



City of Avondale

City Council Meeting

Monday, December 9, 2019

Mayor and Council

Kenn Weise, Mayor

Pat Dennis, Vice Mayor

Tina Conde, Council Member | Bryan Kilgore, Council Member

Veronica Malone, Council Member | Curtis Nielson, Council Member

Mike Pineda, Council Member

Administration

Charles A. Montoya, City Manager

Gina Montes, Assistant City Manager

Michael Wawro, City Attorney

Marcella Carrillo, City Clerk

City Council Chambers

11465 West Civic Center Drive

Avondale, AZ 85323



City Council Meeting
Agenda
Monday, December 9, 2019

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

WORK SESSION
6:00 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. HISTORIC AVONDALE MARKET ANALYSIS FOR THE PROPOSED HISTORIC AVONDALE SPECIFIC PLAN

City Staff will present an update and request feedback from City Council on the Historic Avondale Market Analysis. This item is for discussion only.

3. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should fill out a card located at the back of the Council Chambers and hand it to the City Clerk prior to consideration of that agenda item.

REGULAR MEETING

6:30 PM

**CALL TO ORDER BY MAYOR
PLEDGE OF ALLEGIANCE
MOMENT OF REFLECTION**

1. ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

(Limit three minutes per person. Please state your name.)

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. MINUTES

City Council will consider a request to approve the November 12, 2019 City Council Meeting Minutes. The Council will take the appropriate action.

b. PLANNING COMMISSION MEETING SCHEDULE CHANGE

City Council will consider a request to move the monthly Planning Commission meeting from the third Thursday each month to the third Wednesday of each month. The Council will take the appropriate action.

c. ESTABLISHMENT OF AN AD HOC CITIZENS QUALITY OF LIFE COMMITTEE

City Council will consider a request to establish an Ad Hoc Citizens Quality of Life Committee to prepare for the upcoming local elections and explore solutions to enhance the quality of life to the residents of the City of Avondale and authorize the City Clerk to make appointment recommendations to City Council. The Council will take appropriate action.

d. RESOLUTION 3598-1219 - BYLAWS OF THE NEIGHBORHOOD AND FAMILY SERVICES COMMISSION

City Council will consider a request to adopt Resolution 3598-1219 amending the bylaws of the Neighborhood and Family Services Commission, adding the library division and providing for several administrative changes and authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. USE OF CONTINGENCY FUNDS FOR CIVIC CENTER ANNEX BUILDING CONSTRUCTION MANAGER AT RISK SERVICES

City Council will consider a request to approve a budget amendment for expenditure authority from the Grant Contingency Fund in the amount of \$119,938 to establish a new CIP project, the Civic Center Annex Building, authorizing the complete design, construction and project management services for a new 20,000 S.F two story office building on the Civic Center campus and authorize the City Manager and City Clerk to execute the necessary documents, including a Construction Manager At Risk Agreement with Haydon Building Corporation for pre-construction services. The Council will take the appropriate action.

f. USE OF CONTINGENCY FUNDS FOR CIVIC CENTER ANNEX OFFICE BUILDING DESIGN SERVICES

City Council will consider a request to approve the transfer of expenditure authority from the Grant Contingency Fund in the amount of \$1,205,500 to establish a new CIP project, the Civic Center Annex Building, authorizing the complete design services for a new 20,000 S.F two story office building on the Civic Center campus and authorize the City Manager and City Clerk to execute the necessary documents, including a Professional Services Agreement with Architekton, Inc. The Council will take the appropriate action.

g. CONTRACT AWARD WITH RUMMEL CONSTRUCTION FOR MCDOWELL RECHARGE BASIN SEDIMENTATION REMOVAL

City Council will consider a request to approve a Contract with Rummel Construction, Inc. for McDowell Recharge Basin Sedimentation and Berm Removal in the amount of \$175,442; approve a budget amendment in the amount of \$41,591; and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. ORDINANCE 1711-1219 107TH AVENUE (VERDE TRAILS) DEANNEXATION

City Council will consider a City initiated request to adopt Ordinance 1711-1219 deannexing 32 feet of City right-of-way previously dedicated to the City by the Master Plat for Verde Trails Unit I Phase I and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The approximately 1.84-acre property is a segment of right-of-way along 107th Avenue south of Broadway Road, about 150 feet north of Roeser Road. The Council will take appropriate action.

i. ORDINANCE 1714-1219 DEDICATING A WATER LINE AND ACCESS EASEMENT TO THE CITY OF GOODYEAR IN AVONDALE BOULEVARD, ELWOOD STREET AND ON CITY OWNED PROPERTY SOUTH OF FESTIVAL FIELDS.

City Council will consider a request to adopt Ordinance 1714-1219 dedicating a Water Line and Access Easement to the City of Goodyear in Avondale Boulevard, Elwood Street and on City owned property south of Festival Fields and authorize the Mayor or City Manager, and the City Clerk to execute the necessary documents. The Council will take the appropriate action.

j. RE-PLAT OF VERDE TRAILS UNIT I, PARCEL 3 - APPLICATION PL-19-0242

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Re-Plat of Verde Trails Unit I, Parcel 3, approximately 27.26 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. The proposed Re-Plat eliminates an unneeded 20'x176' sewer easement in Tract M. Except for elimination of the sewer easement, no other modifications are proposed to the Parcel 3 Final Plat approved by City Council in May 2019. The Council will take appropriate action.

k. RE-PLAT OF VERDE TRAILS UNIT I, PARCEL 4 - APPLICATION PL-19-0243

City Council will consider a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Re-Plat of Verde Trails Unit I, Parcel 4, approximately 25.82 gross acres located west of the southwest corner of 107th Avenue and Broadway Road. The proposed Re-Plat eliminates an unneeded 20'x149' sewer easement in Tract A. Except for elimination of the sewer easement, no other modifications are proposed to the Parcel 4 Final Plat approved by City Council in May 2019. The Council will take appropriate action.

l. RE-PLAT OF "99TH & ENCANTO" FOR AVONDALE STATION (FORMERLY VIRTUA99) - APPLICATION PL-19-0230

City Council will consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., for approval of a Re-Plat of "99th & Encanto" for Avondale Station (formerly Virtua99), approximately 59.77 gross acres located north of the northwest corner of 99th Avenue and McDowell Road. In conformance with the approved Avondale Station/Virtua99 Planned Area Development (PAD), the proposed Re-Plat divides the subject property into seven lots, dedicates 99th Avenue half-street right-of-way, and dedicates tracts for private streets and public and private easements to serve the future development. The Council will take appropriate action.

m. RE-PLAT OF CITY OF AVONDALE "RILEY PROPERTY" - AVONDALE RESOURCE CENTER

City Council will consider a City initiated request for approval of a Re-Plat of the "Riley Property", approximately 9.94 acres of City-owned land located at the southwest corner of Riley Drive and 10th Street. The proposed Re-Plat will reconfigure three existing lots into two lots, one for development of the City's new Resource Center, and the second for future development. The proposed Re-Plat also dedicates right-of-way triangles at the southwest corner of Riley Drive and 10th Street and the northwest corner of Western Avenue and 10th Street. The Council will take appropriate action.

4. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 3596-1219 - MINOR GENERAL PLAN LAND USE MAP AMENDMENT FOR AVONDALE 50 – APPLICATION PL-19-0159

City Council will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to adopt Resolution 3596-1219 approving a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale 50, a proposed 50.56 gross acre planned commerce park development at the northwest corner of 119th Avenue and Corporate Drive. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designation for the property from High Intensity Office to Business Park. The requested Business Park category accommodates development of campuses for light manufacturing, corporate commerce, office, research and development, limited warehouse and distribution uses, and other similar light industrial uses. The Council will take appropriate action.

b. PUBLIC HEARING AND ORDINANCE 1713-1219 - REZONING FROM AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD) FOR AVONDALE 50 – APPLICATION PL-19-0160

City Council will hold a public hearing and consider a request by Mr. Shaine Alleman, Tiffany & Bosco, P.A., to adopt Ordinance 1713-1219 rezoning 50.56 gross acres located at the northwest corner of 119th Avenue and Corporate Drive from Agricultural (AG) to Planned Area Development (PAD). The proposed Avondale 50 PAD will allow a mix of light industrial and commercial uses based on the City's Commerce Park (CP) zoning district, with allowances for heavier uses such as warehousing and distribution on portions of the site where those uses will have the least impacts on surrounding properties. Development will take the form of a campus, featuring multiple buildings of varying sizes. A request to change the General Plan 2030 Land Use Map designation of the property from High Intensity Office to Business Park will be considered separately. The Council will take appropriate action.

c. PUBLIC HEARING AND ORDINANCE 1712-1219 – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT FOR ROOSEVELT PARK II– APPLICATION PL-19-0245

City Council will hold a public hearing and consider a request by Ms. Jordan Rose, Rose Law Group PC, to adopt Ordinance 1712-1219 approving a Major Amendment to the 144.9-acre Roosevelt Park II Planned Area Development (PAD) located at the northwest corner of Van Buren Street and 107th Avenue. The proposed Major PAD Amendment reorders the project's phasing, including modifications to the phasing of required off-site infrastructure improvements. The Council will take appropriate action.

d. PRELIMINARY PLAT FOR ROOSEVELT PARK II PHASE 2 – APPLICATION PL-19-0232

City Council will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 2, a proposed 147-lot single family subdivision on approximately 26.80 gross acres at the northeast corner of Van Buren Street and 111th Avenue. The Council will take appropriate action.

e. PUBLIC HEARING AND RESOLUTION 3597-1219 - MAJOR GENERAL PLAN AMENDMENT FOR ENTRADA – APPLICATION PL-19-0054

City Council will hold a public hearing and consider a request by Ms. Toni Bonar, AICP, HILGARTWILSON, LLC, to adopt Resolution 3597-1219, approving a Major Amendment to the Avondale General Plan 2030 Land Use Map for Entrada, a proposed 191 gross acre planned development at the northwest corner of 107th Avenue and Broadway Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from 166 acres of Estate Low Density Residential, 13 acres of Medium Density Residential, 9 acres of Local Commercial, and 3 acres of High Density Residential to 181 acres of Medium Density Residential and 10 acres of Local Commercial. The Council will take appropriate action.

f. PRELIMINARY PLAT FOR PARKSIDE – APPLICATION PL-19-0197

City Council will consider a request by Mr. Troy Wahlberg, William Lyon Homes, for approval of a Preliminary Plat for Parkside (formerly Parkside Village), a proposed 662-lot single family subdivision on approximately 128.5 acres located one-quarter mile west of the southwest corner of 99th Avenue and Indian School Road. The Council will take appropriate action.

g. PUBLIC HEARING - CONDITIONAL USE PERMIT FOR BIOLIFE PLASMA SERVICES – APPLICATION PL-19-0187

City Council will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert PLLC, for approval of a Conditional Use Permit (CUP) to allow a plasma center use in the Planned Area Development (PAD) zoning district. The use is proposed on 2.95 gross acres of vacant/undeveloped land located approximately 220 feet north of the northeast corner of McDowell Road and 107th Avenue. The subject property is zoned Harbor Shores PAD, which allows for use of the subject property in accordance with the permitted uses in the City's C-2 (Community Commercial) zoning district; City Council approval of a Conditional Use Permit is required for a plasma center use in the C-2 district. The Council will take appropriate action.

h. PUBLIC HEARING - EXTENDING THE LOCALLY CONTROLLED ALTERNATIVE EXPENDITURE LIMITATION - HOME RULE OPTION

City Council will hold the first of two required public hearings on the alternative expenditure limitation (home rule option).

5. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the meeting and hold an executive session pursuant to Ariz. Rev. Stat. § 38--431.03(A)(5) for the purpose of discussions or consultations with designated representatives of the public body and/or legal counsel in order to consider its position and instruct its representatives regarding labor negotiations with the Avondale Professional Firefighters Association, International Association of Fire Fighters, Local 3924.

Council Members of the City of Avondale will attend either in person or by telephone conference call.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.