



City of Avondale

City Council Online Meeting

Monday, October 4, 2021

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

Cherlene Penilla, Assistant City Manager

Tracy Stevens, Deputy City Manager | Lindsey Duncan, Deputy City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

Online Meeting

Join the meeting and view presentations: <https://avondaleaz.zoom.us/j/99706985158>

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Join the meeting with audio only: Call 301-715-8592 (meeting ID: 997 0698 5158)



City Council Online Meeting Notice & Agenda Monday, October 4, 2021

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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 PublicComment@AvondaleAZ.gov prior to consideration of that agenda item.

REGULAR MEETING 6:00 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

(Time is limited 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. MINUTES

City Council will consider a request to approve the August 23, 2021 and September 7, 2021 City Council meeting minutes. The Council will take appropriate action.

b. CALL AND NOTICE OF ELECTION

City Council will consider a request to: (a) call a Primary Election on August 2, 2022 and if necessary, a General Election on November 8, 2022; (b) authorize staff to add issues to the ballot as directed by Council, or by appropriate administrative action; and (c) authorize the City Clerk and the City Attorney to take all action necessary to conduct the election. The Council will take appropriate action.

c. ADJUSTMENT TO INTERFUND TRANSFER SCHEDULE - WATER IMPACT FEE FUND TO DEBT SERVICE

City Council will consider a request to adjust the Fiscal Year 2021 interfund transfer schedule for a transfer from the Water Impact Fee Fund to the Pledged Revenue Obligations Debt Fund. The Council will take appropriate action.

d. FINAL PLAT OF DEL RIO RANCH III PHASE 2 (APPLICATION PL-21-0114)

City Council will consider a request by Mr. Jason Burm, Kimley-Horn & Associates, Inc., for approval of a Final Plat for Del Rio Ranch III Phase 2. In conformance with the Del Rio Ranch III Preliminary Plat approved by City Council in April 2021, the proposed Final Plat creates 166 single-family residential lots, 16 common area tracts, and dedicates streets and easements on approximately 43.93 acres located at the southwest corner of Durango Street and 125th Avenue. The Council will take appropriate action.

e. FINAL PLAT OF DEL RIO RANCH III PHASE 3 (APPLICATION PL-21-0115)

City Council will consider a request by Mr. Jason Burm, Kimley-Horn & Associates, Inc., for approval of a Final Plat for Del Rio Ranch III Phase 3. In conformance with the Del Rio Ranch III Preliminary Plat approved by City Council in April 2021, the proposed Final Plat creates 70 single-family residential lots, 10 common area tracts, and dedicates streets and easements on approximately 19.55 acres located at the northeast corner of Durango Street and 125th Avenue. The Council will take appropriate action.

f. FINAL PLAT OF DEL RIO RANCH III PHASE 4 (APPLICATION PL-21-0196)

City Council will consider a request by Mr. Jason Burm, Kimley-Horn & Associates, Inc., for approval of a Final Plat for Del Rio Ranch III Phase 4. In conformance with the Del Rio Ranch III Preliminary Plat approved by City Council in April 2021, the proposed Final Plat creates 85 single-family residential lots, 14 common area tracts, and dedicates streets and easements on approximately 37.95 acres located at the northwest corner of Durango Street and 125th Avenue. The Council will take appropriate action.

g. FINAL PLAT OF DEL RIO RANCH III PHASE 5 (APPLICATION PL-21-0197)

City Council will consider a request by Mr. Jason Burm, Kimley-Horn & Associates, Inc., for approval of a Final Plat for Del Rio Ranch III Phase 5. In conformance with Del Rio Ranch III Preliminary Plat approved by City Council in April 2021, the proposed Final Plat creates 36 single-family residential lots, 5 common area tracts, and dedicates streets and easements on approximately 27.46 acres at the southeast corner of Buckeye Road and the Agua Fria River. The Council will take appropriate action.

h. FINAL PLAT FOR MCDOWELL 117 (HANCOCK COMMUNITIES AT MCDOWELL 117) (APPLICATION PL-21-0194)

City Council will consider a request by Mr. Matt Cawley, Bowman, for approval of a Final Plat for McDowell 117 (Hancock Communities at McDowell 117), approximately 19.06 gross acres of land located approximately 1,330 feet south of the southwest corner of McDowell Road and 117th Avenue. Consistent with the approved Hancock Communities at McDowell 117 Planned Area Development, the proposed Final Plat consolidates 2 existing parcels into a single 19.06-acre lot and dedicates water line, access, and public utility easements on the property. The Council will take appropriate action.

i. FINAL PLAT PARKSIDE PHASE 1 (APPLICATION PL-21-0167)

City Council will consider a request by Mr. Michael Park, Atwell LLC, on behalf of William Lyon Homes, Inc., for approval of a Final Plat for Parkside Phase 1. In conformance with the Parkside Preliminary plat approved by City Council on September 20, 2021, the proposed Final Plat for Phase 1 creates 456-lot single-family residential lots, 32 common area tracts, and dedicates streets and easements on approximately 68.53 net acres south of the southwest corner of 99th Avenue and Indian School Road. The Council will take appropriate action.

j. FINAL PLAT VERDE TRAILS PARCEL 6 (APPLICATION PL-21-0121)

City Council will consider a request by Ms. Sandi Elmore, on behalf of Hillcrest Residential 4, LP, for approval of a Final Plat for Verde Trails Parcel 6. In conformance with the Verde Trails Parcel 6 Preliminary Plat approved by City Council on June 21, 2021, the proposed Final Plat for Parcel 6 creates 110-lot single-family residential lots, 43 common area tracts, and dedicates streets and easements on approximately 10.91 net acres located at the northwest corner of 107th Avenue and Wier Avenue alignment, south of Broadway Road. The Council will take appropriate action.

k. RESOLUTIONS 1077-1021 AND 1078-1021 – MAINTENANCE IMPROVEMENT DISTRICT NO. 25 FOR DEL RIO RANCH III PHASE 2

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1077-1021, declaring its intention to form the City of Avondale Maintenance Improvement District No. 25, Del Rio Ranch III Phase 2, providing for the assessment, and adopt Resolution 1078-1021, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency, and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

l. RESOLUTIONS 1079-1021 AND 1080-1021 – MAINTENANCE IMPROVEMENT DISTRICT NO. 26 FOR DEL RIO RANCH III PHASE 3

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1079-1021, declaring its intention to form the City of Avondale Maintenance Improvement District No. 26, Del Rio Ranch III Phase 3, providing for the assessment, and adopt Resolution 1080-1021, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency, and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

m. RESOLUTIONS 1081-1021 AND 1082-1021 – MAINTENANCE IMPROVEMENT DISTRICT NO. 31 FOR DEL RIO RANCH III PHASE 4

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1081-1021, declaring its intention to form the City of Avondale Maintenance Improvement District No. 31, Del Rio Ranch III Phase 4, providing for the assessment, and Resolution 1082-1021, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency, and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

n. RESOLUTIONS 1083-1021 AND 1084-1021 – MAINTENANCE IMPROVEMENT DISTRICT NO. 32 FOR DEL RIO RANCH III PHASE 5

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1083-1021, declaring its intention to form the City of Avondale Maintenance Improvement District No. 32, Del Rio Ranch III Phase 5, providing for the assessment, and adopt Resolution 1084-1021, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency, and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

o. RESOLUTIONS 1085-1021 AND 1086-1021 – MAINTENANCE IMPROVEMENT DISTRICT NO. 27 FOR VERDE TRAILS PARCEL 6

City Council will consider a request to approve the Petition for Formation, adopt Resolution 1085-1021, declaring its intention to form the City of Avondale Maintenance Improvement District No. 27, Verde Trails Parcel 6, providing for the assessment, and adopt Resolution 1086-1021, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency, and authorize the Mayor, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

p. RESOLUTION 1087-1021 - ADOPTING THE STATE OF ARIZONA NOMINATION FILING DATES, BALLOT PREPARATION DATES, AND STATE ELECTION PROCEDURES MANUAL FOR THE AUGUST 2, 2022 MUNICIPAL ELECTION

City Council will consider a request to adopt Resolution 1087-1021, adopting the State of Arizona nomination petition filing dates and ballot preparation date for the August 2, 2022 election, adopting the Arizona Secretary of State Election Procedures Manual, and declaring an emergency; and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

q. ORDINANCE 2053-1021 - ACQUISITION OF REAL PROPERTY - 991 NORTH AVONDALE BLVD FOR BLVD MARQUEE

City Council will consider a request to adopt Ordinance 2053-1021, authorizing the purchase of real property from Salt River Project for the property located at 991 North Avondale Blvd. and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

r. ORDINANCE 2054-1021 - ACCEPTING DONATION OF REAL PROPERTY FOR A PUBLIC SEWER LIFT STATION

City Council will consider a request to adopt Ordinance 2054-1021 authorizing the acceptance of real property located on Rio Vista Lane and west of 125th Avenue for a public sewer lift station and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

4. 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.