

DRAFT MINUTES
CITY OF GLENDALE
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING
SEPTEMBER 17, 2020
6:30 p.m.

MEMBERS PRESENT: Lisa Baker, Chair
Kirstin Flores
David Giles
Theodora Hackenberg
Vivian Lizarraga
Ezekiel Ojo
Elizabeth “Cooki” Peverini
Alicia Rubio
Abby Vick

MEMBERS ABSENT: Leslee Miele, Vice Chair
Elida Feltus

STAFF PRESENT: Matthew Hess, Revitalization Administrator
Monica Schroeder, Administrative Support Specialist
Ismael Cantu, CAP Administrator
Vicki Rios, Assistant City Manager
Lisette Camacho, Budget & Finance Director
Michelle Woytenko, Field Operations Director
Trevor Ebersole, Transportation Director
Purab Adabala, Transportation Planning Administrator
Jim Burke, Parks & Recreation and Special Events Director

The meeting was conducted via Zoom online conference.

1. CALL TO ORDER

Chair Baker called the meeting to order at 6:32 p.m.

2. ROLL CALL

Roll taken. Introductions were made.

3. CITIZEN COMMENTS

None received.

4. APPROVAL OF THE MINUTES

Motion by Committee-member Peverini, second by Committee-member Hackenberg, to approve the August 20, 2020 CDAC meeting minutes as written. The motion carried 9 – 0.

5. OLD BUSINESS

a. CDAC Subcommittee Formation

Mr. Hess recalled that at the August 20, 2020 CDAC meeting, the Committee adopted four goals for fiscal year and discussed the possibility of creating subcommittees to focus on and advance each goal. Mr. Hess facilitated a discussion on general roles and volunteers for each subcommittee.

Motion by Committee-member Flores, second by Committee-member Hackenberg to create the following Subcommittees with members as noted:

- **Goal 1 - Affordable Housing: Chair Baker and Vice Chair Miele**
- **Goal 2 – New Member Orientation: Committee-members Rubio and Flores**
- **Goal 3 – Grant Award Process: Committee-members Peverini and Vick**
- **Goal 4 – Reporting: Subcommittee formation tabled pending initial staff report preparation.**

The motion carried 9 – 0.

6. NEW BUSINESS

a. Proposed Bond Projects

Ms. Rios gave a presentation on the November 3, 2020 Bond Election. Ms. Rios recognized Chair Baker as a member of the Bond Committee and thanked her for her service. Ms. Rios stated that the purpose of this evening’s presentation was to provide information only as by law, staff cannot advocate for or against the issue or provide an opinion. Ms. Rios’ presentation included the following information:

- What Are Bonds? Ms. Rios showed an informational video.
- \$187.9 Million Bond 2020 Snapshot
 - Question 1: Parks and Recreation Capital Projects / \$87.2 million
 - Citywide Park Improvements
 - Updated Playgrounds
 - Upgraded Restrooms
 - Heroes Park Build out
 - Splash Pad at O’Neil Park
 - Question 2: Streets Capital Projects / \$81.5 million
 - Streets Construction and Reconstruction
 - 59th, 67th and 83rd Avenues
 - Bell, Thunderbird, and Bethany Home Roads
 - Question 3: Landfill Capital Projects / \$9.9 million
 - Landfill Expansion
 - Environmental Protection and Compliance
 - Question 4: Flood Control Capital Projects / \$9.3 million
 - Storm Drain and Overall Drainage Improvement Products
- What Are Bonds?
 - Definition of bonds and purpose of bonds
- General Obligation Bonds
 - Paid for using secondary property tax
 - Must be authorized by voters
 - Constitutional Limits defined
- Property Tax
 - Primary Levy

- Any General Fund expense
 - Currently flat levy
 - Assumes growth in new construction
- Secondary Levy
 - Debt service on General Obligation Bonds only
 - Currently flat levy – Council’s policy is to keep levy flat
 - Assumes growth in new construction
- Secondary Property Tax History
 - Graph of FY16 through FY21 displayed which indicates history of basically flat tax
- 2020 Bond Election Disclosures
 - Interest Rates
 - Maximum of 8% in the ballot – very conservative
 - Assumed 5% interest rates for debt service calculations - conservative
 - Estimated Annual Tax Impact
 - Estimated impact displayed for residential, industrial, and agricultural/vacant property
- Sample Estimated Bills for the following were displayed and explained:
 - Property Tax – Residential Property
 - Property Tax Bill - \$250K Residential
 - Property Tax – Commercial
 - Property Tax Bill - \$1.3 Million Commercial
 - Property Tax – Agricultural
 - Property Tax Bill - \$160K Agricultural
- Full G.O. Bond Program
 - Current debt outstanding is \$100.4 million
 - The City will pay this off over the next two to three years, which is why the secondary levy can be kept flat even with the proposed G.O. Bonds
 - Plans to issue \$200 million in new G.O. debt over 10 years
 - Current voter authorization per department displayed
 - \$178 million in new voter authorization being requested in the bond election
 - Graph of G.O. Bonds Annual Debt Service for 2021 through 2030 displayed and explained.

Ms. Rios concluded her presentation.

Committee-member Giles asked if the current bond debt was due to the Westgate mall project. Ms. Rios replied in the negative and explained that the Westgate and arena projects were paid for by excise tax bonds, meaning sales tax, and not by property taxes.

Ms. Camacho showed educational, promotional videos on the Bond Election questions, which detailed the proposed uses of the bond funding and gave a detailed presentation, which included the following information:

- Parks and Recreation Capital Projects
 - Bond Committee Recommendation
 - \$87.2 million in additional voter authorization.
 - The ballot language was provided.
 - Specific and general projects were displayed.
- Streets Capital Projects

- Bond Committee Recommendation
 - \$81.5 million in additional voter authorization.
 - The ballot language was provided.
 - Specific and general projects were displayed.
- Landfill Capital Projects
 - Bond Committee Recommendation
 - \$9.9 million in additional voter authorization.
 - The ballot language was provided.
 - Specific projects were displayed.
- Flood Control Capital Projects
 - Bond Committee Recommendation
 - \$9.3 million in additional voter authorization
 - The ballot language was provided.
 - Specific projects were displayed.

Committee-member Rubio asked if there was a list of the proposed Parks and Recreation projects. Ms. Camacho replied that the projects are listed in the CIP plan. Mr. Burke clarified that there is \$40 million that is not detailed out yet, but details will be brought to Council in October.

Committee-member Rubio asked if the Parks and Recreation Master Plan was completed. Mr. Burke replied that the plan was not yet completed, but was underway and will be brought to Council this fall. Committee-member Rubio inquired if the public would be allowed to comment on the plan. Mr. Burke replied that the public can speak at the Council meetings and also when the plan is brought to the Parks and Recreation Commission meetings.

b. CAP Performance Update

Mr. Cantu presented the Community Action Program FY19-20 Performance Report. Mr. Cantu explained that the Department of Economic Security sets out organizational standards and best practices and the report addresses the DES compliance standards.

Committee-member Peverini complimented the readability of the report. Committee-member Hackenberg commented that the report design was in a very understandable format.

Committee-member Vick asked about the number of repeat clients using CAP services. Mr. Cantu did not have the figure at hand, however, stated that some seniors with fixed incomes do come in every month for assistance and the working poor comes in on a more inconsistent basis. Mr. Cantu relayed that currently, staff is working on trying to keep people from evictions due to the COVID situation.

7. DIRECTOR'S REPORT

Mr. Hess gave a report, which included the following:

- Small Business Assistance Program
 - Three proposals were received.
 - The review panel consists of Chair Baker, Vice Chair Miele, Committee-member Peverini, a staff member, and a Chamber of Commerce member.
 - The review matrix and materials will be sent to the panel for consideration.

- The panel will meet next Wednesday to make a recommendation, which if made, will be taken to Council for approval on October 13th.
- Eviction Prevention Program
 - Staff is presenting this program to Council at their September 22nd Workshop.
 - The program is a landlord-based program.
 - It is similar to a program that was implemented in Colorado, which gets funds to the landlords more quickly.
 - Colorado is the only state using this program so far.

8. COMMITTEE MEMBER COMMENTS AND SUGGESTIONS

Committee-member Giles commented that in his district, on the Nextdoor website, people are commenting on the dramatic increase in water bills and the bond issues because of the proposed tax increases.

9. NEXT MEETING

The next regular meeting of the Community Development Advisory Committee will be held virtually on October 15, 2020 at 6:30 p.m. or in conference room B-3 of the Municipal Office Complex, located at 5850 W. Glendale Ave., Glendale, Arizona 85301.

10. ADJOURNMENT

Motion by Committee-member Peverini, second by Committee-member Vick, to adjourn the meeting at 7:54 p.m. Motion carried 9 – 0.