



THE CITY OF  
**Litchfield Park**

***State of the City Meeting***

***January 16, 2016***

# *Information Tables*

**The following will be available at outside tables following the meeting if you wish to speak with them:**

- APS
- Historical Society
- Kiwanis of Litchfield
- Liberty Utilities
- Litchfield Elementary
- Litchfield Library
- Rotary Club of Litchfield Park
- Southwest Gas
- Southwest Valley Chamber
- Sun Health
- Waste Management
- Wigwam



# *Information Tables*

**The following City Departments will have representatives available at outside tables following the meeting if you wish to speak with them:**

## **City Departments**

- Public Works/Building/Code Enforcement
- Recreation & Community Services
- City Clerk/Human Resources/Finance
- Economic Development/Engineering/Planning
- Public Safety (MCSO, Litchfield Park Posse and Goodyear Fire Department)



# PLEASE TURN OFF ALL ELECTRONIC DEVICES



# *State of the City Schedule*

## *January 16, 2016*

- **9:00 a.m.** **Welcome & Introductions**
- **9:10 a.m.** **State of the City Address**
- **10:00 a.m.** **Introduction of City Staff**
- **10:10 a.m.** **Council Remarks**
- **10:25 a.m.** **Public Questions**
- **10:30 a.m.** **Adjournment of Meeting**
- **10:30-11:00 a.m.** **Outdoor “Break-Out” Sessions**



# *City of Litchfield Park*

## ***Welcome***

*Mayor Thomas L. Schoaf*

### ***~ City Mission Statement ~***

*Together, through responsible government and citizen involvement, we will enhance the City of Litchfield Park while preserving the City's unique beauty, heritage and community values fostered by our founder, Paul Litchfield.*



# *City Council Members*

\* *Tom Schoaf (Mayor)*

\* *Paul Faith (Vice Mayor)*

\* *Tim Blake*

\* *Peter Mahoney*

\* *Jeff Raible*

\* *John Romack*

\* *Paul Stucky*

*Council Meetings are held on the 3<sup>rd</sup> Wednesday of each month at the Library and begin at 7:00 p.m.*



***Former  
Mayors and City Council  
Members***



*City of Litchfield Park*

***Citizen  
Commissions & Boards***



# Planning and Zoning Commission

- Frank Ross (Chair)
- David Ledyard (Vice Chair)
- Mary Dickson
- Richard Meese
- Charles “Red” M. Scott, Jr.
- Edward White
- Vernon Williams



# Recreation and Public Grounds Commission

- JoAnn Dun (Chair) (Tree Board)
- Andrea Phillips (Vice Chair) (Beautification Committee)
- Rob Antoniak (Tree Board)
- Christoph Gerz (Tree Board)
- Mike Hirth (Beautification Committee)
- Susan Fix (Beautification Committee)
- David Schwake (Tree Board)



# **Design Review Board (DRB) / Board of Adjustment (BOA) Board of Appeals**

- Susan Charnetsky (Chair DRB, Vice Chair BOA)
- David Ledyard (Chair BOA, Vice Chair DRB)
- John Romack (Council Rep)
- Vernon Williams (P & Z Commission Rep)
- Donn Wooldridge



# Industrial Development Authority Board

- Todd Kinney (President)
- Michael Yates (Vice President)
- John Wenzlau (Secretary)
- Michael Faith (Treasurer)
- VACANT



*City of Litchfield Park*

***STATE OF THE CITY***

*presented by*

***Mayor Thomas L. Schoaf***



# 2015 – A Year of Planning for 2016 and Beyond

- Elections
- Land Acquisition/City Center Planning
- Cachet Homes
- Litchfield Marketplace
- Mattamy Homes
- Road Maintenance Program
- Camelback Road Perimeter Wall
- Tierra Verde Lake Wall
- Franchise Elections for APS & SW Gas
- Financial Update – FY 2015
  - Revenue Generation
  - Expenditures





# Elections - 2016

- **February 10, 2016** - Early Voting begins
- **March 8, 2016** - Special Election for:  
Arizona Public Service (APS) and  
Southwest Gas (SWG) Franchise approval
- **Ballots will be distributed by mail.**

***NOTE: There will be a Presidential Preference Election on March 22, 2016. City Hall will NOT be a voting location for that election.***





# Litchfield Park City Council Elections – August 30, 2016

- The **Primary Election** will be held on **August 30, 2016** for three (3) Council seats.
- Because the City Election is consolidated with Statewide and National races, **this election is NOT All-Mail**. If you wish to receive your ballot by mail, sign up for the Permanent Early Voting List (PEVL).
- Independent Voters on PEVL, will not automatically receive a ballot by mail during the Primary, unless they notify Maricopa County Elections and advise which party ballot they wish to vote in the Primary.





# Litchfield Park Elections - 2016

**Remember:** The outcome of City Council elections in 2014 was determined during the Primary Election. Have a voice and make an impact at a level that directly affects you and your family – ***Vote August 30, 2016.***

The **General Election** will be held **November 8, 2016.**

*If needed, a run-off for City offices could be held on General Election ballot in addition to other offices including the Presidential race.*





# Litchfield Park Elections - 2016

**Who can I contact with questions?**

**Carla Reece, City Clerk**

**Terri Roth, Deputy City Clerk**

**(623) 935-5033**





THE CITY OF  
Litchfield Park



# **Land Acquisition/ City Center Planning 16.7 Acres**

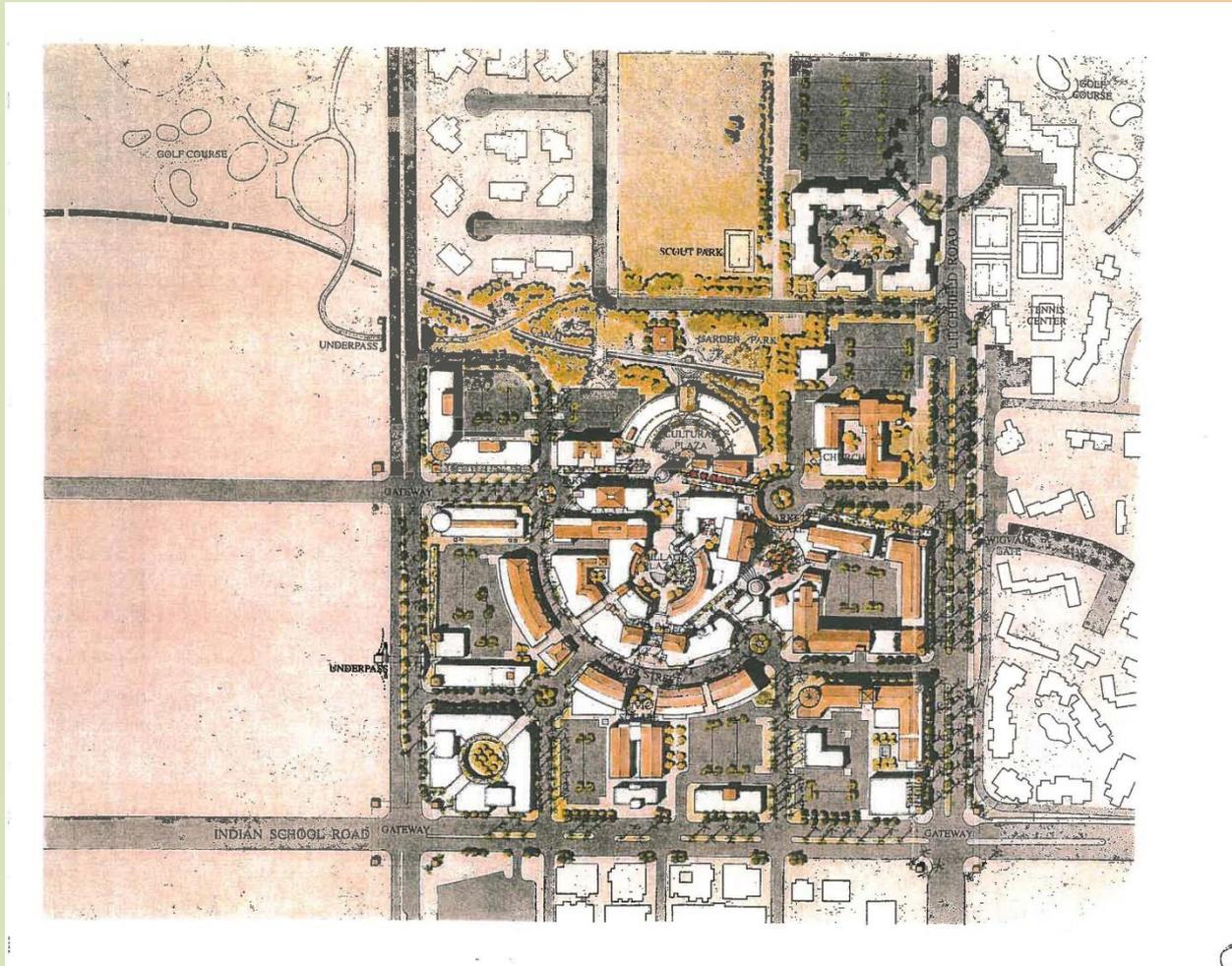


# ***City Center Land Acquisition - History***

- In 1996, the City adopted the “Village Center Specific Plan,” which provided guidelines and an illustrative plan for development of the City’s Center/ Downtown area.
- The area included in the Plan was located generally east of Litchfield Road, west of Old Litchfield Road, north of Wigwam Boulevard, up to and including Scout Park.



# 1996 Illustrative Plan for City Center



# *City Center Land Acquisition - History*

- The majority of the properties within the City Center were owned by Kabuto International.
- In 2014, the City purchased, through condemnation, the Scout Park property and two smaller properties for public purposes – Scout Park, Scout Lodge and access to the Litchfield Road underpass - from Dragon & Crane who had obtained the property from Kabuto.



# *City Center Land Acquisition - 2015*

- In early 2015, the City negotiated with Dragon and Crane to purchase approximately 17 acres of property (4 parcels) located within the City Center.
- The property was purchased in July 2015 for approximately \$2.8 Million.
- Acquiring this property provides an opportunity to develop the City Center in a way that best benefits the City.





**City Hall Property  
Purchased in 1994**

**Purchased in 2014**

**Purchased in 2015**

**Privately Owned**



# *City Center Land Acquisition – Looking Ahead to 2016*

- Requests for Interest (RFI) and Requests for Proposals (RFP) will be issued to seek out a development team with the vision, experience, financial strength, and capacity to transform the City Center in a manner that delivers significant, tangible, and measurable social, cultural, and economic impact to the community.
- A City Manager's working group will also be formed to evaluate ideas for development of the property.



# *City Center Land Acquisition Looking Ahead to 2016*

- Input will be sought from residents, owners of property within the City Center, owners of existing City commercial entities, and the Wigwam Resort through a number of ways, including public meetings, web surveys, etc.
- The purchase of this property has opened up exciting possibilities for the City.



# CACHET AT THE WIGWAM



## *Cachet at the Wigwam - 2015*

- In 2015, Cachet Homes received approvals for their final site, architectural and landscape plans, as well as the preliminary and final plats for their proposed residential development at the northwest corner of Litchfield Road & Village Parkway.
- The gated community will feature three product types including single family, townhomes and condominium villas, with a total of 167 units.



# *Cachet at the Wigwam - 2015*

- The center of the community will feature a lush pool area with a spa, ramadas, and a BBQ area, along with an exercise room.



# *Cachet at the Wigwam - 2015*

- Building permits were issued, and ground broken in July, 2015.



# ***Cachet at the Wigwam - Looking Ahead***

**Cachet expects to open for presales in Spring 2016**

The Cachet website details of the homes are as follows:

- ❖ ***The Signature Collection*** - Single Family homes will feature detached homes from 1,900 to 2,292 sq. ft.
- ❖ ***The Lifestyle Collection*** - Townhomes will range in size from 1,723 sq. ft. to 2,895 sq. ft. Each home will feature an enclosed rear yard area.
- ❖ ***The Villa Collection*** – Condominium collection for a low-maintenance lock-and-leave lifestyle. Ranging from 1,522 to 1,961 sq. ft.



# *Litchfield Marketplace - 2015*

- In 2015, applications were approved for final site, architectural and landscape plans, as well as preliminary and final plats for development of this commercial center.
- The Center, consisting of approximately 25 acres, will be located at the northeast corner of Litchfield & Camelback Roads and will be anchored by a 120,000+ square foot Fry's Marketplace store.



# *Litchfield Marketplace - 2015*

- The Center will also feature additional inline shops, a fueling center, and several standalone pad sites.
- Prospective tenants for the standalone pads include an Ace Hardware store, an urgent care facility, coffee shop, and Jack-in-the-Box drive-through restaurant.



# *Litchfield Marketplace - 2015*

Construction has begun!



# *Litchfield Marketplace - 2015*



# *Litchfield Marketplace Looking Ahead to 2016*

It is anticipated that nearly the entire center will be built in a single phase and will open in Fall 2016.



# ***SUNSET TERRACE by Mattamy Homes***

- 53 Acres located at the southeast corner of Litchfield Road and Missouri Avenue, approved for residential development in 2014.
- In 2015, Mattamy Homes replaced K. Hovnanian as homebuilder for the project.



# *Sunset Terrace - 2015*

- Project will include 121 single family homes.
- Preliminary plat was approved by Council in December 2015.



# *Sunset Terrace - Looking Ahead*

## **In 2016, Mattamy anticipates submitting:**

- Their final site, architectural, and landscape plans for the review and possible approval by City's Design Review Board.
- The final plat for the project for possible approval by the City Council.
- Building permit applications.



# *Sunset Terrace - Looking Ahead*

Mattamy expects to break ground in late 2016.



# Road Maintenance Program

## 2015





# FY 2015 Preservative Seal (HDMB)

## Project Cost \$161,593

Road Name	From	To	Quantity (SY)
<b>ADOBE STREET</b>	PARK AVENUE	PARKVIEW LANE	425
<b>ALEPPO COURT</b>	SYCAMORE LANE	ALEPPO COURT NORTH END CUL-DE-SAC	1,245
<b>ARBOR LANE</b>	ELM COURT	VILLAGE PARKWAY	1,907
<b>ARBOR LANE</b>	VILLAGE PARKWAY	PALO BREA DRIVE	915
<b>AZURE LANE</b>	VINEYARD LANE	LITTLE STREET	2,804
<b>CERCADO LANE EAST</b>	ROBLES DRIVE	CERCADO WEST END	1,956
<b>CERCADO LANE EAST</b>	ROBLES DRIVE	CERCADO EAST END CUL-DE-SAC	2,616
<b>CERCADO LANE WEST</b>	CASTANO DRIVE	CERCADO EAST END CUL-DE-SAC	1,956



# FY 2015 Preservative Seal (HDMB)

## (Continued)

Road Name	From	To	Quantity (SY)
<b>CERCADO LANE WEST</b>	CASTANO DRIVE	CERCADO WEST END CUL-DE-SAC	2,464
<b>CLOVERFIELD STREET</b>	VILLAGE PARKWAY	CLOVERFIELD TERRACE	1,951
<b>DYSART ROAD (NORTH ACCESS)</b>	DYSART ROAD	VILLA NUEVA DRIVE	1,709
<b>ELM COURT</b>	ARBOR LANE	ELM COURT SOUTH END CUL-DE-SAC	1,530
<b>ELM STREET</b>	PARKVIEW LANE	ARBOR STREET	1,632
<b>ESTERO LANE EAST</b>	ROBLES DRIVE	ESTERO LANE EAST END CUL-DE-SAC	1,931
<b>ESTERO LANE EAST</b>	ROBLES DRIVE	ESTERO WEST END CUL-DE-SAC	1,957
<b>ESTERO LANE WEST</b>	CASTANO DRIVE	ESTERO LANE WEST END CUL-DE-SAC	3,182



# FY 2015 Preservative Seal (HDMB)

## (Continued)

Road Name	From	To	Quantity (SY)
<b>ESTERO LANE WEST</b>	CASTANO DRIVE	ESTERO LANE EAST END	1,947
<b>GROVE STREET</b>	PARKVIEW LANE	LITTLE STREET	2,018
<b>HIDDEN TERRACE LOOP</b>	VILLAGE PARKWAY NORTH	HIDDEN TERRACE NORTH END LOOP	2,311
<b>JUNIPER LANE</b>	PALO BREA DRIVE	CLOVERFIELD STREET	2,780
<b>LITTLE STREET</b>	GROVE STREET	VERBENA LANE	940
<b>NEOLIN AVENUE</b>	WIGWAM BLVD	CASCADA ROAD	3,551
<b>MESQUITE LANE</b>	VERBENA STREET	VINEYARD LANE	1,804
<b>ORCHARD LANE</b>	PARKVIEW COURT	LITTLE STREET	2,095



# FY 2015 Preservative Seal (HDMB)

## (Continued)

Road Name	From	To	Quantity (SY)
<b>PALM STREET</b>	NEOLIN AVENUE	FLORENCE AVENUE	4,762
<b>PALO BREA DRIVE</b>	PALO BREA DRIVE WEST END CUL-DE-SAC	PALO BREA DRIVE EAST END CUL-DE-SAC	4,300
<b>PARK AVENUE</b>	VILLAGE PARKWAY	WIGWAM BLVD	6,207
<b>PARKVIEW COURT</b>	SYCAMORE COURT	PARKVIEW COURT NORTH END CUL-DE-SAC	1,179
<b>PARKVIEW LANE</b>	SYCAMORE COURT	ORCHARD LANE	3,080
<b>SEGOVIA DRIVE</b>	VILLA NUEVA DRIVE	VILLA NUEVA DRIVE	1,843
<b>SPRING STREET</b>	WIGWAM BLVD	LITTLE STREET	845
<b>SYCAMORE COURT</b>	ARBOR LANE	SYCAMORE COURT SOUTH END CUL-DE-SAC	2,231



# FY 2015 Preservative Seal (HDMB)

## (Continued)

Road Name	From	To	Quantity (SY)
<b>SYCAMORE LANE</b>	PARKVIEW COURT	ARBOR LANE	1,549
<b>TORREON DRIVE</b>	VILLA NUEVA DRIVE	VILLA NUEVA DRIVE	3,366
<b>VERBENA STREET</b>	LITTLE STREET	MESQUITE LANE	1,660
<b>VILLAGE PARKWAY</b>	HIDDEN TERRACE LOOP	PARK AVENUE	1,284
<b>VILLAGE PARKWAY</b>	PARK AVENUE	LITCHFIELD ROAD	13,299
<b>VINEYARD LANE</b>	VILLAGE PARKWAY	AZURE LANE	1,965



# FY 2015 Micro Seal Project Cost \$61,055

Road Name	From	To	Quantity (SY)
<b>ALDEA DRIVE SOUTH</b>	ALDEA DRIVE WEST	RIO VISTA ROAD EXTENSION	1,052
<b>ALDEA CIRCLE</b>	ALDEA ROAD WEST	ALDEA COURT TO EAST END CUL-DE-SAC	1,281
<b>ALDEA DRIVE WEST</b>	ALDEA DRIVE NORTH	ALDEA DRIVE SOUTH	2,131
<b>ALDEA DRIVE NORTH</b>	ALDEA DRIVE WEST	RIO VISTA ROAD	1,078
<b>ALDEA DRIVE SOUTH</b>	ALDEA DRIVE WEST	RIO VISTA ROAD EXTENSION	1,052



# FY 2015 Micro Seal (Continued)

Road Name	From	To	Quantity (SY)
LUNA CIRCLE	LUNA ROAD WEST	LUNA CIRCLE TO EAST END CUL-DE-SAC	1,258
LUNA ROAD WEST	LUNA DRIVE NORTH	LUNA DRIVE SOUTH	2,148
LUNA DRIVE NORTH	LUNA ROAD WEST	RIO VISTA ROAD	1,052
LUNA DRIVE SOUTH	LUNA ROAD WEST	RIO VISTA ROAD EXTENSION	1,120
MAYA DRIVE	DESERT AVENUE	ESPERANZA	1,633
TAINTER DRIVE	DESERT AVENUE	ESPERANZA DRIVE	1,579



# FY 2015 Milling & Pave Project Cost \$223,632

Road Name	From	To	Quantity (SY)
PALM STREET	VILLA NUEVA DRIVE	FLORENCE AVENUE	1,450
VISTA VERDE DRIVE	ACACIA CIRCLE	ORO VISTA	2,753
VISTA VERDE LOOP AND CIRCLES	ACACIA CIRCLE WEST	ACACIA CIRCLE WEST	5,239

**FY 2015 Total Project Cost: \$446,280**



# Camelback Road Perimeter Wall



- Replacement of the current perimeter wall at the rear of the homes backing to Camelback Road became a priority with a commercial development planned across the road.



# Camelback Road Perimeter Wall

- Per the approved Development Agreement, the developer, in order to help mitigate the effects of the new commercial development on the residents whose homes back to Camelback Road, contributed \$138,000 to the City, about one half the cost, for replacement of the existing perimeter wall on the south side of Camelback Road from Litchfield Road to 137<sup>th</sup> Avenue.
- Council approved replacing the wall going east from the existing new wall, up to Camelback Park, including the five homes east of Villa Nueva.
- Construction is expected to commence in May 2016



# Camelback Road Perimeter Wall

- Construction is expected to be completed in August 2016.
- The wall design will match the design of the new perimeter fence walls that have already been built in the City.



# *Tierra Verde Lake Wall*

- Existing wall is leaning and in danger of falling into the Lake.
- Condominium owners have not implemented a solution.



# *Tierra Verde Lake Wall Looking Ahead to 2016*

- Proposed Lake fill will create promenade - secure and hide the failing wall.
- Includes 8-foot sidewalk, grass, and security/view fencing with new concrete shoreline.



# ***Tierra Verde Lake Wall Looking Ahead to 2016***

- Project Construction Cost = \$679,749
- Construction will start with draining the Lake before April 2016.
- Completion of construction is anticipated in August 2016 (four months).



# Franchise Elections

March 8, 2016

## What is a franchise?

A franchise is a contract between the City of Litchfield Park and a utility. The franchises give the utility the right to use the Litchfield Park streets, alleys and other public rights-of-way to construct, maintain and operate its utility facilities.





# Franchise Elections

March 8, 2016

## **Why do we need to vote on a franchise?**

The Arizona Constitution requires that a municipal franchise must be approved by a majority of the voters in the City. The cost of the election is paid by the utilities.





# Franchise Elections

March 8, 2016

## **Does the franchise involve a payment to the City of Litchfield Park?**

Because franchise fees payable to the City are passed through to the utility's customers on their utility bills, the City Council elected not to impose a franchise fee (the franchise fee is 0%) at this time. However, during the term of the franchise, a franchise fee may be established, up to 2%.





# Franchise Elections

March 8, 2016

## What are the benefits of a franchise?

The franchise helps the City to plan, build and maintain the streets in cooperation with the utilities. At the beginning of each year, the City and utility will provide each other with a schedule of their upcoming projects in order that street construction can be planned efficiently. In most cases, if the City requires relocation of a utility because of a City improvement project, the utility must pay the cost of relocating the utility facility.





# Franchise Elections

March 8, 2016

## **How long will the franchise be in effect?**

The franchise agreement will have a term of 25 years.

## **What happens if a majority of voters do not approve the franchise?**

If the voters do not approve the new franchise agreements, the utilities would continue to provide utility service to the City; however, the City and the utilities would need to evaluate whether the franchise agreements should be revised for a subsequent election to ask for voter approval.

Holding another election would require additional expenditures by the utilities.



# Financial Update FY 2015

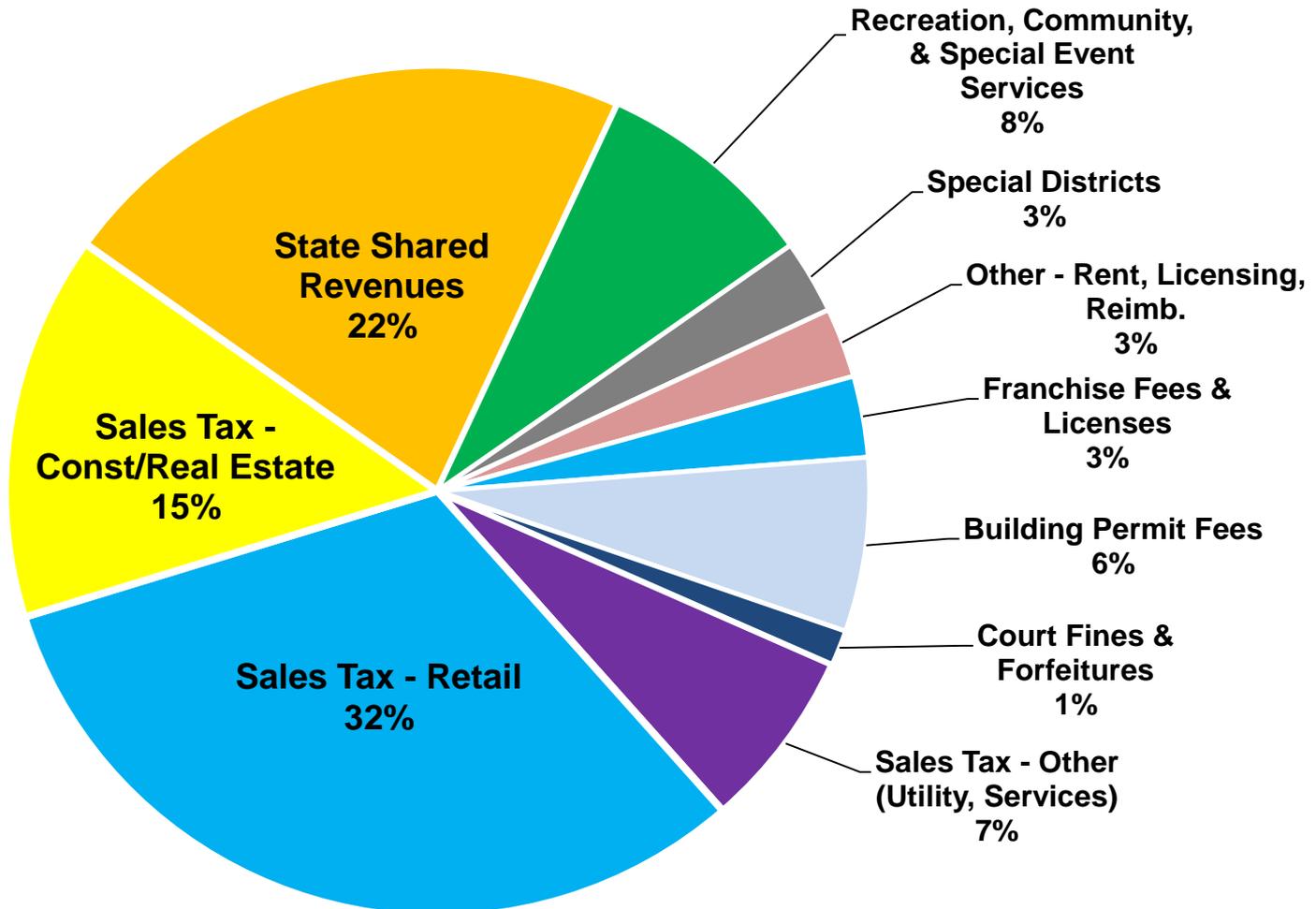
- Revenue Generation
- Expenditures



# Primary Revenues – by Source (%)

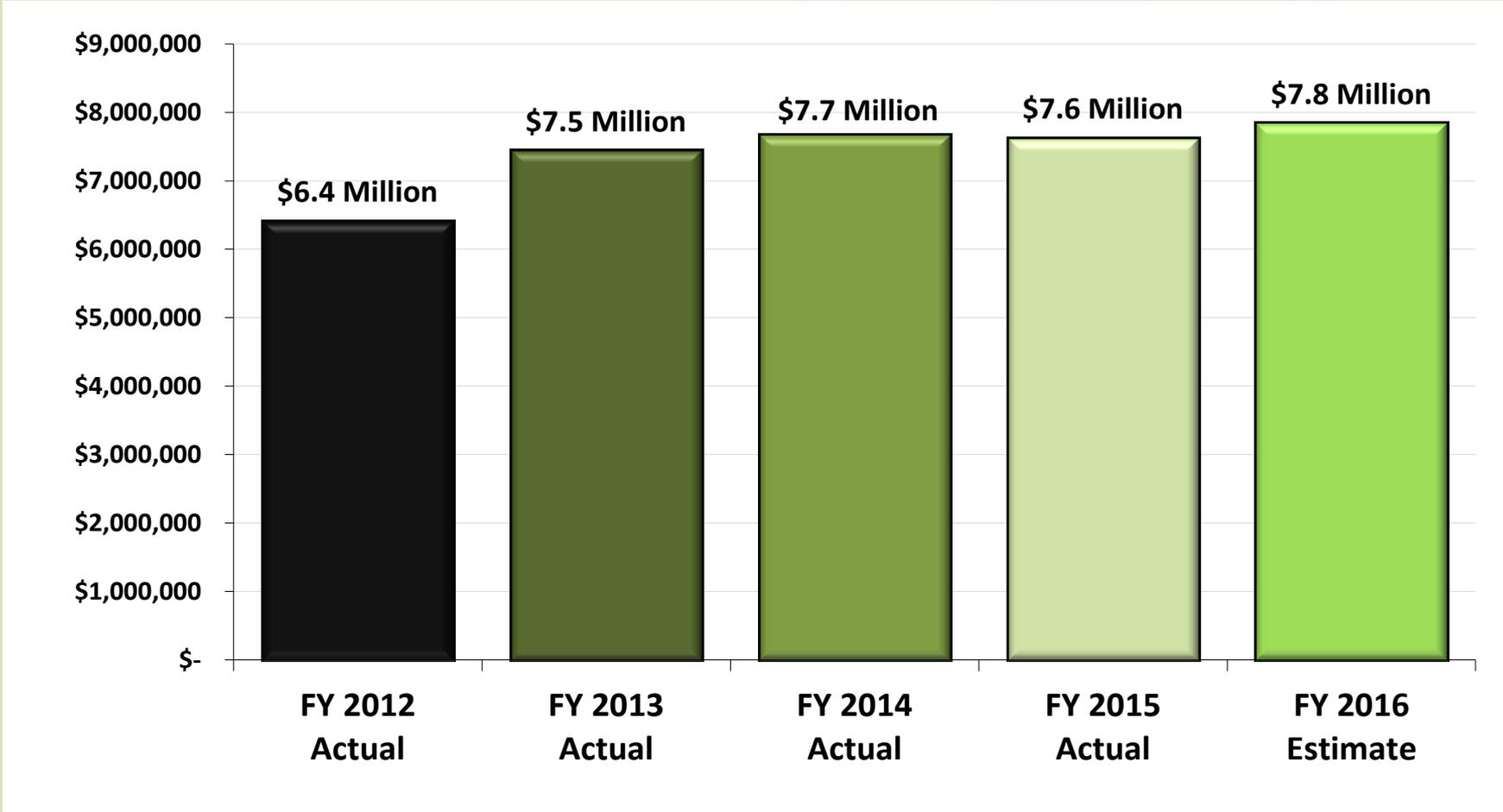
## Fiscal Year 2015

**Sales Taxes & State Shared Revenues equal 76% of City Revenues**

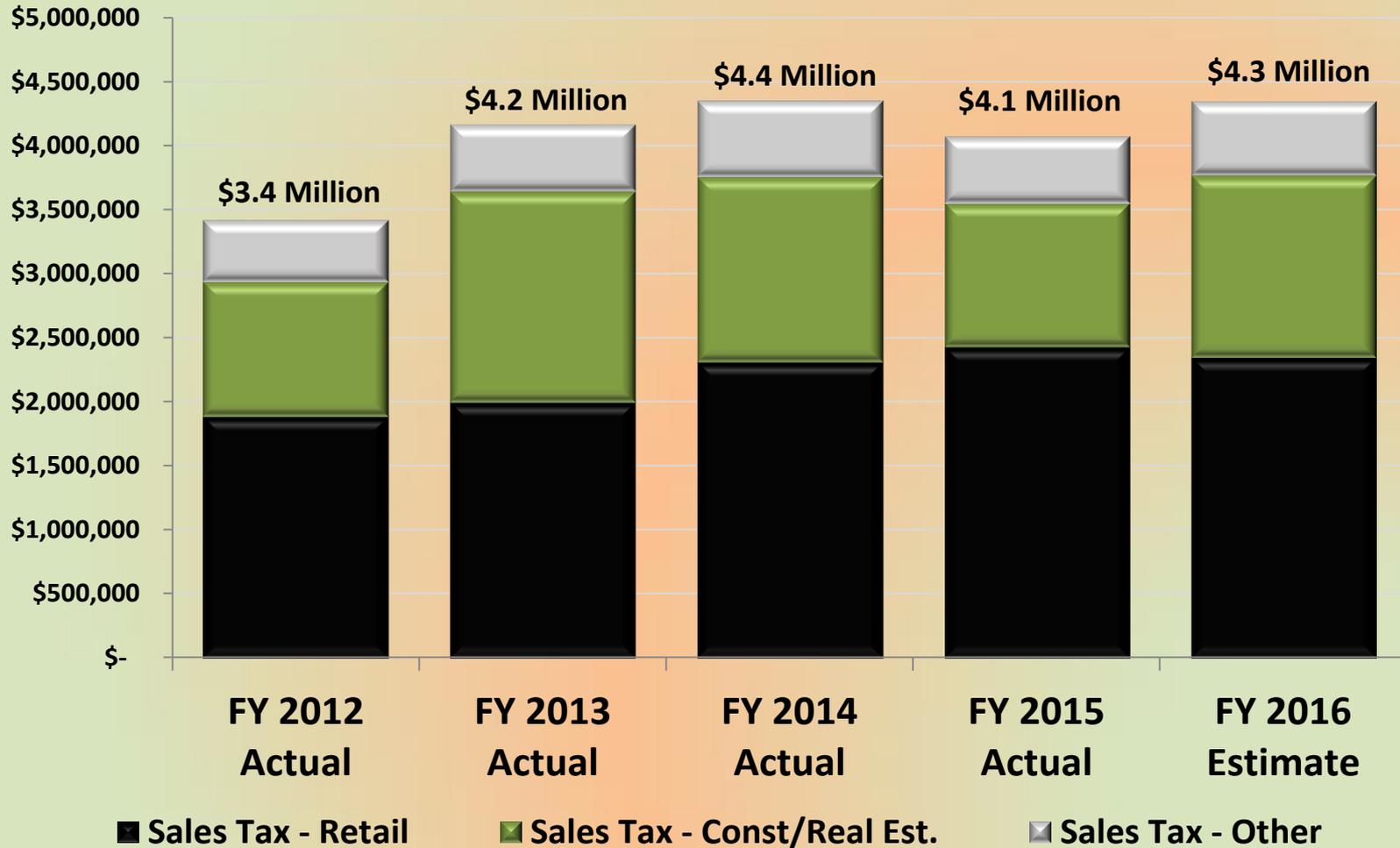


# Total Revenues – All Funds Last 5 Fiscal Years

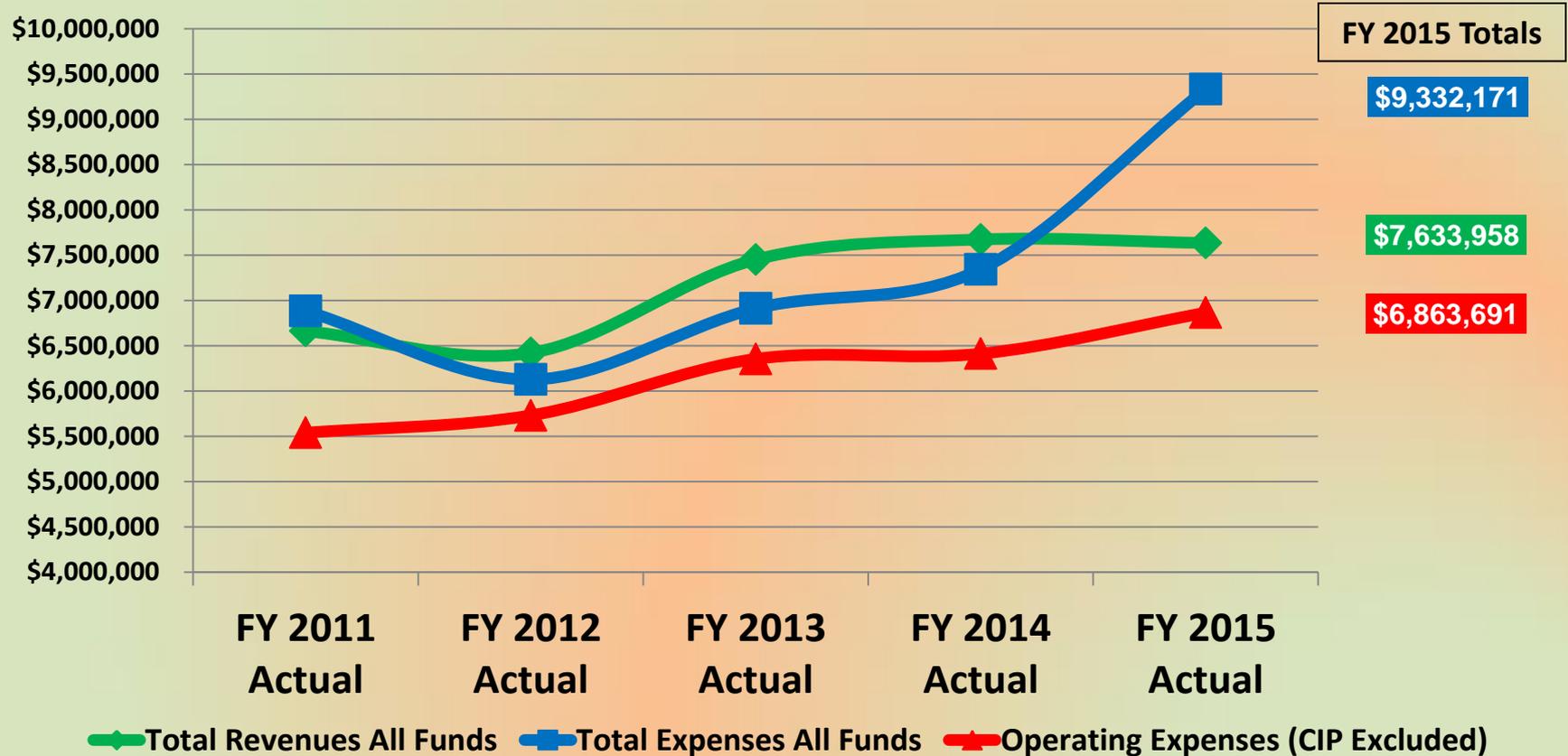
(does not include FY 2016 Capital Loan proceeds)



# City Sales & Use Tax Revenues Last 5 Fiscal Years



# Total Revenue vs. Total Expense Last 5 Fiscal Years



**Note:** An increase in FY 2015 Total Expenses vs. prior years is due to increased capital expenditures including the purchase of Scout Park (\$985K), Village CFD Improvements (\$496K) and the purchase of a street sweeper (\$257K).

*City of Litchfield Park*

***Introduction of  
City Staff***

*Sonny Culbreth  
Assistant City Manager*



**Darryl H. Crossman, City Manager**  
**Sonny Culbreth, Assistant City Manager**

**Community and Recreation Services**

- Sonny Culbreth, Director
- Chris Weaver, Office Manager / Media Communications
- Pat McCoy, Youth and Sports Coordinator
- Scott Foley, Youth and Sports Program Assistant
- Tricia Kramer, Special Events Coordinator
- Seye White, Preschool Teacher

**Field Operations (Building Safety and Public Works)**

- Chuck Ransom, Director
- Victoria Albertson, Administrative Assistant
- John Rae, Building Inspector/Sr. Plans Examiner
- Brian Goodman, Assistant Public Works Director

**Code Enforcement**

- Lynn Webb, Code Enforcement Officer



## **City Clerk's Office**

- Carla Reece, City Clerk
- Terri Roth, Deputy City Clerk
- Carolyn Schenk, Administrative Assistant
- Mary Rose Evans, Administrative Assistant

## **Planning**

- Pam Maslowski, Director

## **Economic Development**

- Jim Rumpeltes, Director

## **Planning Consultant**

- Jason Sanks, Sanks and Associates



# STAFF

## Legal Services

- Susan Goodwin, City Attorney
- David Ledyard, City Prosecutor

## Finance

- Ben Ronquillo, Director
- Rosa Juarez, Accounting Clerk
- Susan Slagle, Administrative Assistant

## Human Resources

- Carolyn Sellmeyer, Director
- Susan Slagle, Administrative Assistant



# STAFF

## Magistrate Court

- Honorable Craig Ring, Presiding Judge
- Sherry Schantz, Court Clerk
- Danielle Balliet, Assistant Court Clerk

## Public Safety Services

- Captain Dan Whelan, Maricopa County Sheriff's Office
- Commander David LaFond, MCSO Litchfield Park Posse
- Chief Paul Luizzi, Goodyear Fire Department

## Engineering

- Woody Scoutten, City Engineer
- Mike Gillespie, Project Engineer



# *Council Remarks*





CITY OF

Litchfield Park

DISCOVER THE PARK

# **PUBLIC COMMENT CARDS**

are available at the  
information table near the  
refreshments.



CITY OF

Litchfield Park

DISCOVER THE PARK

# **PUBLIC QUESTIONS**

on agendized items only



CITY OF

Litchfield Park

DISCOVER THE PARK

**Please visit the  
Community Information  
Tables in the courtyard  
just outside the doors.**



CITY OF

Litchfield Park

DISCOVER THE PARK

**Thank You for Your  
Attendance**