



City of Avondale
City Council Meeting
Tuesday, January 21, 2020

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



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

WORK SESSION
6:30 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. AVONDALE TRAILS SYSTEM

Staff will provide the Mayor and City Council information about existing and planned trails in Avondale.

3. BUDGET PROCESS OVERVIEW

Staff will present a general overview of the City's budget and review the calendar for the upcoming process.

4. 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
7:00 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. PRESENTATION ITEMS

a. INTRODUCTION OF NEW EMPLOYEES

Introduction of new employees from the Economic Development Department:

- Kenneth Chapa, Director of Economic Development

Introduction of new employees from the Fire Department:

- Matthew Del Sol, Firefighter
- Tyler Griffith, Firefighter
- Jose Guzman, Firefighter
- Dylan Parisi, Firefighter

4. 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. SERIES 7 (BEER AND WINE BAR) LIQUOR LICENSE - RESIDENCE INN BY MARRIOTT

City Council will consider a request to approve an application for a Series 7 (Beer and Wine Bar) Liquor License submitted by Brian Daley Welker, allowing for the sale of beer and wine at the Residence Inn located at 11465 Hilton Way, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

b. SERIES 12 (RESTAURANT) LIQUOR LICENSE - ERIC'S FAMILY BARBECUE

City Council will consider a request to approve an application for a Series 12 (Restaurant) Liquor License submitted by Eric Tanori, allowing for the sale of alcoholic beverages at Eric's Family Barbecue located at 12345 W. Indian School Road, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. SERIES 12 (RESTAURANT) LIQUOR LICENSE - PASTA FACTORY

City Council will consider a request to approve an application for a Series 12 (Restaurant) Liquor License submitted by Jaime Rivera Rosales, allowing for the sale of beer and wine at Pasta Factory located at 701 West Western Avenue, in Avondale and authorize the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RE-PLAT OF COPPER SPRINGS LOTS 1A AND 1B FOR BIOLIFE AVONDALE - APPLICATION PL-19-0300

City Council will consider a request by Mr. Joe Cirone, JMC Engineering, for approval of a Re-Plat of Copper Springs Lots 1A and 1B for BioLife Avondale, approximately 4.93 net acres of property located at the northeast corner of McDowell Road and 107th Avenue. In conformance with the approved Site Plan for BioLife Plasma Services, the proposed Re-Plat divides existing Copper Springs Lot 1A into two parcels; 2.47-acre Lot 1A for development of BioLife Plasma Services, and 0.53-acre Lot 1C to be developed in the future jointly with the existing 1.92-acre Lot 1B. The proposed Re-Plat also abandons existing private water, sewer, and cross-access easements and dedicates new cross-access, private water and sewer, and temporary drainage easements in conformance with the approved BioLife Plasma Services site plan. The Council will take appropriate action.

e. RE-PLAT OF VISTA DEL VERDE PHASE 3 - APPLICATION PL-18-0147

City Council will consider a request by Mr. Kirk Pangus, HILGARTWILSON, LLC., for approval of a Re-Plat for Vista del Verde Phase 3. Consistent with the Vista del Verde Preliminary Plat approved by City Council in December 2017, the proposed Re-Plat will reconfigure lot lines within the 37.1 net acre third phase of the 144.0 net acre Vista del Verde community located approximately 300 feet north of the northwest corner of 107th Avenue and Buckeye Road. A total of 127 single-family residential lots are currently platted in Phase 3; approval of the Re-Plat will increase the total to 144. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this phase as a separate agenda item. The Council will take appropriate action.

f. RE-PLAT OF VISTA DEL VERDE PHASE 4 - APPLICATION PL-18-0148

City Council will consider a request by Mr. Kirk Pangus, HILGARTWILSON, LLC., for approval of a Re-Plat for Vista del Verde Phase 4. Consistent with the Vista del Verde Preliminary Plat approved by City Council in December 2017, the proposed Re-Plat will reconfigure lot lines within the 15.8 net acre fourth phase of the 144.0 net acre Vista del Verde community located approximately 300 feet north of the northwest corner of 107th Avenue and Buckeye Road. A total of 75 single-family residential lots are currently platted in Phase 4; approval of the Re-Plat will increase the total to 83. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for this phase as a separate agenda item. The Council will take appropriate action.

g. RESOLUTIONS 1004-0120 AND 1005-0120 – VISTA DEL VERDE PHASE 3 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1004-0120 declaring its intention to form the City of Avondale Maintenance Improvement District No. 16, Vista del Verde Phase 3, providing for the assessment, and adopt Resolution 1005-0120 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

h. RESOLUTIONS 1006-0120 AND 1007-0120 – VISTA DEL VERDE PHASE 4 MAINTENANCE IMPROVEMENT DISTRICT

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1006-0120 declaring its intention to form the City of Avondale Maintenance Improvement District No. 17, Vista del Verde Phase 4, providing for the assessment, and adopt Resolution 1007-0120 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency. The Council will take appropriate action.

5. REGULAR AGENDA

a. REVIEW AND APPROVAL OF MODIFICATIONS TO THE MEMORANDUM OF UNDERSTANDING WITH THE AVONDALE PROFESSIONAL FIREFIGHTERS ASSOCIATION (APFA) LOCAL 3924

City Council will review and approve future modifications to the Memorandum of Understanding (MOU) which will be effective July 1, 2020 through June 30, 2022 and direct staff to bring a revised MOU before City Council at a future meeting. The Council will take appropriate action.

b. PUBLIC HEARING AND RESOLUTION 1008-0120 - MINOR GENERAL PLAN LAND USE MAP AMENDMENT FOR AVONDALE TOWNHOMES ON DYSART – APPLICATION PL-19-0195

City Council will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to adopt a Resolution approving a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 302-unit townhome development with an adjacent commercial area on 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use designation on 25.86 acres of the property from Local Commercial to Medium/High Density Residential. The MHDR designation allows for single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). Approximately 2.49 gross acres of the property adjacent to Dysart Road are excluded from the General Plan Amendment request and will remain designated Local Commercial. A request to rezone the property from C-2 (Community Commercial) to PAD (Planned Area Development) to accommodate development of a 302-unit townhome community and a 2.49 gross acre commercial site will be considered separately. The Council will take appropriate action.

c. PUBLIC HEARING AND ORDINANCE 2004-0120 - REZONING FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT (PAD) FOR AVONDALE TOWNHOMES ON DYSART – APPLICATION PL-19-0194

City Council will hold a public hearing and consider a request by Mr. Lance Baker, Synectic Design Inc., to rezone 28.35 gross acres located approximately 760 feet south of the southwest corner of Dysart Road and Van Buren Street from C-2 (Community Commercial) to PAD (Planned Area Development). The proposed Avondale Townhomes on Dysart PAD will allow for a 302-unit single-family attached townhome community featuring two clubhouses and two community pools on 25.86 gross acres. The proposed PAD also reserves 2.49 gross acres of property directly adjacent to Dysart Road for future commercial development under the uses and standards of the City's C-1 (Neighborhood Commercial) zoning district. A request to change the General Plan 2030 Land Use Map designation of 25.86 acres of the property from Local Commercial to Medium/High Density Residential (MHDR) will be considered separately. The Council will take appropriate action.

6. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the Regular Meeting and hold an Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03(A)(7) for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase of real property located at 100 N. Clubhouse Dr.

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.