



City of Avondale

City Council Online Meeting

Monday, October 5, 2020

Mayor and Council

Kenneth 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

Tracy Stevens, Deputy City Manager | Cherlene Penilla, Deputy City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

Online Meeting

Join the meeting and view presentations: <https://avondaleaz.zoom.us/j/3083557784>

Using a Mobile Device? Download the Zoom Cloud Meeting App

Join the meeting with audio only: Call 301-715-8592 (meeting ID: 308 355 7784)



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Notice & Agenda
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WORK SESSION

6:30 P.M.

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. FEDERAL UPDATE

City Council will receive an update from Capital Edge regarding Avondale's legislative priorities, as well as an update on recently proposed federal policies. This item is for discussion only.

3. A NEW LEAF – EAST VALLEY HOMELESS SERVICES AND EXPANSION EFFORTS

City Staff will present to Council, information on A New Leaf, a housing, health and community services organization, seeking to expand their homeless services in the West Valley. This item is for discussion only.

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

(will convene following the Work Session meeting)

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. SWEARING-IN CEREMONY

Ms. Nicholle Harris will be sworn in as the new City Attorney of the City of Avondale.

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. MINUTES

City Council will consider a request to approve the September 11, 2020 City Council Retreat Minutes. The Council will take the appropriate action.

b. FISCAL YEAR 2019-2020 (FY2020) YEAR END BUDGET AMENDMENTS

City Council will consider a request to approve a budget amendment utilizing contingency for certain departments which exceeded the FY2020 amended budget appropriation and approve the transfer of budget appropriation for capital projects that changed funds. The Council will take appropriate action.

c. RESOLUTION 1064-1020 - AMENDMENT TO INTERGOVERNMENTAL AGREEMENT FOR JOINT LEGAL REPRESENTATION IN THE GILA RIVER GENERAL STREAM ADJUDICATION

City Council will consider a request to adopt Resolution 1064-1020 authorizing the Second Amendment to the Intergovernmental Agreement with the cities of Glendale, Mesa, Scottsdale, and Tempe for joint legal representation in the Gila River General Stream Adjudication; and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTION 1065-1020 - INTERGOVERNMENTAL AGREEMENT WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) FOR THE DYSART ROAD ANONYMOUS RE-IDENTIFICATION (ARID) PROJECT

City Council will consider a request to adopt Resolution 1065-1020 authorizing an Intergovernmental Agreement with the Arizona Department of Transportation (ADOT) for the Dysart ARID project for the installation of traffic signal hardware, and to authorize the Mayor, or City Manager and City Clerk, to execute the necessary documents. The Council will take appropriate action.

e. RESOLUTION 1066-1020 - MEMORANDUM OF AGREEMENT FOR EPA BROWNFIELDS ASSESSMENT GRANT

City Council will consider a request to adopt Resolution 1066-1020 approving a Memorandum of Agreement with the City of Phoenix, City of Tempe, and Arizona State University to execute an EPA Brownfields Assessment Coalition Grant in the amount of \$600,000 for the three-year term of the agreement and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. RESOLUTION 1067-1020 – AMENDED INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA DEPARTMENT OF CHILD SAFETY AND THE PARTNERING AGENCIES WITH THE SOUTHWEST FAMILY ADVOCACY CENTER

City Council will consider a request to adopt Resolution 1067-1020 authorizing the first amendment of an Intergovernmental Agreement (IGA) between the State of Arizona Department of Child Safety (DCS) and the partnering agencies of the Southwest Family Advocacy Center (SWFAC), which include the City of Avondale, the City of Buckeye, the City of Goodyear, and the Maricopa County Sheriff's Office to extend the shared use of the SWFAC facility and authorize the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. FINAL PLAT FOR PARK 10 PHASE 3 - APPLICATION PL-20-0078

City Council will consider a request by Mr. Jeff D. Behrana, Optimus Design Group, for approval of a Final Plat for Park 10 Phase 3. The proposed Final Plat divides 28.54 acres of undeveloped land into five (5) lots, dedicates right-of-way at the intersection of McDowell Road and Harbor Shores Boulevard to accommodate construction of a new traffic signal, and dedicates public water and sidewalk easements to accommodate the development of Park 10 Phase 3 (Barrio Queen, Mountainside Fitness, and Shops C multi-tenant retail building) in accordance with City requirements. The subject property, located at the southeast corner of McDowell Road and 107th Avenue, includes 21.02 acres of unsubdivided land and Lot 3 of Park 10 Phase 2, an existing 7.52-acre platted parcel which will be re-platted as part of this Final Plat. The Council will take appropriate action.

5. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 1068-1020 - MINOR GENERAL PLAN LAND USE MAP AMENDMENT FOR HANCOCK COMMUNITIES AT MCDOWELL 117 – APPLICATION PL-20-0054

City Council will hold a public hearing and consider a request to adopt Resolution 1068-1020 approving a request by Mr. Andy Jochums, Beus Gilbert McGroder PLLC, to approve a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Townhomes on Dysart, a proposed 217 unit multi-family residential development located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 32.30 acres of land inclusive of 19.07 acres of privately owned property, 9.53 acres of adjacent Interstate 10 (I-10) right-of-way and a 3.70 acre undeveloped portion of Friendship Park, from High Density Residential (HDR) to Medium/High Density Residential (MHDR).

b. PUBLIC HEARING AND ORDINANCE 2028-1020 - REZONING FROM PLANNED AREA DEVELOPMENT AND MANUFACTURED HOME PARK TO PLANNED AREA DEVELOPMENT FOR HANCOCK COMMUNITIES AT MCDOWELL 117 – APPLICATION PL-20-0055

City Council will hold a public hearing and consider a request to adopt Ordinance 2028-1020, approving a request by Mr. Andy Jochums, Beus Gilbert McGroder PLLC, to rezone 19.07 acres of land located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue from Planned Area Development (PAD) and Manufactured Home Park (MH) to PAD (Planned Area Development). The proposed Hancock Communities at McDowell 117 PAD will allow for a 217 unit, single-story multi-family residential development at a density of 11.3 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation will be considered separately.

c. PUBLIC HEARING AND RESOLUTION 1069-1020 - CRYSTAL COVE (RISI HOMES) – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0076

City Council will hold a public hearing and consider a request to adopt Resolution 1069-1020 approving a request by Shaine Alleman, Tiffany & Bosco, P.A., on behalf of owner Joseph Risi, Community Support OZ Fund, LLC, to approve a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Crystal Cove, a proposed 10.59 gross acre multi-family residential development located at the northeast corner of Central Avenue and La Canada Boulevard. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential. Approval of this request is needed in order to approve a concurrent rezone request within a separate agenda item.

d. PUBLIC HEARING AND ORDINANCE 2029-1020 – REZONING FROM COMMUNITY COMMERCIAL (C-2) TO PLANNED AREA DEVELOPMENT FOR CRYSTAL COVE – APPLICATION PL-20-0077

City Council will hold a public hearing and consider a request to adopt Ordinance 2029-1020 approving a request by Shaine Alleman, Tiffany & Bosco, P.A., on behalf of owner Joseph Risi, Community Support OZ Fund, LLC, to rezone approximately 10.59 gross acres of property located at the northeast corner of Central Avenue and La Canada Boulevard from C-2 (Community Commercial) to Planned Area Development (PAD). The proposed PAD will allow for development of a 238 unit multi-family residential development with a density of 24.9 dwelling units per acre. A request to change the General Plan 2030 Land Use Map designation will be considered separately.

e. PUBLIC HEARING AND ORDINANCE 2030-1020 - MAJOR PLANNED AREA DEVELOPMENT AMENDMENT FOR INTERSTATE COMMERCE CENTER (PIERCE 99) - APPLICATION PL-20-0070

City Council will hold a public hearing and consider a request to adopt Ordinance 2030-1020, approving a request by Adam Baugh, Withey Morris PLC, for a Major Amendment to the Interstate Commerce Center Planned Area Development (PAD) located at the northwest corner of 99th Avenue and Pierce Street. The proposed Major Amendment will amend the PAD to allow warehouse and distribution uses as a primary use to be permitted on Lots 5 and 6 of the Interstate Commerce Center PAD on 8.58 gross acres of vacant land located approximately 250 feet west of the northwest corner of 99th Avenue and Pierce Street. Permitted uses on other parcels within the Interstate Commerce Center PAD are not modified by the proposed Amendment.

6. ADJOURNMENT

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

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.