba wanted to know if there were arterial standards. David stated yes and that those standards were part of the GERs which are periodically updated.

Shawn Kreuzwiesner reviewed the Sewer projects. He mentioned that the integrated master plan was the first done by the City and that the result was that 12 MGD at buildout would be sufficient at the water reclamation facility.

Member McDonald asked if grit removal was still an issue with the clarifier. Shawn said yes and that it was being addressed in a project.

Shawn continued by informing the committee that large diameter pipes are over 15” and those less than that were addressed with the citywide project funding. Member McDonald asked if we could sleeve the pipes for repair. Shawn said yes when conditions allow.

Shawn explained that the phase II WRF expansion project would bring treatment capacity to 12 MGD. Member McDonald commented that if the result of treatment is class A effluent and would continue to be sent to the recharge facility the cost would not be worth the treatment. He also asked if the water could be used at the Coldwater golf course. Shawn replied that it has its own water source.

Member Merritt informed Shawn that there were water and sewer projects on McDowell that were not in corresponding years. He said he would address and move them into the same year.

Shawn then reviewed the Water projects and explained that staff works with engineering to ensure that lines are installed prior to street repairs whenever possible.

Shawn explained that the Phoenix Connection would be the equivalent of adding two wells. Member McDonald asked why Phoenix is willing to do this. Shawn said they have excess treatment capacity. Member McDonald then asked if so then there would be no cost? Shawn stated yes there would be a cost but that amount is still being negotiated. Member McDonald wanted to know the length of the agreement. Shawn replied it would be for ten years.

Member McDonald asked if the White Mountain Settlement had already been settled. Shawn said it had not and in fact had increased to \$2.3 million.

Kirk Haines then reviewed Parks projects.

Member Merritt asked where Festival Fields was located and if the city owned the land. Kirk stated yes the land was owned and improvements would include adding fields and parking by expanding to the south.

Member McDonald inquired if the neighborhood parks renovations would include Desi Lorenz. Kirk said it would indeed be addressed in the coming year. Member Neat asked if the renovations would include swings next to the dog park at Friendship. Kirk informed her that swings would be installed by the weekend.

Member McDonald asked if the sports field lighting would include after school. Kirk replied staff was looking into partnerships, specifically with the Agua Fria High School District. Member McDonald wanted to know who would pay the electricity and maintenance. Kirk said they would have to work out the details.

Member Merritt was concerned that the \$7.7 million for public safety and \$40 million for the improvement district would not be reimbursed to the City. It was explained that the public safety facility would only occur if the Lakin development reached a certain amount of rooftops. It was also mentioned that the cost of the improvement district would be passed on to the Lakin home buyers by the developer as part of a community facilities district.

Chris Lopez addressed the Resource Center project in the one-time fund.

Member McDonald asked if a location had been selected. Chris replied that a final selection had not been determined. Member McDonald mentioned that the center be in the area of the current location if not on the current location. That could be accomplished with a temporary facility and multi-floor building. Chris confirmed that the final cost would be in the range of \$11 million.

Dave Vaca explained the intent of the equipment replacement program.

Steve Montague closed the session with a review of the ½ cent sales taxes for public safety and infrastructure.

Member Merritt again expressed concern about the Lakin development moving forward with the improvement district and public safety facility without mitigating the floodplain. David Janover said it would be addressed.

The committee approved to recommend approval of the draft to Council. Member Merritt requested that this occur with the understanding that the Lakin development remedy its floodplain issues before being approved.

The meeting was adjourned at 8:52.