

# DRAFT



**MINUTES  
BOND COMMITTEE  
CITY HALL, CONFERENCE ROOM 2A  
5850 W. GLENDALE AVE.  
GLENDALE, ARIZONA 85301  
MARCH 3, 2020  
5:00 P.M.**

1. **CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

2. **ROLL CALL**

Present: Jon Froke, Chair  
Lisa Baker, Vice Chair  
Michael Boule, Committee Member  
John Guers, Committee Member  
Gary Hirsch, Committee Member  
Michael Socaciu, Committee Member  
Ryan Wesselink, Committee Member

Also Present: Vicki Rios, Assistant City Manager  
Lisette Camacho, Budget and Finance Director  
Julie Patterson, Budget and Finance Management Assistant  
Michelle Woytenko, Field Operations Director  
Samuel Pena, Field Operations Program Manager

3. **CITIZEN COMMENTS**

No citizens present. No comments.

4. **APPROVAL OF THE MINUTES**

Presented by: Jon Froke, Citizen Bond Committee Chair

- a. Approval of the February 18, 2020 Citizen Bond Committee minutes.

A motion was made by Chair Jon Froke, seconded by Committee Member Gary Hirsch, to approve the February 18, 2020 Citizen Bond Election Committee minutes as written.

AYE: Chair Jon Froke  
Vice Chair Lisa Baker  
Committee Member Michael Boule  
Committee Member John Geurs  
Committee Member Gary Hirsch  
Committee Member Michael Socaciu  
Committee Member Ryan Wesselink

5. **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

Presented by: Jon Froke, Citizen Bond Committee Chair

Ms. Woytenko provided follow-up information as requested at the last meeting regarding CIP budget details and project description for the Fire Station/West Area and the City Court remodel.

6. **PRESENTATION ON GOVERNMENT FACILITIES - CIP**

Presented by: Michelle Woytenko, Field Operations Director

Ms. Camacho provided an overview of the Governmental Facilities Bond Funded CIP by Project.

Ms. Woytenko gave a presentation on the CIP, which included the following:

Project overview, details, justification, and budget financials for the six Governmental Facilities Bond Funded projects which are included in the FY20-29 CIP.

1. Multi-Phase Glendale Operations Campus

- This project will also be funded by the following divisions: Transportation, Solid Waste, and Water Services
- The goal is for a multi-disciplinary building. Considering similar buildings in Surprise and Peoria as models.
- Chair Froke asked if there would be expansion into the mobile park property. Ms. Woytenko explained the mobile home park land is not included in the CIP project at this time; however, relayed staff was currently in the middle of a study on this matter.

2. City Hall Building Remodel

- This project will be refined at future Council Workshops.
- The project is planned for multiple phases and will address the interior and exterior of the building.

- Ms. Rios commented this project is tied in some ways to the Operations Campus as some staff members might relocate to the new Campus.
- Committee Member Geurs inquired as to the length of the project. Ms. Woytenko estimated five years; one year for each floor of the building.

### 3. Underground Storage Tank Replacement

- This project is for the fuel storage tanks at the Operations Campus, as well as associated piping.
- The fuel storage tanks were recently upgraded at Fire Stations #155 and #153.

### 4. Community Services Resource Center

- This project would result in a central office location that would house all five divisions of Community Services, including CAP, Community Revitalization and Housing.
- Possible locations include the Operations Campus or the second floor of the Glendale Adult Center.

### 5. Adult Center Renovation

- This project is for the build out of the second floor of the Adult Center.

### 6. Amphitheater Renovations

- This project includes renovations such as spatial quality, seating, shading, stage improvements, support areas, concessions, storage, and audio/visual system improvement.
- Committee Member Geurs asked if the seating would remain the same as current. Ms. Woytenko replied in the negative and added that staff is looking at changing the seating. Committee Member Geurs commented on the need for shade at the amphitheater.

Committee Member Wesselink asked if there was a report which shows the estimated annual revenue generated by the renovations to certain public spaces. Ms. Woytenko replied staff has high level numbers and will request this information from Mr. Burke, the Parks and Recreation Director. Ms. Woytenko explained that when staff conducts surveys as to why specific spaces are not used, the public feedback and requests are used to define the project scope.

Ms. Rios explained that bonds must be used for Governmental Facilities so the facilities are not a major revenue generator, as this would violate the Tax Exempt Municipal Bond laws. Ms. Rios stated the City can charge a nominal fee for the use of the amphitheater, such as for trash pickup, etc.

Committee Member Socaciu asked if the Adult Center would be easily accessible to the population utilizing the Community Resource Center. Ms. Woytenko responded that the Adult Center was accessible to a bus line, which was a major requirement for the location. Ms. Rios noted that other locations were still being considered as there was some discussion that non-profits might share some of the space at the proposed Community Resource Center.

Ms. Camacho presented a recap of the Available Bond Authorization, CIP Bond

Funded Projects, and Needed Remaining Voter Authorization or No Needed Remaining Voter Authorization as the case may be for the following divisions for FY19-20 through FY26-30:

- Library Bond Projects
- Flood Control Bond Projects
- Parks and Recreation Bond Projects
- Cultural Facility Bond Projects
- Open Space and Trails Bond Projects
- Public Safety Bond Projects
- Governmental Facility Bond Projects
- Streets and Parking Bond Projects

Committee Member Socaciu asked if the \$37 million estimated cost for the new Court Building was adjusted for inflation or estimated at today's cost. Ms. Camacho explained the figure was an estimate and costs would be refined the as the fiscal year in which it is budgeted for draws near.

Committee Member Socaciu inquired if it would be prudent to ask for more than the exact amount of voter authorization anticipated, in case a project's cost increases or a project needs to be added. Ms. Rios agreed this would be a good option to consider and stated the Committee needs to discuss all of these considerations.

Committee Geurs inquired if the City has ever run out of bond funds. Ms. Camacho commented that the City would not undertake a project if there was not sufficient funding to complete the project.

Committee Member Boule inquired about the interest as bonds are issued for projects. Ms. Camacho explained expense can be incurred up to eighteen months before issuing the debt.

The agenda item was concluded.

## 7. **STAFF REPORT**

Presented by: Vicki Rios, Assistant City Manager

Presented by: Lisette Camacho, Budget and Finance Director

Ms. Camacho distributed a Bond Election Timeline to the Committee.

Vice Chair Baker asked if the public outreach included a presentation to the Glendale Chamber of Commerce. Ms. Rios will follow up on the suggestion. Ms. Rios commented that staff is incorporating the new concept of outreach which includes going to where people are gathering, instead of a traditional public meeting. Ms. Camacho commented on the use of Facebook Live and other social media as well.

Ms. Rios indicated that staff cannot advocate for a position for or against the bonds and the Committee Members cannot take a position on behalf the Commission but do have the right to take a position as a private citizen.

Committee Member Boule asked when the county needed the information for the bonds to be on the ballot. Ms. Rios replied the deadline was in August and will confirm the date with the City Clerk.

Committee Member Boule inquired about the outreach process. Ms. Rios explained the Committee's recommendations would go to Council first, then Council would approve or amend, and then Council's recommendations would be presented in public outreach. Ms. Rios reiterated staff does not advocate for any position but educates and provides information.

8. **COMMITTEE COMMENTS AND SUGGESTIONS**

Presented by: Jon Froke, Citizen Bond Committee Chair

No comments or suggestions.

9. **NEXT MEETING**

The next regular meeting of the Citizen Bond Election Committee will be held on March 17, 2020 at 5:00 p.m., in conference room 2A, located at 5850 West Glendale Avenue, Glendale, Arizona, 85301.

10. **ADJOURNMENT**

**A motion was made by Committee Member John Geurs, second by Committee Member Michael Socaciu, to adjourn the meeting at 5:51 p.m.**

**AYE: Chair Jon Froke**

**Vice Chair Lisa Baker**

**Committee Member Michael Boule**

**Committee Member John Geurs**

**Committee Member Gary Hirsch**

**Committee Member Michael Socaciu**

**Committee Member Ryan Wesselink**

The Bond Committee meeting minutes of March 3, 2020 were submitted and approved this \_\_\_\_ day of \_\_\_\_, 2020.

---

Lisette Camacho  
Budget and Finance Director