



City of Avondale

City Council Meeting

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

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



City of Avondale

City Council Online Meeting

Monday, January 4, 2021

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, January 4, 2021

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INSTALLATION OF CITY COUNCIL

6:00 pm

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. INSTALLATION OF CITY COUNCIL

Newly elected Mayor and Council **took** their Oaths of Office.

3. ADJOURNMENT

SPECIAL MEETING

Convene immediately following the Installation of City Council

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. SELECTION OF NEW VICE MAYOR

City Council **accepted** nominations and **designated Council Member Malone** as Vice Mayor for a two-year term. The Council will take appropriate action.

3. ADJOURNMENT

WORK SESSION
Convene immediately following the Special Meeting

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. ZONING ORDINANCE TEXT AMENDMENTS - MARIJUANA USES - APPLICATION PL-20-0260 & CITY CODE CHANGES RELATED TO RECREATIONAL MARIJUANA

City Council **discussed** a City initiated text amendment to the Zoning Ordinance related to marijuana uses. The amendments are intended to allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, address a recently approved ballot initiative and subsequent state law change related to marijuana establishments, and clarify uses and restrictions for marijuana related uses and operations. City Council will also discuss City Code changes related to recreational marijuana.

3. SOUTHERN AVONDALE DEVELOPMENT DISCUSSION

City Council **discussed** a City initiated master land use plan concept for Southern Avondale; the municipal planning area south of the Maricopa County Estrella Mountain Regional Park. The planning area is generally bounded by the road alignments of Litchfield Road on the west, south of Pecos Road on the north (south of Phoenix Raceway), 99th Avenue on the east, and Patterson Road on the south (south of Hunt Highway). The master land use plan concept provides a balanced land use vision to support future growth within this underdeveloped region of the City.

4. 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

Convene immediately following the Work Session

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. BUDGET TRANSFER FOR THE HISTORIC AVONDALE STREET PHASE 1 PROJECT

City Council **approved** a budget transfer in the amount of \$600,000 from the Fairway Drive Construction CIP account to the Historic Avondale Construction account for the construction of the Phase I Project, and authorized staff to take the necessary action to complete the budget transfer. The Council will take appropriate action.

b. FINAL PLAT OF VERDE TRAILS UNIT I, PARCELS 1 AND 2 (APPLICATION PL-20-0126)

City Council **approved** a request by Mr. Paul Haas, HILGARTWILSON, LLC, for a Final Plat for Parcels 1 and 2 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council in August 2018, the proposed Final Plat will create 152 single-family residential lots, fifteen (15) common area tracts, and dedicate streets and easements on approximately 35.25 gross acres located approximately 1,500 feet west of the northwest corner of 107th Avenue and Broadway Road. City Council will consider adoption of Resolutions forming a Maintenance Improvement District (MID) for these parcels as a separate agenda item. Council will take appropriate action.

c. RESOLUTIONS 1001-0121 AND 1002-0121 – MAINTENANCE IMPROVEMENT DISTRICT FOR VERDE TRAILS UNIT I, PARCELS 1 AND 2

City Council: (a) **approved** the Petition for Formation; (b) **adopted** Resolution 1001-0121 declaring its intention to form the City of Avondale Maintenance Improvement District No. 21, Verde Trails Unit I, Parcels 1 and 2, providing for the assessment; (c) **adopted** Resolution 1002-0121 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment; (d) declared an emergency; and (e) authorized the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. ORDINANCE 2001-0121 - DEDICATION OF A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA AT 99TH AVENUE AND INDIAN SCHOOL ROAD

City Council **adopted** Ordinance 2001-0121, dedicating a Perpetual Easement to the United States of America at 99th Avenue and Indian School Road and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take the appropriate action.

e. ORDINANCE 2002-0121 - AMENDING CITY CODE, CHAPTER 25 - ADMINISTRATION

City Council **adopted** Ordinance 2002-0121, amending chapter 25 of the City Code pertaining to city administration and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

4. REGULAR AGENDA

a. COUNCIL APPOINTMENTS TO REGIONAL AND LOCAL BOARDS, COMMISSIONS, AND COMMITTEES

City Council **appointed** members of the City Council to various regional and local boards and committees. The Council will take appropriate action.

5. 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
January 4, 2021

The **Installation of City Council** of the City Council of the City of Avondale, Arizona was using the Zoom Cloud Meeting platform in open and public session at 6:00 p.m. All participants attended by phone or video.

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

Members Absent: None.

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; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; 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; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately ten members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. INSTALLATION OF CITY COUNCIL

Newly elected Mayor and Council took their Oaths of Office.

- Council Member Malone was sworn in by her sister, Jessica Pena.
- Council Member Pineda was sworn in by his wife, Olivia Pineda.
- Vice Mayor Dennis was sworn in by City Clerk, Marcella Carrillo.
- Mayor Weise was sworn in by his daughters, Lauren and Delaney.

Newly sworn Council Members shared thoughts and insights about their service on City Council. Mayor Weise highlighted the strengths and progress made in the City of Avondale and the vision moving forward over the next four years.

3. ADJOURNMENT

There being no further business before the Council, Vice Mayor Dennis moved to adjourn the Installation of City Council; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 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
Mayor Weise	Aye

Meeting adjourned at 6:24 p.m.

The **Special Meeting** of the City Council of the City of Avondale, Arizona was using the Zoom Cloud Meeting platform in open and public session at 6:25 p.m. All participants attended by phone or video.

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

Members Absent: None.

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; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; 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; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately ten members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. SELECTION OF NEW VICE MAYOR

City Council accepted nominations and designated one of its members as Vice Mayor for a two-year term. Mayor Weise shared words of appreciation to the past Vice Mayors and thanked current Vice Mayor, Pat Dennis, for her service. Vice Mayor Dennis shared comments in reflection on her time as Vice Mayor.

Vice Mayor Dennis moved to nominate Council Member Malone as Vice Mayor for a two-year term; Council Member Pineda seconded the motion.

Upon vote, the motion was carried unanimously 7 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
Mayor Weise	Aye

Vice Mayor Malone thanked Council for the honorary nomination. City Council congratulated Vice Mayor Malone and shared words of gratitude.

3. ADJOURNMENT

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

Upon vote, the motion was carried unanimously 7 to 0.

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

Meeting adjourned at 6:36 p.m.

The **Work Session** of the City Council of the City of Avondale, Arizona was using the Zoom Cloud Meeting platform in open and public session at 6:48 p.m. All participants attended by phone or video.

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

Members Absent: None.

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; Kirk Beaty,

Public Works Director; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; 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; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Three members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. ZONING ORDINANCE TEXT AMENDMENTS - MARIJUANA USES - APPLICATION PL-20-0260 & CITY CODE CHANGES RELATED TO RECREATIONAL MARIJUANA

City Council discussed a City initiated text amendment to the Zoning Ordinance related to marijuana uses. The amendments are intended to allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, address a recently approved ballot initiative and subsequent state law change related to marijuana establishments, and clarify uses and restrictions for marijuana related uses and operations. City Council will also discuss City Code changes related to recreational marijuana.

Brian Craig, Planning Manager, reviewed that proposed amendments that were presented to City Council in December. This update is specific to marijuana and particularly Sections 1 and 13 of the Zoning Ordinance. This update will address the recently approved ballot initiative, Proposition 207, related to marijuana establishments. Staff utilizes the term "marijuana establishments;" however, this is commonly referred to as "recreational marijuana". The amendments will clarify restrictions for all marijuana-related uses and operations within the City.

Section 1:

- Changes include the removal of the definition for "medical marijuana cultivation location" and create a new definition for "marijuana establishments". The definition of cultivation is folded into the new definition for marijuana establishments (recreational marijuana).

Section 13:

- Changes include changing the title from "medical marijuana uses" to "marijuana uses" to be more encompassing. The same change is made to Subsection 1301, related to the purpose and applicability of that chapter, which also pertains to marijuana establishments.

- Subsection 1302 will be expanded in terms of location restrictions for uses within the City. New language will prohibit new stand-alone marijuana establishments but will allow dual licensing with existing medical marijuana locations. It maintains the existing zoning code, including a 2,000-foot separation from other similar facilities, substance abuse treatment facilities, schools, childcare, public libraries, parks, churches and places of worship.
- Subsection 1303 addresses cultivation restrictions and mirrors existing language. Floor area limitations were added; however, none of the area requirements have changed from existing code.
- Subsection 1304 addresses qualified patients and caregiver.
- Subsection 1305 provides language on cultivation restrictions.
- Subsections 1306 and 1307 address operational restrictions for dispensaries and establishments. Operational hours are 9:00 a.m. to 8:00 p.m. Requirements address security protocols and ancillary sales prohibitions on tobacco and marijuana-infused products.

Mayor Weise stated that the amendments appear to be very similar to what other cities are doing and asked whether it was part of an initiative created by the League of Arizona Cities and Towns. Mr. Craig could not speak to whether it was in conjunction with the League of Arizona Cities and Towns; however, the City Attorney's Office worked with colleagues in other communities to develop consistent language. Mayor Weise stressed the importance of consistency across the Valley.

Mr. Montoya stated there are some outliers in the West Valley, but the City is consistent with previous regulations. He noted regulations are different in the East Valley.

Nicholle Harris, City Attorney, stated amendments to the City Code are located in Chapter 15 and will be brought forward for consideration at the next Council meeting. Proposition 207 was approved as a voter initiative and cannot be changed without 3/4 approval of legislature or through a new voter initiative. It went into effect on November 30, 2020, making it legal to possess and use marijuana in the state. The retail sales portion is not yet in effect as the state waits for the Department of Health Services to issue final rules and regulations. Department of Health Services will accept applications on January 19th. Final regulations will be brought for approval by City Council at that time. The new law provides that possession and use of marijuana is legal for those aged 21 or over. It created a new definition of marijuana establishments which covers retail locations, cultivation locations, and manufacturing locations. Medical marijuana dispensaries are permitted to obtain a dual license. The law limits money that comes to cities, in that they may only receive retail sales tax and potential traffic safety grants from the Governor's Office of Highway Safety.

The City of Avondale has the authority to: prohibit marijuana establishments that are not part of a medical marijuana dispensary; prohibit the smoking of marijuana in public places or open space in the same manner as the Smoke-Free Arizona Act; prohibit the

possession and use of marijuana on public property; prohibit marijuana testing facilities; and limit cultivation facilities to medical marijuana dispensaries and marijuana establishments engaging in retail sales of marijuana.

The City of Avondale does not have the authority to: impose additional sales taxes on the sale of recreational marijuana above and beyond their retail sales tax; impose additional fees on marijuana establishments greater than those on medical marijuana dispensaries; regulate most of the operations of marijuana establishments as regulation will be through the Arizona Department of Health Services; prevent a medical marijuana dispensary from operating in conjunction with a retail sales marijuana establishment (dual licensee); and impose more stringent regulations on marijuana establishments than those imposed on medical marijuana dispensaries.

The City participated with the League of Arizona Cities and Towns to develop a model ordinance. The proposed ordinance is based upon the model and is drafted to: limit retail sales marijuana establishments to being operated in conjunction with a medical marijuana dispensary; prohibit use of marijuana in a motor vehicle while operating the motor vehicle; prohibit use and possession of marijuana on the property of all political subdivisions; prohibit marijuana testing facilities; limit medical marijuana dispensaries and retail sales marijuana establishments to one associated cultivation marijuana establishment; and prohibits location of social equity licensees authorized by the new state initiative.

Potential marijuana-related problems were identified as follows:

- Minor in possession penalty for marijuana is a civil citation or petty offense, which differs from the penalty for alcohol.
- Marijuana impaired operators of motor vehicles, unlike alcohol, there is no breathalyzer type test that measures marijuana intoxication.
- There are additional costs to the City as the City will have to maintain separate records in the police department of prior marijuana offenses and the City will have to handle expungement of convictions incurred prior to the new law.
- Possible creation of marijuana lounges where individuals bring in their marijuana edibles and products and exchange them with each other.
- Possible creation of marijuana clubs where individuals pay a small gratuity and come together to use marijuana.

Council Member Kilgore thanked Ms. Harris for the presentation and inquired on how Avondale's recreational marijuana stipulations differ from other cities. Specifically, he asked if Avondale's proposed Ordinance is consistent with others within the state. Ms. Harris confirmed that Avondale's proposed ordinance is consistent with other cities in the state. She explained that most of the cities have adopted the same model ordinance and those cities who have adopted the dual license provision are adopting the same information. Council Member Kilgore was happy to see that previous marijuana convictions will be expunged, and he inquired on the outreach to the convicted notifying them of the expungement process. Ms. Harris explained she believes the onus is on the

convicted to contact the court and not the City, and she invited Steve Kemp, Assistant City Attorney, to discuss further. Steve Kemp, Assistant City Attorney, explained the expungement process will be handled through regulations issued by the Arizona Supreme Court later in 2021. The Arizona Supreme Court will promulgate a formal process for all courts to follow. Council Member Kilgore asked whether hours of operation are changing in other cities. Ms. Harris said that the law requires consistency with medical marijuana dispensary hours, but she is unsure of the hours of other cities. Council Member Kilgore asked whether the City plans to produce an educational pamphlet for schools in the City. Mr. Montoya said that staff is waiting for the Department of Health Service to finish rule writing. Once Council makes a formal decision on passage of the new regulations, schools will be notified and will be required to pass similar ordinances to be in line with the city and state regulations. Council Member Kilgore would like staff to reach out to the schools to ensure all have the same understanding of the new regulations.

Council Member Nielson echoed Council Member Kilgore's comments regarding communicating with the schools within the community. In reference to the provisions regarding open spaces, he asked whether it applies to parks in HOAs. Ms. Harris said she believes this would be covered under the Smoke-Free Arizona Act as a public place. In addition, the open spaces definition in the new law is very specific, prohibiting use in public parks, public sidewalks, public thoroughfares and public walkways. Council Member Nielson inquired if a backyard would be covered. Ms. Harris explained that the regulations do not cover private property.

Council Member Conde inquired if signs within public areas would be updated. Ms. Harris confirmed that there will be signs similar to the existing no smoking signs.

Council Member Pineda sought interest on how driving under the influence of marijuana will be handled by law enforcement in accident cases. Mayor Weise asked Mr. Montoya to provide information on this topic at an upcoming meeting, in terms of what other states have learned in the process. Mr. Montoya said that from his experience in Colorado and California, where marijuana became legal, there are indications that problems remain. Drivers must be tested, and each county adopts its own regulations. Commercial drivers under the influence of marijuana will lose their commercial license, as these are issued by the federal government. Public employers must adopt administrative procedures for employees who drive vehicles owned by the employer.

In response to a question from Council Member Dennis, Ms. Harris confirmed that Avondale's existing medical dispensary would have to apply for a dual license to sell recreational marijuana. Mr. Montoya confirmed that medical marijuana dispensaries inevitably apply for the dual license in an effort to compete with recreational businesses. In response to a question from Council Member Dennis, Ms. Harris confirmed that they would be allowed to be affiliated with one cultivation facility, but not a manufacturing location. In response to a question from Council Member Dennis, Ms. Harris confirmed that Avondale is placing a limit of one dual license business in the City. Mr. Montoya

added that staff is not recommending expansion of the zoning for such businesses at this time. In response to a question from Council Member Dennis, Mr. Montoya said the City's sales tax rate is 2.5 percent. There was no tax on medical marijuana; however, there will be applicable tax for recreational marijuana.

In response to a question from Vice Mayor Malone, Ms. Harris confirmed that hours of operation for such facilities are regulated within the City's land use regulations, with the hours being 9:00 a.m. to 8:00 p.m. Mr. Montoya added that the hours were changed by City Council a year and a half ago and upon further discussion, Council requested that no further changes to business operations be made. In response to a question from Vice Mayor Malone, Mr. Montoya stated that once the ordinance is approved by Council, signage in the parks and relative places in the City will be amended to reflect the changes. The code numbers will change, as they will be under the purview of the police department.

Mayor Weise referenced the number of plants an adult can grow at home and how enforcement on complaints will be addressed. Mr. Montoya said that according to the law, each adult is able to grow six plants. A household with three adults is technically able to cultivate 18 plants. Laws are continually clarified and amended. Many of the enforcement aspects are still developing in many states. Mayor Weise stated that for now, while the City should not have a hands-off approach, it should be complaint-based. Mr. Montoya commented that other issues of enforcement include who will enforce complaints, the local police department or the county.

Note from the City Clerk: Council Member Dennis left the online meeting at 7:31 pm and joined the meeting again at 7:39 pm.

3. SOUTHERN AVONDALE DEVELOPMENT DISCUSSION

City Council will discuss a City initiated master land use plan concept for Southern Avondale; the municipal planning area south of the Maricopa County Estrella Mountain Regional Park. The planning area is generally bounded by the road alignments of Litchfield Road on the west, south of Pecos Road on the north (south of Phoenix Raceway), 99th Avenue on the east, and Patterson Road on the south (south of Hunt Highway). The master land use plan concept provides a balanced land use vision to support future growth within this underdeveloped region of the City.

Mr. Montoya reviewed that with the assistance of the Gila River Indian Community, City Council made a decision approximately a year and a half ago to purchase right-of-way through the southern Litchfield area. This is a long-term view and growth plan that City Council wanted to bring back for discussion. The right-of-way opened the City to another 50.2 square miles in the southern area of growth for Avondale on the other side of Estrella.

Jodie Novak, Assistant Director of Development and Engineering Services, presented a master plan concept to potentially be developed south of the Estrella Mountain Range. The City has partnered with consulting group, Norris Design, which is also the company

that assisted the City on a specific plan for the Historic Avondale Area as well as specialized exhibits for The BLVD.

Alan Beaudoin with Norris Design listed the purpose and goals of the project. The purpose was to develop a plan with an appropriate mix of land use densities and intensities, including a resort element. A goal was to draw year-round residents and tourism activities in relation to the Phoenix Raceway events. Future transportation, street connectivity and utility infrastructure were evaluated.

The current General Plan Land Use Area represents approximately 38,000 acres within the southern area. The northern area represents Estrella Regional Park, a significant open space element within the planning area. The current plan includes two land uses outside of the open space as very low density residential and modest commercial.

Mr. Beaudoin discussed the current constraints and opportunities. The mountain range includes rough terrain and significant drainage ways related to the watershed. Property ownership includes a large county park that was established in 1953, the Sierra Estrella Wilderness that was established in 1990, and State Trust land. The Gila River Indian Community land was an acquisition with 150 feet on the western edge set aside for a future roadway connection. It is anticipated that there will be an extension of the Loop 303 Freeway south of Interstate 10 through the Goodyear Planning Area. It is the goal of the Arizona Department of Transportation to connect with Interstate 8 in the future.

The proposed plan includes extensive open space, including the holdings of the county park and the Bureau of Land Management's extensive holdings in the Sierra Estrella Wilderness. A proposed resort location was identified, which will potentially accommodate golf, a conference center, and other amenities such as hotel, residential, villas and hotel condominiums. There are six categories for residential land use with the potential for 86,000 units at buildout. Existing and proposed land uses were reviewed.

Mayor Weise agreed with the presentation of the proposed resort location as well as the home and business densities. He was in favor of the land uses for low density residential estates as a vision not offered in other areas of Avondale. He asked whether Litchfield Road will be the only access point from the northern part of the city. Mr. Montoya confirmed at this time, it is the only access point as there are some dirt roads that run from the west.

Council Member Nielson inquired if people are living in the area. Mr. Montoya stated there is little to no development in that area at the current time. He confirmed landowners are required to pay property taxes to the County.

Council Member Conde said she is excited about the potential of a resort coming to Avondale, as well as the possibility of a different type of housing that is needed within the west valley.

Council Member Pineda concurred with the others that it will be an asset to the community and was excited to have even more diverse housing options.

In response to a question from Mayor Weise, Ms. Novak stated that staff is aware of three master planned communities a few miles west of the area in Goodyear.

Council Member Dennis agreed that the expansion of growth will be a benefit to the City, in terms of a resort element and new housing options.

Vice Mayor Malone concurred with other Council comments, noting that the resort will complement the anticipated growth in the area.

Mayor Weise noted that this project might need minor tweaks but as projects move forward, necessary changes will be made.

In conclusion, Ms. Novak presented next steps for the project to include future meetings with the City of Goodyear to discuss their master planned community plans and with the Arizona Department of Transportation to discuss the loop 303 freeway expansion.

Mayor Weise requested the next presentation on the topic to include school district information, Goodyear master planned communities, water/sewer infrastructure costs, and bridge details.

4. ADJOURNMENT

There being no further business before the Council, Council Member Pineda moved to adjourn the Work Session meeting; Vice Mayor Malone seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

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

Meeting adjourned at 7:54 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 7:55 p.m. All participants attended by phone or video.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection in remembrance of Ron Burns, former Tempe Police Chief, who passed away recently.

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

Members Absent: None.

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; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Lindsey Duncan, Finance and Budget Director; 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; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: One members of the public was present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

None.

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.

Mayor Weise 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 Nielson, seconded by Council Member Kilgore, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

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

a. BUDGET TRANSFER FOR THE HISTORIC AVONDALE STREET PHASE 1 PROJECT

City Council approved a budget transfer in the amount of \$600,000 from the Fairway Drive Construction CIP account to the Historic Avondale Construction account for the construction of the Phase I Project, and authorized staff to take the necessary action to complete the budget transfer.

b. FINAL PLAT OF VERDE TRAILS UNIT I, PARCELS 1 AND 2 (APPLICATION PL-20-0126)

City Council approved a request by Mr. Paul Haas, HILGARTWILSON, LLC, for approval of a Final Plat for Parcels 1 and 2 of Verde Trails Unit I. Consistent with the Preliminary Plat approved by City Council in August 2018, the proposed Final Plat will create 152 single-family residential lots, fifteen (15) common area tracts, and dedicate streets and easements on approximately 35.25 gross acres located approximately 1,500 feet west of the northwest corner of 107th Avenue and Broadway Road.

c. RESOLUTIONS 1001-0121 AND 1002-0121 – MAINTENANCE IMPROVEMENT DISTRICT FOR VERDE TRAILS UNIT I, PARCELS 1 AND 2

City Council (a) approved the Petition for Formation; (b) adopted Resolution 1001-0121 declaring its intention to form the City of Avondale Maintenance Improvement District No. 21, Verde Trails Unit I, Parcels 1 and 2, providing for the assessment; (c) adopt Resolution 1002-0121 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment; (d) declare an emergency; and (e) authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

d. ORDINANCE 2001-0121 - DEDICATION OF A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA AT 99TH AVENUE AND INDIAN SCHOOL ROAD

City Council adopted Ordinance 2001-0121, dedicating a Perpetual Easement to the United States of America at 99th Avenue and Indian School Road and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

e. ORDINANCE 2002-0121 - AMENDING CITY CODE, CHAPTER 25 - ADMINISTRATION

City Council adopted Ordinance 2002-0121, amending chapter 25 of the City Code pertaining to city administration and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

4. REGULAR AGENDA

a. COUNCIL APPOINTMENTS TO REGIONAL AND LOCAL BOARDS, COMMISSIONS, AND COMMITTEES

City Council considered a request to appoint members of the City Council to various regional and local boards and committees.

Ms. Montes guided the discussion and presented current appointments.

Council Member Pineda moved to approve the below appointments as discussed; Council Member Nielson seconded the motion.

- Mayor Weise was appointed to the following:
 - MAG Transportation Policy Committee
 - MAG Regional Council
 - MAG Regional Council – Executive Committee
 - Greater Phoenix Economic Council – Board of Directors
- Vice Mayor Malone was appointed to the following:
 - Valley Meter RPTA Board of Directors
 - Maricopa County Human Services Commission*
 - City of Avondale's Council Subcommittee on the Contributions Assistance Program for a three-year term

**Vice Mayor Malone noted that the City of Tolleson is currently representing on the Maricopa County Human Services Commission, requesting staff to reapply.*
- Council Member Nielson was appointed to the following:
 - AZ Municipal Water Users Association
 - Southwest Lending Closet
 - City of Avondale's Council Subcommittee on the Contributions Assistance Program for a three-year term
 - Community Advisory Group – Phoenix/Goodyear Airport Superfund Site
- Council Member Kilgore was appointed to the following:
 - Luke West Valley Council
 - City of Avondale's Council Subcommittee on Boards and Commissions
 - City of Avondale's Risk Management Trust Board
 - City of Avondale's Workers' Compensation Trust Fund Board
- Council Member Pineda was appointed to the following:

- WESTMARC Board of Directors
 - MAG Economic Development Council
 - City of Avondale's Council Subcommittee on Boards and Commissions
- Council Member Conde was appointed to the following:
 - MAG Human Services Coordinating Committee
 - Interfaith Council
 - City of Avondale's Council Subcommittee on the Contributions Assistance Program for a three-year term
- Council Member Dennis was appointed to the following:
 - City of Avondale's Council Subcommittee on Boards and Commissions
- Ken Chapa, Director of Economic Development, was appointed to the following:
 - SW Valley Chamber of Commerce BOD

Upon vote, the motion was carried unanimously 7 to 0.

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

5. ADJOURNMENT

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

Upon vote, the motion was carried unanimously 7 to 0.

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

Meeting adjourned at 8:07 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 Installation of City Council, Special Meeting, Work Session and Regular City Council of the Council of the City of Avondale held on the 4th day of January 2021. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Carrillo, City Clerk

Date Approved by City Council