



City of Avondale

City Council Meeting

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

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



City of Avondale

City Council Online Meeting

Monday, March 22, 2021

Summary of Council Actions

Mayor and Council

Kenneth Weise, Mayor

Veronica Malone, Vice Mayor

Tina Conde, Council Member | Pat Dennis, Council Member

Bryan Kilgore, 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, March 22, 2021

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WORK SESSION

6:30 PM

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. CAPITAL BUDGET AND ASSET REPLACEMENT DISCUSSION

City Council **received** a presentation from staff regarding the City's Capital Improvement Program (CIP) and Asset Replacement Program in preparation of the fiscal year 2022 (FY2022) budget which begins on July 1, 2021. This item is for discussion only.

3. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should email their comments 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. RECOGNITION ITEMS

a. EXCEPTIONAL STUDENT OF AVONDALE RECOGNITION (AVI STAR STUDENT)

The Mayor and City Council **recognized** Avondale students from schools located in Avondale for their character and achievement. This item is for discussion only.

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 **approved** the February 1, 2021 City Council Meeting Minutes. The Council will take the appropriate action.

b. RESOLUTION 1017-0321 - SECOND AMENDMENT TO THE ALAMAR PRE-ANNEXATION DEVELOPMENT AGREEMENT WITH BROOKFIELD LAKIN LLC

City Council **adopted** Resolution 1017-0321, approving the Second Amendment to the Alamar Pre-Annexation Development Agreement with Brookfield Lakin LLC, which (1) revises the framework for the management of funding responsibilities within the planned Alamar Community Park, (2) adds public wireless fidelity network infrastructure (WiFi) as a required element within the Community park, (3) updates the location of the planned City of Avondale public safety facility within the Alamar master planned community to reflect the location agreed to by the City subsequent to the 2018 Development Agreement approval and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. RESOLUTION 1018-0321 – INTERGOVERNMENTAL AGREEMENT FOR THE CREATION AND PARTICIPATION IN THE WEST VALLEY INVESTIGATIVE RESPONSE TEAM

City Council **adopted** Resolution 1018-0321 approving an Intergovernmental Agreement with various agencies for the creation and participation in the West Valley Investigative Response Team (WVIRT) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. SELF-INSURED EMPLOYEE BENEFITS

City Council **considered** a request from staff to prepare the City to exit the Arizona Metropolitan Trust and initiate its own self-insured employee benefits program. The Council will take appropriate action.

1) RESOLUTION 1015-0321 - WITHDRAWAL FROM THE ARIZONA METROPOLITAN TRUST City Council **adopted** Resolution 1015-0321, authorizing the withdrawal of the City of Avondale's membership in the Arizona Metropolitan Trust and authorizing the Mayor, City Manager, City Attorney and the City Clerk to execute the necessary documents. The Council will take appropriate action.

2) RESOLUTION 1016-0321 - AUTHORIZING THE CITY MANAGER TO ENTER INTO EMPLOYEE BENEFITS CONTRACTS

City Council **adopted** Resolution 1016-0321, authorizing the City Manager to enter into contracts for the procurement of medical, dental, vision, and life insurance benefits and authorized Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

3) REQUEST FOR POSITIONS IN THE HUMAN RESOURCES AND THE FINANCE AND BUDGET DEPARTMENTS

City Council: (a) **authorized** the addition of three full-time equivalent (FTE) positions to include a Senior Human Resources Benefits Analyst and a Human Resources Benefits Specialist in the Human Resources Department as well as a Senior Budget Analyst in the Finance and Budget Department; (b) and authorized the Mayor, City Manager, and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. ORDINANCE 2015-0321 - SALE OF REAL PROPERTY LOCATED NEAR AVONDALE BOULEVARD AND VAN BUREN STREET

City Council **adopted** Ordinance 2015-0321 authorizing the sale of approximately 12.99 acres of real property located at 11348 W Van Buren Street, Avondale, Assessor Parcel Number 102-57-263, and authorized the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

5. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 1019-0321 - SPECIFIC AREA PLAN FOR OLD TOWN, CASHION, AND LAS LIGAS/RIO VISTA (APPLICATION PL-20-0056)

City Council **held** a public hearing and **adopted** Resolution 1019-0321 for Application PL-20-0056 Specific Area Plan for 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. The Council will take appropriate action.

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.

AMENDED MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
March 22, 2021

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 6:31 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, 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; Craig Jennings, Judge; 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 BY THE CITY CLERK

2. CAPITAL BUDGET AND ASSET REPLACEMENT DISCUSSION

City Council received a presentation from staff regarding the City's Capital Improvement Program (CIP) and Asset Replacement Program in preparation of the fiscal year 2022 (FY2022) budget which begins on July 1, 2021. This item was for discussion only.

Lindsey Duncan, Finance and Budget Director, stated that capital projects are items with a cost of greater than \$100,000 and a useful life of at least three years. Asset replacement addresses items that must be replaced on a periodic basis. The CIP program is a multiyear plan for capital infrastructure and unlike the operating budget most projects do not stay within fiscal year boundaries. Projects are generally identified through a variety of means, including staff analysis, professional opinion, contractual obligations and Council direction. City Council appropriates the first year of funding through the annual budget adoption process and the planning is over a five-year timeframe.

The City must consider the cost of operating and maintaining the new assets once constructed. Costs are reviewed throughout the process of identifying projects and bringing them forward for funding. CIP project costs have increased in recent years for a variety of reasons and continue to increase. The City is fortunate that many of its assets were constructed within the last 20 years; however, investments will be required as these

assets age. The current fiscal year budget is \$280 million, with capital at \$80 million or approximately 29 percent of the budget. While the budget for next year is still being developed, the allocation is expected to be very similar. The revenue sources were reviewed.

CIP funding sources were presented. Borrowing in the form of general obligation bonds requires voter approval for their original authorization and is repaid through secondary property tax levies, backed by the full faith and credit of the City. For 2010, \$13.5 million is obligated for the current general obligation bond authorization, of which \$7.5 million (general government) is for the Civic Center annex and \$6 million for streets improvements. The City anticipates issuing the \$7.5 million; however, there are no plans at this time to issue \$6 million for streets. There are no plans in this fiscal year to issue additional revenue bonds. For fiscal year 2022, use of \$8.7 million has been set aside of public safety general obligation bonds, but no allocations to revenue bonds.

A review of the definition and process for impact fees was provided. Year to date through February, approximately \$9.6 million has been collected. The forecast for the current fiscal year is \$14.9 million with a similar amount for Fiscal Year 2022. More nominal funding sources include grant opportunities and intergovernmental sources. For Fiscal Year 2020 requested CIP projects, percentages by category are: Transportation at 28 percent, The BLVD at 17 percent, Parks and Recreation at 12 percent, General Government at 9 percent, Public Safety at 7 percent and Utilities at 27 percent.

CIPs are identified as: funded, planned and unfunded. The recommended funding was presented in all categories.

Sources for asset replacement funding include general city taxes and user fees. Methods include sinking funds, ongoing allocations, and one-time contributions. In fiscal year 2021, the City appropriated \$750,000 to replace fire apparatus and \$221,000 for replacement of personal protective equipment. Information technology had approximately \$1.5 million in replacement funding. Some areas had ongoing allocation, with level funding on an annual basis. Unused funds are then carried over to the next fiscal year. Generally, there was not a specific asset or location identified in the CIP; however, departments were planning for specifics. These are generally categorized by asset type.

Most remaining infrastructure falls into the category of one-time contributions. This is generally used to allocate one-time funding on an as-needed basis, as the asset either reaches the end of its useful life or is no longer in operating order. This has been historically applied to park assets, police equipment, and facilities infrastructure. There was a separate allocation in fiscal year 2021 for self-contained breathing apparatus, firehoses, nozzles, tools, lighting replacements, turf replacement, park equipment, and library materials.

Asset inventory details are collected by department on spreadsheet software. There are over 500 listings and a count of over 5,500 with departments continuing to identify assets that need to be inventoried and replaced. They will provide information, such as date acquired, useful life, make, model, quantity, purchase price and projected replacement

price. Many of the items had smaller dollar values but in quantities that qualified to be added to the asset replacement plan. There are several single large assets with values of over \$100,000.

Based on Council direction, the City's asset management software will include assets from a variety of areas, such as utilities, traffic facilities and parks, linking to the GIS system. Data analysis and verification is under way. The system has been selected and implementation is under way.

Recommendations for Fiscal Year 2022 include:

- Maintain sinking fund for vehicles and rolling stock
- Maintain ongoing allocation for pavement preservation and street overlay
- Allocate total asset replacement funding by category
- Using five-year schedules
- Specific projects to be identified
- Management reviews recommendation
- Tracked in CIP projects

The upcoming budget meeting calendar was reviewed.

Council Members Pineda thanked staff for the presentation and commented positively on the asset management system.

Council Member Conde thanked staff for taking the time to identify their assets.

Council Member Nielson thanked staff for the presentation and commented positively on the asset management system.

Council Member Kilgore thanked staff for their hard work and dedication to get the numbers right and being fiscally responsible. He was happy to see projects moving forward, specifically noting the funding for streets, sidewalks, and streetlights.

Council Member Dennis referenced Project Number 1125 (Avondale Blvd - McDowell to Encanto). For 2021, the budget shows construction infrastructure at \$675,00 and technology hardware at \$100,000 with no carryovers; however, there were several other amounts for 2022. She asked for clarification on whether the amounts are adjusted or starting from scratch in 2022. Charles Montoya, City Manager, stated that the budget due diligence process is under way. West Point High School was completed and a site development for townhomes was approved on the south side of the high school. The City is continuing to work on the mentioned section due to an SRP ditch. Funds are being pushed off until this is resolved, and the funding amounts are being adjusted for 2022.

Council Member Dennis referenced the traffic signal at Broadway Road and Avondale Boulevard, which shows design and engineering for \$250,000 in 2023, to be totally funded in 2024. She asked whether the City is making warrants to move this up more quickly. Mr. Montoya confirmed that warrants must be made before proceeding. With the

additional development in the area, the intent is to expedite the project while also working with the County.

Council Member Dennis addressed the Western Avenue decorative string lights and commented that there were many vandalism issues with the old lights. Mr. Montoya stated that there are no guarantees to prevent vandalism; however, staff will take appropriate mitigation actions.

In response from an inquiry from Vice Mayor Malone, Mr. Montoya confirmed the brick would be kept within the decorative circle on Central and Western. Vice Mayor Malone referenced Project 1220 (ADA and Sidewalk Gap Study). She noted she received complaints of non-ADA compliance in the area of Buckeye Road and Central due to an electricity pole preventing wheelchair access. She inquired about making the southern portion of the City ADA compliant. Mr. Montoya reviewed the ways the City addresses this, including working with developer to underground power lines. In addition, the City reviews funding each year from utilities for undergrounding power lines. There is not yet a set timeline for completion, as there are a large number of areas to be addressed.

Vice Mayor Malone discussed the traffic signal on Avondale Boulevard and Lower Buckeye, which was originally projected to be completed this fiscal year but is now pushed back to 2023. There is currently no traffic signal on the southern part of Avondale Boulevard after Wyman. She would like to see this project moved up as this is a prime area for illegal drag racing. Mr. Montoya stated that he engaged with the County approximately a month and a half ago as the race event was approaching, in order to determine whether temporary lights could be installed. The intersection is large and primarily on County land. It is anticipated that there will be warrants with the additional building at Alamar which the developer will be responsible for part of the costs. To put in a light without warrants can sometimes put the City at a liability. Vice Mayor Malone suggested placing blinking stop signs at the site, similar to what is currently installed at Garden Lakes and Thomas. Mr. Montoya committed that staff would ensure some action in the next three months with blinking stop signs and bollards on the road.

Vice Mayor Malone referenced an unfunded project in the courts involving a security office, asking if a higher cubicle can be built to keep the guard's computer out of view. Mr. Montoya stated that staff will look into this. He clarified that funding is available for doing the design of the expansion of the lobby, which will come before other areas are added. Judge Jennings commented that the court is currently in compliance with security requirements. It is hoped that they can expand the lobby at some point and that would likely be the time that the security office would be built off a portion of the lobby. Mr. Montoya commented that once design is complete, they will have a better idea of how much other areas can be expanded to include the security office. Staff will work on privacy mitigation for the court security.

Council Member Pineda asked about the possibility of providing the name of any other associated entities on a project within the budget materials. This will assist with resident questions. Mr. Montoya stated that this information is always available to share with

Council; however, he is hesitant to put the information in a public domain, as there is the potential to create an adversarial relationship.

Council Member Dennis asked about the possibility of applying to the Water Infrastructure Finance Program (WIFA) for funding projects. Ms. Duncan stated that this funding mechanism is similar to issuing bonds but comes with a different set of requirements. Although funding is available, is it not as beneficial as the City issuing its own bonds.

Mayor Weise shared appreciation to staff for their work on the budget. He shared Vice Mayor Malone's concerns regarding drag racing locations in the City and encouraged staff to take mitigating steps, such as rumble strips and flashing stop lights. He noted that a federal infrastructure plan is anticipated, and Council will be updated as information is available.

Mr. Montoya stated that he has discussed the drag racing issue with the Police Chief Nannenga as well as the City Attorney, Nicholle Harris. She is now looking at a recently passed ordinance in Phoenix, but the City will also engage in mitigation techniques.

3. ADJOURNMENT

There being no further business before the Council, Council Member Dennis 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 7:34 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 7:42 p.m. All participants attended by phone or video.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Mayor Kenn Weise; Vice Mayor Veronica Malone; Council Members Tina Conde, Pat Dennis, Bryan Kilgore, 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; Craig Jennings, Judge; 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: Approximately 30 members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

- Paul Lemmon, resident of Avondale, spoke regarding the traffic on Garden Lakes Parkway. There was a Garden Lakes Parkway traffic study completed in 2019 that was included in the CIP budget five-year plan as unfunded. The Garden Lakes Safety Committee met recently and the issue of speeding on Garden Lakes has been identified as a top concern. He noted various upgrades completed on behalf of the Homeowners Association. He requested City Council give priority in the 2022 budget for completion of the 5-year project that the City presented. The traffic measures to reduce speeds in this busy corridor are essential for safety and quality of life.
- Michele Canales previously submitted a request to speak but was not present to speak during the meeting.

3. RECOGNITION ITEMS

a. EXCEPTIONAL STUDENT OF AVONDALE RECOGNITION (AVI STAR STUDENT)

The Mayor and City Council will recognize Avondale students from schools located in Avondale for their character and achievement. This item was for discussion only

Christopher Lopez, Neighborhood and Family Services Director, presented the Exceptional Student of Avondale nominations:

- Conner Walker
- Roberto Lopez Jr.
- Margaret Ellis
- Nathan Linley
- Alexander Rickett
- Gavin Aldrich
- Mario Cantu Cazares

Mayor Weise and Councilmembers each took a moment to offer congratulations, advice, and encouragement to the students.

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.

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 Pineda, seconded by Council Member Conde, 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. MINUTES

City Council approved the February 1, 2021 City Council Meeting Minutes.

b. RESOLUTION 1017-0321 - SECOND AMENDMENT TO THE ALAMAR PRE-ANNEXATION DEVELOPMENT AGREEMENT WITH BROOKFIELD LAKIN LLC

City Council adopted Resolution 1017-0321, approving the Second Amendment to the Alamar Pre-Annexation Development Agreement with Brookfield Lakin LLC, which (1) revises the framework for the management of funding responsibilities within the planned Alamar Community Park, (2) adds public wireless fidelity network infrastructure (WiFi) as a required element within the Community park, (3) updates the location of the planned City of Avondale public safety facility within the Alamar master planned community to reflect the location agreed to by the City subsequent to the 2018 Development Agreement approval and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. RESOLUTION 1018-0321 – INTERGOVERNMENTAL AGREEMENT FOR THE CREATION AND PARTICIPATION IN THE WEST VALLEY INVESTIGATIVE RESPONSE TEAM

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d. SELF-INSURED EMPLOYEE BENEFITS

City Council approved a request from staff to prepare the City to exit the Arizona Metropolitan Trust and initiate its own self-insured employee benefits program.

1) RESOLUTION 1015-0321 - WITHDRAWAL FROM THE ARIZONA METROPOLITAN TRUST

City Council adopted Resolution 1015-0321, authorizing the withdrawal of the City of Avondale's membership in the Arizona Metropolitan Trust and authorized the Mayor, City Manager, City Attorney and the City Clerk to execute the necessary documents.

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City Council (a) authorized the addition of three full-time equivalent (FTE) positions to include a Senior Human Resources Benefits Analyst and a Human Resources Benefits Specialist in the Human Resources Department as well as a Senior Budget Analyst in the Finance and Budget Department; (b) and authorized the Mayor, City Manager, and City Clerk to execute the necessary documents.

e. ORDINANCE 2015-0321 - SALE OF REAL PROPERTY LOCATED NEAR AVONDALE BOULEVARD AND VAN BUREN STREET

City Council adopted Ordinance 2015-0321 authorizing the sale of approximately 12.99 acres of real property located at 11348 West Van Buren Street, Avondale, Assessor Parcel Number 102-57-263, and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 1019-0321 - SPECIFIC AREA PLAN FOR OLD TOWN, CASHION, AND LAS LIGAS/RIO VISTA (APPLICATION PL-20-0056)

City Council held a public hearing and consider a request to adopt Resolution 1019-0321 for Application PL-20-0056 Specific Area Plan for 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.

Jodie Novak, Assistant Director of Development and Engineering Services, stated that the Plan acts as a guidebook to foster opportunities for redevelopment, revitalization, and

new development. It focuses on keeping three areas economically thriving, as the City grows in other areas. The Plan includes district ideas and concepts that focus on the three areas. This is accomplished through gateway intersections and key focus areas. Gateway intersection areas and key focus areas were identified and reviewed. Another component in the Old Town area is an existing zoning overlay, which provides the opportunity for commercial uses on a single-family zoning area. The Plan indicates expansion of this area north and south of Western. This would expand the Old Town area, providing more small business and economic opportunities. Examples were also provided for the Cashion area, including creation of a neighborhood park. In Las Ligas/Rio Vista District, there are no City-owned land available for development. There is a significant amount of vacant areas that are privately owned and zoned for residential purposes. It is hoped that the property owners will be enticed to come in with small and full residential development.

There are heavy restrictions on some of the City-owned properties in the Old Town area. These were purchased via Neighborhood Stabilization Funds through Federal HUD grant funds. The City must follow federal guidelines. The Neighborhood and Family Services Department is working on a Request for Proposal to procure services from a nonprofit to look at how to develop some of the properties in this area.

Some of the placemaking items in the three neighborhoods include signage, marketing/events, and public infrastructure. Development forum predominantly focuses on site/landscape design, building architecture, public art, and beautification. As properties redevelop or new development commences, City staff will work with property owners to ensure development maintains the desired quality. A brief summary of Council comments, public participation, and Board & Committee meetings was provided. The next steps were presented.

Mayor Weise opened the public hearing and received the following requests to speak:

- Robin Velasquez stated that she was commenting on behalf of herself and Laura Gonzales, who both work and live in Old Town Avondale. They have been very involved in the planning process from the beginning. A significant concern is the roundabout concept, noting most people whom she spoke with are against the concept. She suggested a traffic study to compare a light and a roundabout. Gathering places should be monitored and cleaned to avoid situations such as what is currently taking place in front of the library on Western. Also, of concern is the jail location near the new community center. Mayor Weise stated that someone on staff would be in touch with her regarding her concerns.
- Through the Zoom Meeting Platform, the following comment was left by M. Silvas "The Western Light district of old town. Update the lights on shops, etc. Just as Tolleson has done."

Mayor Weise closed the public hearing and opened the floor for comments from Council.

Council Member Pineda stressed the importance of cultivating conditions for the City's individual communities to thrive. The quality of the businesses in Old Town are something for residents to truly appreciate and celebrate. He offered Old Town San Diego as an example of Avondale's Old Town potential. The City should focus on smart growth and avoid disruption to neighborhoods and the traffic flow. It is important to keep Las Ligas and Cashion in the conversation as well, in terms of lighting and outreach to the small businesses. He appreciates the proactive approach of Economic Development and the partnerships being cultivated with business and development.

Council Member Conde thanked staff for its collaborative outreach with the community, as there are generations of families that live in these areas. She appreciates the flexible development standards and the ambassador program, which allows residents and businesses to have input on the process. It would be nice to have consideration for a special name for the shops on Western. The Spanish word for shops is Tiendas so a unique name could be "The Tiendas on Western" or "Old Town Tiendas".

Council Member Nielson commented that this plan is not concrete and can be modified based on need and conditions. Items such as the roundabout can be investigated, and the findings can be shared with residents for input.

Council Member Kilgore stated that since he began on Council in 2014, the residents in these areas have been speaking about the improvements they would like to see and things that have been taken away. He noted that himself, this Council and the previous Council have made an effort to make sure changes were made and improvements were happening. It is positive to see this conversation happening but to know that it is becoming concrete is even better. Vice Mayor Malone and Council Member Pineda are from this area. They have walked these streets, lived in the area and played in the area, so their words have value and weight. He expressed his excitement for what will transpire and noted the echoes of all the Council Members with respect to the conversation by the City going out to the people. Members of the public such as Robin, Laura, Mr. Rogers, Pep Guzman, (former) Mayor Marie Lopez Rogers, and Rose with the Agua Fria School District are all excited about the changes. He noted he is looking forward to getting it right, making a huge difference, and fixing some things. He echoed the comment from Council Member Pineda regarding the appearance of Old Town Tolleson, having a color palette that emulates the City. He expressed his gratitude to staff, Council, and all who have been contributing to making this positive difference.

Council Member Dennis stated that over time, there have been many ideas for the Old Town area, including the arts plan, infrastructure projects, roadway and lighting. She is happy to see the plan expand to some of the neighborhoods in the southern part of the City. She concurred with Council Member Nielson's comments that this is a plan that can be modified over the coming years. She stressed the need for City owned properties and elements to have a higher level of service in terms of maintenance and presentation. In expanding venues for Western Avenue, parking will be a major concern that must be considered in the plan.

Vice Mayor Malone expressed appreciation to staff for the presentation and for consistency of focus and momentum, particularly in consideration of community voices. She also acknowledged that the Plan can be changed and updated. She inquired as to how residents will be informed of such changes. Mr. Montoya stated that any modifications made will go through a process, with public notification and Council input.

Mayor Weise concurred with Council Member Pineda's comparison to Old Town San Diego in terms of the potential. Decisions on potential projects such as the roundabout will not be made in a unilateral fashion. Those who live and work in the area will have strong input into what they want. Thus far, there has been significant public engagement with significant participation in open houses, comments received, and voices heard. He also acknowledged that this cannot revolve solely around Western Avenue, but must also involve Las Ligas and Rio Vista, with investment from the private sector in surrounding neighborhoods. One of the reasons for moving the fire and police station to Western Avenue to the Rio Lopez Rogers complex is to have the opportunity for a large swath of land that could be bid out for development. This would benefit the entire area and bring a diversity of land and business owners. In terms of naming areas, he would like to see the name reflect the historical significance of the area, rather than just a catch phrase. Mr. Montoya agreed that residents, business owners, and property owners must also invest in the community.

Council Member Pineda moved to adopt Resolution 1019-0321 approving Application PL-20-0056 Specific Area Plan for Old Town, Cashion, and Las Ligas/Rio Vista; 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

6. ADJOURNMENT

There being no further business before the Council, Council Member Dennis moved to adjourn the Regular 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 8:48 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 22nd day of March 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