



City of Avondale

City Council Meeting

 [**Link to Summary of Council Actions**](#)

 [**Link to Meeting Minutes**](#)



City of Avondale

City Council Online Meeting

Monday, December 7, 2020

Summary of Council Actions

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)



Summary of Council Actions

City Council Online Meeting Notice & Agenda Monday, December 7, 2020

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WORK SESSION

6:00 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. SPECIFIC AREA PLAN FOR OLD TOWN, CASHION, AND LAS LIGAS/RIO VISTA (APPLICATION PL-20-0056)

City Council **discussed** application PL-20-0056, a City initiated request to prepare a Specific Area Plan for the areas of Old Town, Cashion, and Las Ligas/Rio Vista. The Plan is to reflect evolving economic development and planning conditions to attract new businesses and residential development to these areas. The intent of the Plan is to reflect the City's current level of expectation for revitalization in the next several years in the three areas.

3. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should email a request to speak to CityClerk@AvondaleAZ.gov 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. SCHEDULED PUBLIC APPEARANCE

a. RECOGNITION OF CITY OF AVONDALE EFFORTS FOR CENSUS 2020

Luis Cardenas Camacho, Partnership Specialist, Denver Region, US Census Bureau **recognized** the City Council for Avondale's efforts to ensure a complete count for the 2020 Census effort.

4. PRESENTATION ITEMS

- ##### **a. PROCLAMATION - HONORING PAULA LAMB ON THE OCCASION OF HER RETIREMENT**
- City Council **presented** a Proclamation honoring Paula Lamb for nineteen and a half years of dedicated service to the City of Avondale.

5. 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 **approved** the October 19, 2020, November 2, 2020, and November 16, 2020 City Council Meeting Minutes. The Council will take the appropriate action.

b. APPOINTMENT OF MEMBERS TO THE CITY'S BOARDS, COMMISSIONS AND COMMITTEES

City Council **approved** the Council Subcommittee on Boards, Commissions and Committees's recommendations for the appointment of members of the City's boards, commissions and committees. The Council will take appropriate action.

c. APPOINTMENT OF CHAIR AND VICE CHAIR TO THE PLANNING COMMISSION AND THE BOARD OF ADJUSTMENT

City Council **approved** the appointment of the Chair and Vice Chair of the Planning Commission and the Board of Adjustment for the calendar year 2021. The Council will take appropriate action.

d. ONE ARIZONA OPIOID SETTLEMENT MEMORANDUM OF UNDERSTANDING

City Council **approved** participation in the One Arizona Opioid Settlement and authorize the City Attorney to execute the Memorandum of Understanding. The Council will take appropriate action.

e. RE-PLAT OF PALMILLA PHASE II FOR BARCLAY/FRY'S – APPLICATION PL-20-0206

City Council **approved** a request by Jason Sanks, Sustainability Engineering Group (on behalf of property owner Smith Food and Drug Centers, Inc.) for a Re-Plat of Palmilla Phase II for Barclay/Fry's. The site is located approximately 210 feet south of the southeast corner of McDowell Road and Dysart Road. The proposed Re-Plat splits Lots 2 and 5 of the Palmilla Phase II Plat and creates a separate lot for a proposed drive-through restaurant. The Council will take appropriate action.

f. AVONDALE CAPITAL MINOR LAND DIVISION - APPLICATION PL-20-0009

City Council **approved** a request by Avondale Capital, LLC for a Minor Land Division (MLD) to split the property into two (2) lots and dedicate right-of-way and a public utility easement along Eliseo C. Felix Jr. Way. The site is approximately 3.6 acres in size and located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10. The Council will take appropriate action.

g. RESOLUTION 1077-1220 - CANVASS OF VOTES FOR THE NOVEMBER 3, 2020 SPECIAL ELECTION

City Council **adopted** Resolution 1077-1220 canvassing the results of the November 3, 2020 Special Election and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 1080-1220 - INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC IMPROVEMENTS AT THE INTERSECTION OF BROADWAY ROAD AND AVONDALE BOULEVARD

City Council **adopted** Resolution 1080-1220 authorizing an Intergovernmental Agreement (IGA) with Maricopa County for the Installation and Maintenance of Traffic Improvements at the Intersection of Broadway Road and Avondale Boulevard, and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. ORDINANCE 2044-1220 - DEDICATION OF A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA AT VAN BUREN STREET AND 111TH AVENUE

City Council **adopted** Ordinance 2044-1220 dedicating a Perpetual Easement to the United States of America at Van Buren Street and 111th Avenue and authorized the Mayor or City Attorney, and City Clerk to execute the necessary documents. The Council will take the appropriate action.

6. REGULAR AGENDA

a. VILLAGE AT THE BLVD – DEVELOPMENT PLAN – APPLICATION PL-20-0114

City Council **approved** a request by Ms. Shelby Duplessis, EMC Management, LLC, for a Development Plan for Village at The BLVD, a proposed 187-unit, single-story multi-family residential community in The BLVD located on 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue. The proposed development provides for a density of 11.7 dwelling units per acre. The Council will take appropriate action.

b. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT - SECTION 1303.B MEDICAL MARIJUANA DISPENSARY HOURS OF OPERATION - APPLICATION PL-20-0167

No Action Taken - Item Continued to January 19, 2021.

City Council will hold a public hearing and consider a request by Ms. Lauren Niehaus, Harvest Health & Recreation, Inc., approving a text amendment to the Zoning Ordinance, Section 1303.B (Medical Marijuana Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M. Staff is recommending that this item not be considered by the Council at this time to allow the City to re-evaluate the request.

c. PUBLIC HEARING AND ORDINANCE 2045-1220 - ZONING ORDINANCE TEXT AMENDMENTS - SECTION 1 (ADMINISTRATION AND PROCEDURES); SECTION 2 (RESIDENTIAL DISTRICTS); SECTION 5 (SPECIAL DISTRICTS; OVERLAYS); SECTION 8 (PARKING); SECTION 9 (SIGNS); AND SECTION 12 (LANDSCAPE, WALLS, AND FENCES) - APPLICATION PL-20-0248

City Council **held** a public hearing and **adopted** Ordinance 2045-1220 approving text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 5 (Special Districts; Overlays), Section 8 (Parking), Section 9 (Signs), and Section 12 (Landscape, Walls and Fences), will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance. The Council will take appropriate action.

d. PUBLIC HEARING AND ORDINANCE 2046-1220 – PALM LANE RIGHT-OF-WAY ANNEXATION - APPLICATION PL-20-0204

City Council **held** a public hearing and **adopted** Ordinance 2046-1220 annexing approximately 0.19 acres of right-of-way along a section of Palm Lane approximately 40 feet west of Avondale Boulevard and authorized the Mayor and City Clerk to execute the necessary documents. The Council will take appropriate action.

7. 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.

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
December 7, 2020

A **Work Session** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 6:01 p.m. All participants attended by phone or video.

Members Present: Vice Mayor Pat Dennis; Council Members Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: Mayor Kenn Weise.

Other Municipal Officials Present: Charles 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; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Craig Jennings, Judge; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Callie McGraw, Interim Human Resource Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Abril Ruiz-Ortega, Court Administrator; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: One member of the public was present.

1. ROLL CALL BY THE CITY CLERK

2. SPECIFIC AREA PLAN FOR OLD TOWN, CASHION, AND LAS LIGAS/RIO VISTA (APPLICATION PL20-0056)

City Council discussed application PL-20-0056, a City initiated request to prepare a Specific Area Plan for the areas of Old Town, Cashion, and Las Ligas/Rio Vista. The Plan is to reflect evolving economic development and planning conditions to attract new businesses and residential development to these areas. The intent of the Plan is to reflect the City's current level of expectation for revitalization in the next several years in the three areas

Kevin Murphy, Director of Development and Engineering Services, stated that the plan was completed this past summer, but the presentation was delayed due to the pandemic. After discussion with business owners in the community, the suggestion is to call the area Old Town, rather than Historic Avondale which will require City Council approval in the future. This plan will serve as a guidebook to provide a vision for the area in terms of redevelopment and revitalization. The three areas included are a combined total of 1,861 acres with the City owning 59.4 acres within the area. The plan encourages new development and new businesses to create an economically thriving destination.

Presentation by Jodie Novak, Assistant Director of Development and Engineering Services, addressed the contents of the plan, which identifies three districts: Old Town, Cashion, and Las Ligas/Rio Vista. The plan focuses on ways to help the areas thrive while promoting growth. She stated the plan will focus on gateway intersections and focus areas. Gateway intersections are areas that create a sense of arrival and include gateway entry identifiers. Key focus areas are properties owned by the City that have potential opportunity for future development located in residential, commercial, and industrial areas within the community.

Council Member Malone asked whether gateway intersections suggested by community members and PRS group will be utilized. Ms. Novak confirmed that the suggested areas were derived based on discussions at community meetings and with residents and business owners. Council Member Malone asked if there is a list of people who stated they would like the name changed from Historic Avondale to Old Town and whether those individuals were invited to this Council meeting. Ms. Novak stated that there were two large community meetings in March and attendees were asked to fill out a survey of the areas. Staff also spoke with various business owners, neighborhood representatives, and residents in those areas to include tours in the area. Based on significant feedback, business owners and residents refer to the area as Old Town, even though there are some families who still call it Historic Avondale. Following those discussions and working with staff internally, it is felt that the preferred version would be Old Town when referring to this area. There was no opposition received during the process. In terms of informing the residents, businesses, and stakeholders regarding tonight's meeting, staff does not do specific advertising for work sessions. However, as agendas are prepared for next steps (public hearings), there will be notifications and postcards sent to stakeholders. Only two people have continually followed up on the process, based on personal interests with their own property.

Ms. Novak identified the areas on the map that serve as the gateway intersections to the three defined areas. The focus for these City-owned properties includes potential future opportunities to stimulate growth. Examples were reviewed. The proposed uses would have to be evaluated to determine highest and best use. Some parcels may have land use limitations. City staff would have to further vet those restrictions, processes, and limitations. Creative design examples were reviewed for gateway intersections. Potential concepts for the area currently occupied by the police station were reviewed, in the event it was ever relocated. This includes the potential for a gathering and a mercado.

The Old Town Avondale Business District is a zoning overlay which applies to single family residences in existence in the community. An area identified in red is residential and can be considered for conversion to a commercial use, such as boutique, coffee shop, café, or bed and breakfast. There is discussion regarding how to add more homes to this area to give property owners the opportunity for such a conversion. A potential redrawing of the boundaries was reviewed.

In terms of Cashion, there is one City-owned property in the area (6,300 square feet) at the southeast corner of 111th Avenue and 4th Street. Feedback from this community reflects a desire to have a hub for families and children, including a small local park. The

plan includes a small park with a splash pad, lawn, and outdoor space. The space will also be used to host community gathering events.

There are no City-owned properties in Las Ligas/Rio Vista; however, there is a heavy amount of privately owned lots zoned for residential. With the development of Alamar, it is hoped that this will spur individual landowners to build up their properties in this area as well. Las Ligas Park features many amenities and a key City-owned property in the area.

Placemaking strategies were reviewed, including:

- Wayfinding Signage
- Neighborhood Signage
- Marketing/Events
- Art
- Community Engagement
- Public Infrastructure
- Land Use and Zoning
- Public Safety

Development form focuses on site planning and building design aspects, which includes:

- Site Design
- Landscape Design
- Building Architecture
- Signage
- Public
- Art/Beautification
- Open Space
- Light Fixtures

Mr. Murphy reviewed recent investments in Old Town, including:

- Marbella Park Single-Family Subdivision
- Southwest Lending Closet Business Expansion
- Avondale Townhomes on Dysart
- Crystal Cove Apartments
- Kazi's Gas Station
- Infill custom homes
- Hillcrest Villas Apartments

The City has made significant investments in revitalization neighborhoods, with approximately \$25 million to street investments and \$30 million to future capital improvement investments. Future improvements will include Historic Avondale Infrastructure Improvements and improvements to Western Avenue. Examples of improvements were reviewed. Ms. Novak reviewed next steps, including public meeting dates for 2021.

Council Member Pineda stated he would like to have more information on the feedback received for the name change from Historic Avondale to Old Town. He addressed support for the roundabout for Western Avenue for increased safety in the area. He inquired as to restrictions for development of properties on Hill Drive. Ms. Montes stated that the properties on Hill Drive were acquired using the neighborhood stabilization program funds granted to the City from the Department of Housing and Urban Development (HUD) during the foreclosure crisis. Housing is allowed on the lots but there will be income restrictions. Additional research is required to determine allowable commercial uses. Council Member Pineda stressed the need for greater defined parameters for affordable housing as well as accessibility to low income housing options. He is interested in receiving more information regarding the boundary changes for the OTAB area. He supports use of the string lights to create a vibrancy in specific areas. He suggested exploring the possibility of allowing restaurants to expand their eating areas to the parking lots while the pandemic is still active.

Council Member Nielson agreed with the roundabout concept; however, he would like a traffic study done to investigate the feasibility. In order to have quality development in Cashion, the roadways need to be improved to accommodate pedestrians, bikes, and vehicular traffic. It will be necessary to have appropriate signage to direct travelers, as well as sufficient parking.

Council Member Malone said the roundabout is a nice gesture; however, there are community concerns with traffic flow in the area. She agrees that a traffic study is necessary. She complimented the design concepts for the entry into Old Town. The corner of 111th Avenue would be an ideal location for the splash pad. She questioned if economic development has been pushed for the area of El Mirage and Lower Buckeye. Ms. Novak stated that the sidewalk expansion is being evaluated, particularly regarding challenges obtaining right-of-way.

Ken Chapa, Economic Development Services Director, spoke on economic development within the mentioned areas. In terms of the plan, staff is in the process of identifying all vacant parcels and development opportunities. This includes development of an opportunity brochure that goes over all commercially viable parcels, value propositions, infill incentives, new market tax credits and OTAB.

Council Member Kilgore thanked staff and expressed his appreciation for reaching out to the residents. He stated he enjoyed reading their comments and ideas on what they want to see done. He noted his appreciation for the insight and comments from Council as well. He concurred that the splash pad concept for Cashion is a great idea. He agrees with the comments from Council Member Pineda and Neilson regarding the roundabout. He concurred with Council Member Pineda regarding small business development on Western Avenue, creating a neat development environment. He was in favor for improvements to Las Ligas Park and the wayfinding signs. He noted a common thread among community comments has been an emphasis on art; incorporating this into signage is a great idea. Another common subject of community input is the need for improved street conditions, and he appreciates the City's plans to address this. He

commented on input received from a community member suggesting a Sam Garcia statue, noting it was a good idea and something he would like the staff to explore.

Council Member Conde agrees with the entry concepts for Old Town with the potential addition of lights. OTAB will be a great opportunity for residents in Old Town who are interested in opening their own business. The mercado is a great opportunity for businesses to showcase handcrafts and it would be beneficial to invite high school students to participate in events. The splash pad and parking amenities are a great idea for Cashion. Any area providing splash pads should also provide restrooms and shade. She commented that adding trees would assist with reducing the heat index on sidewalks and other areas. She concurred with Council Member Pineda regarding the lights on Western. She concurs there should be a traffic study for the roundabout and efforts to develop more affordable housing.

Vice Mayor Dennis referenced City-owned property and asked staff to provide an addendum to the document to address highest and best uses of City property as well as any applicable stipulations. She stressed the need to identify locations to accommodate parking in the Old Town area. She concurred with Council comments regarding the need for a traffic study on the roundabout. She would like to see a roundabout in the area of Central and Western. She concurs with the addition of the splash pad and parking in Cashion. In addressing the area on the north side of the railroad tracks, there is the opportunity for development of a park or for business development. Funding is a major question that must be addressed, as much of the proposals are currently unfunded.

Ms. Novak stated staff will return to Council on March 22nd. In the meantime, staff will collect feedback from the Planning Commission and the Neighborhood and Family Services Commission.

3. ADJOURNMENT

There being no further business before the Council, Council Member Kilgore moved to adjourn the Work Session meeting; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

Meeting adjourned at 7:13 p.m.

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 7:20 p.m. All participants attended by phone or video.

Vice Mayor Dennis led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Vice Mayor Pat Dennis; Council Members Tina Conde, Bryan Kilgore, Veronica Malone, Curtis Nielson, and Mike Pineda.

Members Absent: Mayor Kenn Weise.

Other Municipal Officials Present: Charles 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; Cindy Blackmore, Public Works Director; Jessica Blazina, Intergovernmental Affairs Administrator; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; Craig Jennings, Judge; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Callie McGraw, Interim Human Resource Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Police Chief; Abril Ruiz-Ortega, Court Administrator; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Five members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

None.

3. SCHEDULED PUBLIC APPEARANCE

a. RECOGNITION OF CITY OF AVONDALE EFFORTS FOR CENSUS 2020

Luis Cardenas Camacho, Partnership Specialist, Denver Region, US Census Bureau recognized the City Council for Avondale's efforts to ensure a complete count for the 2020 Census effort.

Mr. Cardenas Camacho stated that nationally, this has been the most successful census in the last 20 years. The 2020 census had a higher response rate than 2010 at 67 percent and a 99.98 completion rate. The projected self-response rate was 65.6 percent, and this was surpassed. On average, it took nine minutes for people to complete the census. For those who did not respond or self-respond, the remaining 33 percent were completed through door-to-door contact. Because of displacement due to wildfires, hurricanes, and COVID-19, there was an increase in the homeless population. In terms of a regional recap, 313 specialists were hired with 48,000 enumerators. The City of Avondale was

included in the mayoral initiatives, with the secretary of the bureau speaking of Mayor Weise regarding the importance of the census and for adequate enumerators, especially for Cashion. Next steps include validation of data in preparation for signature by the President on December 31st. This will be followed by redistricting counts, available in 2021. Post enumeration surveys will estimate the number of residents missed in the census. End of data collection is scheduled for October 2021. Next steps for 2021 involve household surveys. The data dissemination program is comprised of trained data specialists who assist and train municipalities to utilize census data.

Vice Mayor Dennis thanked Mr. Cardenas Camacho, noting that the census was a huge endeavor, particularly considering the ongoing pandemic. Council expressed appreciation for all the hard work.

4. PRESENTATION ITEMS

a. PROCLAMATION HONORING PAULA LAMB ON THE OCCASION OF HER RETIREMENT

City Council presented a Proclamation honoring Paula Lamb for nineteen and a half years of dedicated service to the City of Avondale.

Craig Jennings, Avondale City Court Judge, shared a few words of appreciation to Ms. Lamb. Abril Ruiz-Ortega, Court Administrator, shared a few words of appreciation to Ms. Lamb. Ms. Lamb shared her appreciation for her time working for the City. Vice Mayor Dennis read the proclamation. Council thanked Ms. Lamb for her dedication and service to the City of Avondale.

5. 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.

Vice Mayor Dennis asked if any Council Member wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Council Member Malone, seconded by Council Member Nielson, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

a. MINUTES

City Council approved the October 19, 2020, November 2, 2020, and November 16, 2020 City Council Meeting Minutes.

b. APPOINTMENT OF MEMBERS TO THE CITY'S BOARDS, COMMISSIONS AND COMMITTEES

City Council approved the following Council Subcommittee on Boards, Commissions and Committees' recommendations for the appointment of members of the City's boards, commissions and committees.

Capital Improvement Plan Citizens Committee

- *Katherine Hall moved from an Alternate Member to a Regular Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill a vacancy*
- *Fabian Prado appointed as a Regular Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill a vacancy*

Energy, Environment, And Natural Resources Commission

- *Daniel Schuh reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Bernadette Barba reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Thomas Albrigo reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Kim Avila reappointed as an Alternate Member with a 2021 term to expire on 12/31/2023*
- *Alejandro Arreguin appointed as an Alternate Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill a vacancy*

Municipal Art Committee

- *Jan Graham reappointed as a Regular Member with a 2021 term to expire 12/31/2023*
- *Kalila Martine De Aragon appointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Shawna Scroggins moved up from an Alternate Member to a Regular Member position with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill the vacancy of Mr. Arreguin*
- *Gurjit Kaur appointed as an Alternate Member with a 2020 partial term to expire on 12/31/2020, followed by a full term to expire on 12/31/2023 *effective immediately to fill the vacancy of Ms. Scroggins*

Neighborhood and Family Services Commission

- *Jerome Brownlee moved up from an Alternate Member to a Regular Member position with a 2021 term to expire on 12/31/2020*
- *Michelle McMullen moved up from an Alternate Member to a Regular Member position with a 2021 partial term to expire on 12/31/2021*
- *Nellie Goetz appointed as Alternate Member #1 with a 2021 partial term to expire on 12/31/2022*
- *Maxine White appointed as Alternate Member #2 with a 2021 term to expire on 12/31/2023*

Planning Commission

- *Christopher Thompson reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Lisa Osborne reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Blanca Uvari appointed as an Alternate Member with a 2021 term to expire on 12/31/2023*
- *Alisha Meginnis appointed as a Regular Member with a 2021 term to expire on 12/31/2023*

Parks and Recreation Advisory Board

- *Monique Ayers reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Marie Arellano as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Lilly Lazo as an Alternate Member with a 2020 partial term to expire on 12/31/2022*
**effective immediately to fill a vacancy*

Board of Adjustment

- *Maxine White appointed as a Regular Member with a 2020 term to expire on 12/31/2023*
- *Nellie Goetz appointed as a Regular Member with a 2020 partial term to expire on 12/31/2022*

Risk Management Trust Fund Board and Worker's Compensation Trust Board

- *Thomas Albrigo reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*
- *Angela Medina reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*

Volunteer Fire Fighter Pension Board

- *Eddie James reappointed as a Regular Member with a 2021 term to expire on 12/31/2023*

c. APPOINTMENT OF CHAIR AND VICE CHAIR TO THE PLANNING COMMISSION AND THE BOARD OF ADJUSTMENT

City Council approved: (a) David Iwanski as Chair and Christopher Thompson as Vice Chair of the Planning Commission; and (b) Carolyn Jones as Chair and Maxine White as Vice Chair of the Board of Adjustment for the calendar year 2021.

d. ONE ARIZONA OPIOID SETTLEMENT MEMORANDUM OF UNDERSTANDING

City Council approved the participation in the One Arizona Opioid Settlement and authorized the City Attorney to execute the Memorandum of Understanding.

e. RE-PLAT OF PALMILLA PHASE II FOR BARCLAY/FRY'S - APPLICATION PL-20-0206

City Council approved a request by Jason Sanks, Sustainability Engineering Group (on behalf of property owner Smith Food and Drug Centers, Inc.) for approval of a Re-Plat of Palmilla Phase II for Barclay/Fry's. The site is located approximately 210 feet south of the southeast corner of McDowell Road and Dysart Road. The proposed Re-Plat splits Lots 2 and 5 of the Palmilla Phase II Plat and creates a separate lot for a proposed drive-through restaurant.

f. AVONDALE CAPITAL MINOR LAND DIVISION – APPLICATION PL-20-0009

City Council approved a request by Avondale Capital, LLC for approval of a Minor Land Division (MLD) to split the property into two (2) lots and dedicate right-of-way and a public utility easement along Eliseo C. Felix Jr. Way. The site is approximately 3.6 acres in size and located east of the north terminus of Eliseo C. Felix Jr. Way, south of Interstate 10.

g. RESOLUTION 1077-1220 – CANVASS OF VOTES FOR THE NOVEMBER 3, 2020 SPECIAL ELECTION

City Council adopted Resolution 1077-1220 canvassing the results of the November 3, 2020 Special Election and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1080-1220 – INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC IMPROVEMENTS AT THE INTERSECTION OF BROADWAY ROAD AND AVONDALE BOULEVARD

City Council adopted Resolution 1080-1220 authorizing an Intergovernmental Agreement (IGA) with Maricopa County for the Installation and Maintenance of Traffic Improvements at the Intersection of Broadway Road and Avondale Boulevard, and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents.

i. ORDINANCE 2044-1220 – DEDICATION OF A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA AT VAN BUREN STREET AND 111TH AVENUE

City Council adopted Ordinance 2044-1220 dedicating a Perpetual Easement to the United States of America at Van Buren Street and 111th Avenue and authorized the Mayor or City Attorney, and City Clerk to execute the necessary documents.

6. REGULAR AGENDA

a. VILLAGE AT THE BLVD – DEVELOPMENT PLAN – APPLICATION PL-20-0114

City Council considered a request by Ms. Shelby Duplessis, EMC Management, LLC, for approval of a Development Plan for Village at The BLVD, a proposed 187-unit, single-story Multi-family residential community in The BLVD located on 15.92 net acres at the southwest corner of the alignments of Roosevelt Street and 111th Avenue. The proposed development provides for a density of 11.7 dwelling units per acre.

Ken Galica, Division Lead Planner, provided a brief overview of the subject property details and location. The property was annexed in 2009 and is located within The BLVD residential district of the City. The property was rezoned from Commerce Park (CP) to The BLVD Zoning District in March of 2020. The parcels to the east, north and west sides are undeveloped properties with the Waterford Square Neighborhood to the south. Zoning for surrounding areas was reviewed.

The development will have gated access with primary access from Roosevelt Street with secondary access from 111th Avenue. Building types were reviewed, which include two-bedrooms, three-bedrooms, and duplexes. This is the first Avondale development that includes single-family rental units with an outward focus. A total of 347 parking spaces are provided, which includes 64 garage spaces and 187 covered parking spaces. The total parking spaces exceeds the City's minimum requirement. Roosevelt Street within The BLVD is designed with an additional five-foot width to accommodate on street parallel parking. The project provides 8.5 acres of open space with 2.5 acres of usable space, meeting the requirements of The BLVD.

The primary amenity area is a centralized 1.2-acre amenity zone to include a climate-controlled clubhouse, fitness center, resort style pool, gaming area, covered grilling area, seated fire pit area, yoga lawn, a shaded hammock seating area, and a dog park. A planned trail corridor runs along the south boundary. There is 40 feet of right-of-way that has been dedicated by the developer of Waterford Square in the area which will be used, in addition to 30 feet of the subject property, for a pedestrian-only trail amenity. This will feature a 10-foot wide paved trail that the developer will be responsible for construction and maintenance. Within the 30-foot portion, the developer will provide seating nodes, landscaping and lighting. The path will connect 111th Avenue west to the Park Avenue sidewalk.

The development includes high quality, diverse, and contemporary styled architecture that furthers the goals of The BLVD specific plan. Each building type is provided in three elevations. Detailing and elevations were reviewed.

The proposal conforms with the residential district within The BLVD in the General Plan designation, zoning, and specific plan. The density is slightly below the required minimum; however, The BLVD plan is very clear that lower densities are permissible within the residential district as long as the remainder of undeveloped property develops at a sufficient density such that the overall development of the property meets the minimum. This means that the remaining 9.5 acres will need to develop with a density of approximately 299 units. The product is a good use for the site because it provides a nice

transition to the existing single family residential in Waterford Square. The plan is outwardly focused with excellent pedestrian connectivity. Functional access and onsite circulation are provided for both residential and emergency vehicles. Open space and amenities exceed minimum requirements. The architecture provides 27 different combinations of buildings. The Planning Commission recommended approval in October, subject to the ten recommended conditions.

Council Member Nielson referenced the north entrance as it applies to schoolchildren, expressing the importance of looking at school bus access into the community. He asked about whether the intersection at Van Buren and 111th will be improved. Mr. Galica confirmed as part of Roosevelt Park Phase II, the developer will widen 111th Avenue and make other improvements to the intersection. In response to a question from Council Member Nielson, Mr. Galica confirmed that the trail will be completed by the developer on the property adjacent to the property all the way out to Park Avenue. The land near Roosevelt Street and 111th Avenue will only be improved by the developer adjacent to the project.

Council Member Malone stated that the project references public schools but does not verify adequate capacity. Mr. Galica stated that Council is provided with the certificates of adequate school facilities for any request where a developer wants to provide density beyond what districts have already expected. In a case where a property is already zoned for multifamily, districts are fully aware and have modeled enrollment based upon existing densities.

Vice Mayor Dennis asked if the density changed when the area was rezoned to The BLVD. Mr. Galica stated the Civic Center Plan also allowed for quite high residential density to which school districts were involved with. The current density within the BLVD Specific Area Plan is not higher than what it was within the previous plan so the estimated enrollment should not have changed.

Vice Mayor Dennis asked whether the school capacity agreements were documented in the past. She expressed some concerns and asked if a stipulation to request a letter from the schools would be appropriate. Ms. Montes stated that staff have addressed this concern and although a stipulation is not needed, Council may direct staff not to proceed until they confirm with the school district that they have adequate capacity.

Council Member Malone suggested going back to the original plans for the City Center to show that there was a sign-off at that time. Ms. Montes affirmed that staff can check those records. Vice Mayor Dennis directed staff to research the concern and review past records.

In response to a question from Council Member Malone, Mr. Galica confirmed that 111th Avenue will connect to Roosevelt with the west half completed by the developer but not be completely finished. The east half will not have curb, gutter, sidewalk, and streetlights initially but will be a half-street to accommodate two-way traffic. In response to a question from Council Member Malone, Mr. Galica stated that he would have to check whether a

traffic signal in the area of Van Buren and 111th was warranted. Council Member Malone requested staff follow up on whether a traffic signal will be installed in the high traffic area.

Vice Mayor Dennis asked whether a traffic study was conducted. Mr. Galica confirmed that there is a traffic study provided with the application, which recommended standard improvements adjacent to the property. No new signals were triggered by this proposed development but that is not to say that there is no future signal planned at 111th Avenue and Van Buren. He explained the 187 units in the complex would not be enough to warrant the additional traffic signal. Ms. Montes added that other signals in the CIP currently take priority over this intersection. This particular development would not be responsible for that construction. Staff can look at the CIP and what the priorities are to provide more information on the anticipated schedule. Mr. Galica clarified that the east half of the street will be constructed when the Avondale Gateway Center is developed.

Council Member Kilgore thanked staff for the presentation and expressed his appreciation for all the hard work done on the project.

Council Member Conde concurred with Council Member Malone and Vice Mayor Dennis in regard to the traffic light at Van Buren and 111th Avenue. Overall, the development is much needed in the area in terms of foot traffic and connectivity and it appears to be a high-quality rental community.

Council Member Pineda said he empathizes with residents in Waterford Square, who feel problems are being compounded with more development; however, providing a way for them to go north will offset some of their stress. The development itself is a nice way to increase the footprint and hopefully spur economic development growth in The BLVD.

In response to a question from Vice Mayor Dennis, Mr. Galica confirmed that the remainder of the 10 acres of The BLVD property will require 299 units. Vice Mayor Dennis asked about the types of development that could accommodate that number of units. Mr. Galica said it would need to be a minimum of three stories. Vice Mayor Dennis expressed concern regarding a building of that height in the City. Mr. Galica said there has been initial interest in developing other properties in the City with elevator-served four-story buildings. It appears that the market may be getting ready to accommodate this. Otherwise, the project can get close to the required density with a three-story project. Ms. Montes added that they are looking at the possibility of a parking garage in the future to address the parking issue. She noted staff will work closely with developers and noted variances are always a possibility.

Vice Mayor Dennis commented that her concerns remain and surmised that there will likely be a variance. In terms of the project itself, she likes the selection of materials and elevations. She asked about lighting components for the trail system. Mr. Galica confirmed that the developer will be providing bollard lighting along the trail in repeating increments.

Vice Mayor Dennis inquired about the absence of play equipment in the open areas. Mr. Galica deferred to the applicant. Sherri Koshiol, Empire Group, stated that the project

will be the company's fourth project. She stated that residents have been impressed with the recreational amenities provided in its projects. Ms. Koshiol stated the market for the target resident has not indicated a desire for a playground amenity. Vice Mayor Dennis referred to the aluminum shade structure and requested that it be improved. Ms. Koshiol stated that the developer can work with City staff on options but noted they typically use ramada-type shade structures.

Council Member Malone moved to approve Application PL-20-0114 Village at The BLVD Development Plan subject to ten (10) recommended conditions as listed in the staff report; Council Member Conde seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

b. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT – SECTION 1303.B MEDICAL MARIJUANA DISPENSARY HOURS OF OPERATION - APPLICATION PL-20-0167

A request by Ms. Lauren Niehaus, Harvest Health & Recreation, Inc., a text amendment to the Zoning Ordinance, Section 1303.B (Medical Marijuana Uses/Requirements), extending the ending hours of operation of medical marijuana dispensaries from 8:00 P.M. to 10:00 P.M.

Ms. Montes stated that staff is recommending a continuation of this item until the January 19, 2021 City Council meeting agenda.

Council Member Nielson moved to continue this agenda item to January 19, 2021; Council Member Malone seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

c. PUBLIC HEARING AND ORDINANCE 2045-1220 – ZONING ORDINANCE TEXT AMENDMENTS SECTION 1 (ADMINISTRATION AND PROCEDURES) ; SECTION 2 (RESIDENTIAL DISTRICTS) ; SECTION 5 (SPECIAL DISTRICTS; OVERLAYS); SECTION 8 (PARKING); SECTION 9 (SIGNS); AND SECTION 12 (LANDSCAPE, WALLS, AND FENCES) – APPLICATION PL-20-0248

City Council held a public hearing and consider a staff-initiated request to adopt Ordinance 2045-1220 approving text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures), Section 2 (Residential Districts), Section 5 (Special Districts; Overlays), Section 8 (Parking), Section 9 (Signs), and Section 12 (Landscape, Walls and Fences), will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, allow for clerical corrections, and address the overall accuracy and usability of the Zoning Ordinance

Brian Craig, Planning Manager, noted that the City is the applicant on this item. The last time the zoning ordinance text amendments were brought to City Council was in the fall of 2019. Some items were continued for discussion into this year. The final amendment regarding expiration for PADs was adopted in 2020. Staff endeavors to bring refined codes to Council once a year to ensure they are keeping up with policies and procedures, changes in trends in the development community and addressing the overall accuracy of the zoning ordinance. Mr. Craig briefly reviewed the proposed amendments.

Vice Mayor Dennis opened the public hearing and did not receive any requests to speak. Vice Mayor Dennis closed the public hearing and opened the floor to comments from Council, no comments were received.

Council Member Nielson moved to adopt Ordinance 2045-1220 – approval of Application PL-20-0248 Zoning Ordinance Text Amendments; Council Member Pineda seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

d. PUBLIC HEARING AND ORDINANCE 2046-1220 – PALM LANE RIGHT-OF-WAY ANNEXATION - APPLICATION PL-20-0204

City Council held a public hearing and considered a City-initiated request to adopt Ordinance 2046-1220 annexing approximately 0.19 acres of right-of-way along a section of Palm Lane approximately 40 feet west of Avondale Boulevard and authorize the Mayor and City Clerk to execute the necessary documents.

Brian Craig, Planning Manager, identified the location of the subject property. The application will assist with future road improvement projects in the area. Once approved by Council, staff will work with partners at the County to conduct a similar action. Palm Lane extending to 116th Lane is within the City limits except for this small parcel and the application would clear up this issue.

Vice Mayor Dennis opened the public hearing and did not receive any requests to speak. Vice Mayor Dennis closed the public hearing and opened the floor to comments from Council, no comments were received.

Council Member Malone moved to adopt Ordinance 2046-1220 – approval of Application PL-20-0204 Palm Lane Right-of-Way Annexation; Council Member Conde seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

7. ADJOURNMENT

There being no further business before the Council, Council Member Pineda moved to adjourn the Regular Meeting; Council Member Malone seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Council Member Conde	Aye
Council Member Kilgore	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Pineda	Aye
Vice Mayor Dennis	Aye

Meeting adjourned at 8:50 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session and Regular Meeting of the Council of the City of Avondale held on the 7th day of December 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Marcella Carrillo, City Clerk

Date Approved by City Council