

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
ONLINE MEETING
December 13, 2021

A **Special 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 6:01 p.m. All participants attended by phone or video.

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

Members Absent (Excused): Council Member Tina Conde.

Other Municipal Officials Present: Charles Montoya, City Manager; Tracy Stevens, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Tony Corsi, Fire & Medical Director; Memo Espinoza, Police Chief; Keith Fallstrom, Interim Finance and Budget Director; Corey Larriva, Parks and Recreation Assistant Director; Chris Lopez, Neighborhood and Family Services Director; Callie McGraw, Interim Human Resource Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Public Safety Chief; Marshall Pimentel, Intergovernmental Affairs Administrator; and Jeffrey Scheetz, Chief Information Officer;.

Audience: Approximately ten members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS

a. PROCLAMATION - HONORING OUTGOING COUNCIL MEMBER

City Council presented a Proclamation honoring Pat Dennis for her service to the community as an elected Council Member. This item was for discussion only.

Mayor Weise read the proclamation into the record. Council Members each expressed words of appreciation to Council Member Dennis.

b. PROCLAMATION - HONORING OUTGOING PARKS AND RECREATION ADVISORY BOARD MEMBERS

City Council presented a Proclamation honoring Katherine Hall and Glen Hein for their service to the community on the Parks and Recreation Advisory Board. This item was for discussion only.

Mayor Weise read the proclamation into the record. Council Members each expressed words of appreciation to the outgoing board members.

c. AVONDALE EDGE - GOLDEN PROSPECTOR AWARD

City Council recognized the Avondale EDGE team for being presented with a Golden Prospector Award by the Arizona Association for Economic Development. This item was for discussion only.

3. MINUTES

Council Member Pineda moved to approve the October 25, 2021 City Council meeting minutes; Vice Mayor Malone seconded the motion.

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

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

4. ADJOURNMENT

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

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

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 6:53 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 7:01 p.m. All participants attended by phone or video.

Council Member Nielson led the Pledge of Allegiance, followed by a moment of silent reflection in remembrance of City of Goodyear Mayor Georgia Lord.

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

Members Absent (Excused): Council Member Tina Conde.

Other Municipal Officials Present: Charles Montoya, City Manager; Tracy Stevens, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Tony Corsi, Fire & Medical Director; Memo Espinoza, Police Chief; Keith Fallstrom, Interim Finance and Budget Director; Corey Larriva, Parks and Recreation Assistant Director; Chris Lopez, Neighborhood and Family Services Director; Callie McGraw, Interim Human Resource Director; Kevin Murphy, Development and Engineering Services Director; Dale Nannenga, Public Safety Chief; Marshall Pimentel, Intergovernmental Affairs Administrator; and Jeffrey Scheetz, Chief Information Officer;.

Audience: Approximately twenty members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

Marcella Carrillo, City Clerk, read the following public comment statement submitted by City of Avondale resident, William McConville:

"We want to show support along with our neighbors who are speaking and who are concerned with the increase in the number of vagrants and homeless encampments in our local community. These people loiter around businesses and panhandle, sometimes aggressively. it makes us not want to patronize our local businesses. We do not feel safe anymore in our community and this problem directly affects and impacts our property values and quality of life. What is the city doing to remove these people from our streets? In addition, since when is it allowed for people to just set up camp anywhere they want in Avondale?"

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. Council Member Kilgore requested consent agenda item 3p be pulled for separate consideration.

Having no additional requests from Council, motion was made by Council Member Pineda, seconded by Council Member Dennis, to approve the Consent Agenda with the exception of agenda item 3p.

Upon vote, the motion carried unanimously 6 to 0.

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 ADJUSTMENT FOR FLEET SERVICE LIFT PURCHASE

City Council approved a \$24,000 increase to the administrative award authority for the Fleet Mobile Vehicle Lift Project (22155), a budget transfer in the amount of \$24,000 from the Fleet Operating Budget to the Fleet Capital Budget to fully fund the project (M0166), and authorized the Mayor, or City Manager and City Clerk, to execute the necessary documents.

b. MID-YEAR POSITION ADDITIONS AND BUDGET ADJUSTMENTS

City Council (a) authorized ten new, full-time equivalent (FTE) positions: two Municipal Security Officers; one Public Safety Lieutenant; one Associate Engineer; one Senior Permit Technician; one Engineering Inspector; one Fire Inspector; and one Interdepartmental Homeless Operations Team (IHOT) consisting of one Operations Coordinator; one Outreach Specialist; and one Mental Health Technician; (b) authorized the budget adjustments necessary to fund the positions; and (c) authorized an adjustment the capital improvement carryover.

c. SERIES 12 RESTAURANT LIQUOR LICENSE - PANADERIA LA CENTRAL LLC

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 12 Restaurant Liquor License submitted by Theresa June Morse for the sale of alcohol at Panaderia La Central LLC, located at 725 North Central Avenue in Avondale and authorized the Mayor and City Clerk to execute the necessary documents.

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

City Council approved the following recommendations for the appointment of members of the City's Boards, Commissions and Committees.

Board of Adjustment

Carolyn Jones as a Regular Member for a full term to expire on 6/30/2024

Gloria Solorio as a Regular Member for a partial term to expire on 12/31/2023

Correction Officer Retirement Plan Board

Stephanie Robinson as a Regular Member for a full term to expire on 6/30/2025

Volunteer Fire Fighter Pension Board

Angela Medina as a Regular Member for a full term to expire on 6/30/2025

Parks & Recreation Advisory Board

Rose Vasquez as a Regular Member for a full term to expire on 6/30/2024

Lilly Lazo as a Regular Member for a full term to expire on 6/30/2024

Valene Johnston as a Regular Member for a full term to expire on 6/30/2024

Planning Commission

Linda Warren as a Regular Member for a full term to expire on 6/30/2024

Denise Stanfield as a Regular Member for a full term to expire on 6/30/2024

Blanca Uvari as a Regular Member for a full term to expire on 6/30/2024

Neighborhood & Family Services Commission

Oliver Morrison as a Regular Member for a full term to expire on 6/30/2024

Michelle McMullen as a Regular Member for a full term to expire on 6/30/2024

Public Safety Personnel Retirement System (Fire/Police) Boards

Paul Lemmon as a Regular Member for a full term to expire on 6/30/2025

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

Eddie James as a Regular Member for a full term to expire on 6/30/2024

Energy, Environment, & Natural Resources Commission (Sustainability Commission)

Paul Lemmon as a Regular Member for a full term to expire on 6/30/2024

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

City Council (a) appointed Christopher Thompson as the Chair of the Planning Commission and Lisa Osborne as the Vice Chair of the Planning Commission for the remainder of the 2022 calendar year; and (b) appointed Carolyn Jones as the Chair of the Board of Adjustment and Maxine White as the Vice Chair of the Board of Adjustment for the 2022 calendar year .

f. ORDINANCE 2063-1221 - FIRST AMENDMENT TO LEASE AGREEMENT – PHOENIX CHILDREN'S HOSPITAL, INC.

City Council adopted Ordinance 2063-1221, approving the First Amendment to the Lease Agreement between the City of Avondale and Phoenix Children's Hospital, Inc. and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. COST SHARE AGREEMENT WITH THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT (SRP) TO COMPLETE A FEASIBILITY STUDY OF BARTLETT DAM MODIFICATION ALTERNATIVES.

City Council approved a Cost Sharing Agreement with the Salt River Project to share in the total cost of performing a feasibility study to evaluate options that will replace lost volume due to sedimentation in the Horseshoe and Bartlett Reservoirs on the Verde River and increase new average annual yield space which could result in potential water deliveries, to be used for Long Term Storage Credits or Off-Project use within Avondale, and authorized the Mayor, or City Manager and City Clerk to execute the necessary documents.

h. RESOLUTION 1097-1221 - AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT FOR WASTE COLLECTION AND TRANSPORTATION MUTUAL AID WITH PARTICIPATING ARIZONA CITIES AND TOWNS TO INCLUDE THE SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY

City Council adopted Resolution 1097-1221, approving the Amendment to the Intergovernmental Agreement (IGA) for Waste Collection and Transportation Mutual Aid with participating Arizona cities and towns to include the Salt River Pima-Maricopa Indian Community (SRPMC or Community) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. RESOLUTION 1098-1221 - SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA GAME AND FISH COMMISSION TO EXPAND THE COMMUNITY FISHING PROGRAM

City Council adopted Resolution 1098-1221, authorizing a Second Amendment to the Intergovernmental Agreement with the Arizona Game and Fish Commission to expand the Community Fishing Program, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. RESOLUTION 1099-1221 - INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR THE INSTALLATION OF STREETLIGHTS ON INDIAN SPRINGS ROAD FROM 143RD AVE TO THE GILA RIVER BRIDGE

City Council (a) adopted Resolution 1099-1221 authorizing an Intergovernmental Agreement (IGA) with Maricopa County for the installation of streetlighting on Indian Springs Road from 143rd Avenue to the Gila River Bridge; (b) created a new CIP project for streetlighting on Indian Springs Road from 143rd Avenue to the Gila River Bridge and; (c) authorized the Mayor, the City Manager and City Clerk to execute the necessary documents.

k. RESOLUTION 1100-1221 - GRANT-IN-AID AGREEMENT WITH TOHONO O'ODHAM NATION

City Council adopted Resolution 1100-1221, accepting a Grant-In-Aid Agreement with the Tohono O'odham Nation in the amount of \$51,322 and authorized and directed staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

l. RESOLUTION 1101-1221 - BIENNIAL GRANT FUNDING AGREEMENT WITH THE ARIZONA SPORTS AND TOURISM AUTHORITY

City Council adopted Resolution 1101-1221, accepting a Biennial Grant with the Arizona Sports and Tourism Authority in the amount of \$162,500 and authorized and directed staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

m. RESOLUTION 1102-1221 - AUTHORIZING GRANT ACCEPTANCE FROM GOVERNOR'S OFFICE OF HIGHWAY SAFETY FOR DUI/IMPAIRED DRIVING ENFORCEMENT OVERTIME

City Council adopted Resolution 1102-1221, authorizing a grant provided by the Governor's Office of Highway Safety (GOHS) in the amount of \$20,000, which will support the Police Department's funding of Personnel Services (Overtime), and Employee Related Expenses to enhance DUI/Impaired Driving Enforcement Overtime throughout the City of Avondale and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

n. RESOLUTION 1103-1221 AND 1104-1221 - CANVASS OF ELECTION, PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM LOCAL BOARD ELECTIONS

City Council adopted Resolution 1103-1221, declaring and adopting the results of the Local Board Election held on November 18, 2021, electing Evan Titterington as a Board Member to the Public Safety Personnel Retirement System Local Fire Board; and adopted Resolution 1104-1221, declaring and adopting the results of the Local Board Election held on November 18, 2021, electing Ryan Myers as a Board Member to the Public Safety Personnel Retirement System Local Police Board and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

o. RESOLUTION 1105-1221 - RESOLUTION 1106-1221 - RESOLUTION 1107-1221 - BOARD & COMMISSION BYLAW CHANGES

City Council adopted (a) Resolution 1105-1221, amending the bylaws of the Municipal Arts Commission; (b) Resolution 1106-1221, amending the bylaws of the Neighborhood and Family Services Commission; and (c) Resolution 1107-1221, amending the bylaws of the Sustainability Commission (Energy, Environment, and Natural Resources Commission) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

p. ORDINANCE 2064-1221 - AVONDALE CITY CODE AMENDMENT - CHAPTER 24 – WATER, SEWERS AND SEWAGE DISPOSAL - RELATING TO MUNICIPAL WATER SYSTEM

This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

q. ORDINANCE 2069-1221 – ABANDONMENT OF A PORTION OF ROOSEVELT STREET RIGHT-OF-WAY

City Council adopted Ordinance 2069-1221, authorizing the abandonment of a portion of Roosevelt Street right-of-way located between Park Avenue and 112th Drive and authorized the Mayor or City Manager, City Clerk and City Attorney to execute the necessary documents.

r. ORDINANCE 2070-1221 – SALE OF REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PARK AVENUE AND ROOSEVELT STREET

City Council adopted Ordinance 2070-1221 authorizing the sale of approximately 16,486 square feet of real property located at the southeast corner of Park Avenue and Roosevelt Street, Avondale, AZ Assessor Parcel Number 102-57-258 and a portion of right-of-way (ROW) of Roosevelt Street (4,285 square feet) abandoned per Ordinance 2069-1221, and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

s. AUTHORIZATION TO PROCEED WITH ANNEXATION – THE RESIDENCES AT THE AGUA FRIA - APPLICATION PL-21-0191

City Council approved a request by Adam Baugh, Withey Morris PLC, on behalf of property owner Mattfeld Holdings LLC to begin the annexation process of approximately 4.11 acres located approximately 1203 feet southwest of the southwest corner of Buckeye Road and El Mirage Road.

t. LIV AVONDALE - MINOR LAND DIVISION - APPLICATION PL-21-0261

City Council approved a request by Mr. Dan Mann of 3 Engineering, on behalf of property owner Mark Hamilton, for approval of Application PL-21-0261 LIV Avondale Minor Land Division (MLD), on 15.58 gross acres of property located at the southwest corner of Roosevelt Street and Avondale Boulevard, subject to one (1) condition of approval as listed in the staff report. The proposed MLD will dedicate public right-of-way along Avondale Boulevard, Roosevelt Street and 117th Avenue, associated public utility easements along both and abandonment of a drainage easement along Avondale Boulevard. This MLD will facilitate the development of the site with a multi-family residential development and coffee shop, which is in Site Plan and Design Review.

THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPERATELY:

p. ORDINANCE 2064-1221 - AVONDALE CITY CODE AMENDMENT - CHAPTER 24 – WATER, SEWERS AND SEWAGE DISPOSAL - RELATING TO MUNICIPAL WATER SYSTEM

City Council considered a request to adopt Ordinance 2064-1221, amending City Code Chapter 24 – Water, Sewers and Sewage Disposal, Article II – Municipal Water System and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Council Member Kilgore wished to highlight this ordinance for the benefit of the community. He asked for discussion regarding who will receive waived fees and why the ordinance is being enacted. Keith Fallstrom, Interim Finance and Budget Director, stated that those eligible for waived deposit fees are customers who have demonstrated at least 12 months of on-time payments.

Mr. Montoya credited Council Member Dennis as the originator of the idea. Council Member Dennis noted that Avondale has many residents who have lived in the community for up to 20 years, with the City holding their deposits for extended periods. Those residents who have a track record of paying their bills on time should have their deposits returned.

Mayor Weise recalled the debate many years ago, at a time when the City had nearly one million dollars in past-due revenue. City Council was trying to formulate a way to ensure that this did not recur. City Council has a fiduciary duty to the City and residents to ensure that City utility bills are paid. He agrees, however, that with the tremendous drop in overdue payments over the past few years, residents who have demonstrated ability to pay their bills on time should have their deposits returned.

Council Member Kilgore concurred with the comments made and spoke about this issue being a topic of discussion when he first joined City Council. He thanked Council Member Dennis for pressing the issue and he thanked staff for implementing the change. He spoke about one specific resident who will be excited to hear about the change.

Council Member Kilgore moved to adopt Ordinance 2064-1221, amending City Code Chapter 24 – Water, Sewers and Sewage Disposal, Article II – Municipal Water System; Council Member Dennis seconded the motion.

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

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

4. REGULAR AGENDA

Note from the City Clerk: Items 4a and 4b were presented together and voted on individually.

a. PUBLIC HEARING AND ORDINANCE 2065-1221 – CLEARSKY REHABILITATION HOSPITAL OF AVONDALE ANNEXATION – APPLICATION PL-21-0124

City Council held a public hearing and considered a request to adopt Ordinance 2065-1221, approving a request by Mr. Danny Banks, ClearSky Health, to annex approximately 7.11 acres located at the southwest corner of McDowell Road and 109th Avenue, PL-21-0124 Project ClearSky Annexation and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Eric Fitzer, Planning Manager, Development & Engineering Services, presented an overview of the site details. The parcel is currently zoned Community Commercial (C-2) in the County. Upon annexation, it will become Freeway Commercial (C-3) City zoning. The parcel is located within a Maricopa County island in the General Plan land use Freeway Commercial. The purpose is to construct a 40,000 square-foot building in a single phase. The proposed use of the site is as a specialty rehabilitation facility to provide care for patients recovering from stroke, heart attack and brain injury, in association with the ClearSky Rehabilitation Hospital.

Access will be provided on McDowell Road via driveway and east at AKOS Phase 2. The hospital will consist of approximately 39,000 to 40,000 square feet with associated parking areas. Project renderings were reviewed. Based on staff analysis, the proposed rezoning conforms to the General Plan Land Use Map of Freeway Commercial. It is located in the City's Health Tech Corridor. Development will be in conformance with the design manual and zoning standards. The proposed rezoning will result in development compatible and complementary to existing uses in the area. Infrastructure improvements will be completed by the developer. All required notifications and public hearings have been completed. The Planning & Zoning Commission recommended approval on November 17, 2021. Staff recommends adoption of the ordinance and rezoning.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor for comments from Council.

Council Member Dennis commented that she attended the neighborhood meeting, noting development will be a nice feature for Avondale and surrounding communities.

Council Member Nielson stated that he attended the groundbreaking several months ago and was impressed with the development leadership and the facility.

Vice Mayor Malone added that she also attended the groundbreaking and is excited to see the project move forward.

Council Member Pineda stated that residents outside of the City of Avondale will also have an opportunity to utilize the facility.

Council Member Pineda moved to adopt Ordinance 2065-1221, approving Application PL-21-0124, ClearSky Annexation; Council Member Nielson seconded the motion.

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

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

b. PUBLIC HEARING AND ORDINANCE 2066-1221 - CLEARSKY REZONING FROM COMMUNITY COMMERCIAL (C-2) TO FREEWAY COMMERCIAL (C-3) – APPLICATION PL-21-0149

City Council held a public hearing and considered a request by Robert George, DPS Design, on behalf of property owner ClearSky Health of West Valley Property Company LLC, to adopt Ordinance 2066-1221, rezoning approximately 6.6 gross acres of land located at the southwest corner of McDowell Road and 109th Avenue from Community Commercial (C-2) to Freeway Commercial (C-3) to allow for the development of a rehabilitation hospital. The rezoning request applies to 6.6 gross acres inclusive of the 6.12-acre subject property and the half width of the adjacent McDowell Road right-of-way. There is a concurrent request to annex the property into Avondale's city limits.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor for comments from Council.

Council Member Dennis moved to adopt Ordinance 2066-1221, approving application PL-21-0149 ClearSky Rezoning, subject to six (6) conditions as listed in the staff report; Vice Mayor Malone seconded the motion.

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

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

c. PUBLIC HEARING AND ORDINANCE 2067-1221 - SHADOW RIDGE ANNEXATION – APPLICATION PL-21-0100

City Council were to hold a public hearing and consider a request by Ms.Cindy Paddock of HILGARTWILSON, on behalf of property owner EIEIO LLC, to adopt Ordinance 2067-1221, annexing approximately 115.71 acres generally located at the southeast corner of Avondale Boulevard and Miami Avenue, which is south of Lower Buckeye Road, into the jurisdiction of the City of Avondale. City Council did not hear this item.

Vice Mayor Malone moved to continue application PL-21-0100 Shadow Ridge Annexation to a date certain of January 24, 2022; Council Member Dennis seconded the motion.

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

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

d. PUBLIC HEARING AND RESOLUTION 1108-1221 - SHADOW RIDGE – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0021

City Council held a public hearing and consider a request to adopt Resolution 1108-1221, approving a request by Cindy Paddock of HILGARTWILSON for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. If approved, the General Plan 2030 Land Use Map designations for the property will be amended from Estate Low Density Residential to Medium Density Residential.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor for comments from Council.

Vice Mayor Malone moved to continue application PL-21-0021 Shadow Ridge Major Amendment to the General Plan 2030 Land Use Map to a date certain of January 24, 2022; Council Member Dennis seconded the motion.

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

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

e. PUBLIC HEARING - ORDINANCE 2068-1221 - SHADOW RIDGE REZONING FROM R1-6 TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-21-0087

City Council were to hold a public hearing and consider a request to adopt Ordinance 2068-1221, approving a request by Cindy Paddock of HILGARTWILSON for a Rezone for Shadow Ridge, a proposed 118.4 gross acre planned development at the southeast corner of Miami Avenue and Avondale Boulevard. The proposed Rezone, if approved, will change the zoning from Urban Residential (R1-6) to Planned Area Development (PAD). City Council did not hear this item.

Council Member Nielson moved to continue application PL-21-0087 Shadow Ridge Rezoning to a date certain of January 24, 2022; Council Member Dennis seconded the motion.

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

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

f. PUBLIC HEARING - RESOLUTION 1109-1221 - HERMOSA RANCH - MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0001

City Council were to hold a public hearing and consider a request to adopt Resolution 1109-1221, approving the Hermosa Ranch Major General Plan Amendment, a Major Amendment to the Avondale General Plan Land Use Map 2030 submitted by Carolyn Oberholtzer with Bergin, Frakes, Smalley & Oberholtzer PLLC on behalf of TGV Investments Voting Trust and Rexco DC, LLC concerning approximately 318 gross acres of land at the southwest corner of Avondale Boulevard & Lower Buckeye Road. The proposal would amend the land use designations of the area from Estate Low Density Residential, Medium Density Residential and Local Commercial to Business Park. City Council did not hear this item.

Council Member Dennis moved to withdraw application PL-21-0001 Hermosa Ranch Major General Plan Amendment; Council Member Nielson seconded the motion.

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

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

g. PUBLIC HEARING – RESOLUTION 1110-1221 - SOUTH AVONDALE - MAJOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0014

City Council held a public hearing and considered a request to adopt Resolution 1110-1221, approving a City-initiated Major General Plan Amendment to the Avondale General Plan 2030 Land Use Map for South Avondale concerning approximately 38,820 gross acres of land located south of the Sierra Estrella Mountains at the southern end of the City of Avondale's Municipal Planning Area. The proposal amended the land use designations of the area from a Estate Low Density Residential; Open Space and Parks and; Local Commercial to Open Space and Parks; Floodway and Washes; Rural Low Density Residential; Estate Low Density Residential; Medium Low Density Residential; Medium Density Residential; Medium High Density Residential; High Density Residential; Local Commercial and Resort uses. The subject area is bounded generally by Dobbins Road on the north, Litchfield Road on the west, Patterson Road on the south, and Avondale Boulevard on the east, until the boundary widens eastward to the 67th Avenue alignment at the Ocotillo Road alignment.

Mr. Fitzer noted that this is a City-sponsored plan amendment. An overview of the South Avondale General Planning Area was provided. The southern boundary is located at Patterson Road, the upper boundary is located at Indian Springs, the western boundary is located at Litchfield Road, and east boundary is located at 67th Avenue. There are multiple property owners, including public and private. The overall area adjoins the Gila River Reservation. The purpose of the General Plan is to more readily define areas in terms of what is developed and what should be set aside as regional park space and open space, as well as defining corridors. There is a host of Residential and Commercial, Local Resort, OS designations as part of the overall plan.

An overview of the land details was provided. The General Plan changes will allow Avondale to continue to develop balanced residential, commercial and employment opportunities. The proposal better defines the overall planning in the area. While there will be significant infrastructure investments in the future, the idea will allow more efficient planning around them. South Avondale was not studied as part of the 2018 Integrated Utility Master Plan. Due to the geographical separation, the southern area will require planning and development of standalone water and collection treatment systems, which will most likely be served with a combination of groundwater and reclaimed water. Avondale will work closely with the City of Goodyear for a supportive roadway network.

The amendment addresses land use goals of the City, including: Establish an identity; promote a strong balance of high quality residential, employment, recreation, and educational land uses; ensure all land use decisions meet the long-term social and economic goals of the community; promote land uses that are respectful of the natural open space; promote regional land use planning and coordination with neighboring communities.

All required notifications were completed, and the City received four phone calls, most asking for further information and one in favor of the application. The public hearing on the Major General Plan Application was completed. The Major General Plan Application public hearing action by the Planning & Zoning Commission occurred on November 17th. The Planning & Zoning Commission recommended approval. The item must be approved by a two-thirds vote.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and opened the floor for comments from Council.

Mr. Montoya commented that the Gila River Indian Community was very generous in allowing the City to acquire the property that would provide access through the mountains. He recommended City Council send a letter expressing appreciation to the Gila River Indian Community.

Council Member Dennis asked about water availability. Mr. Montoya stated that the water table is different on that side of the Estrella Mountains. The City will have to work with the property owners moving forward, as it is not possible to combine the north water table with the south water table. Council Member Dennis suggested that Council consider addressing population growth based on water capacity.

Council Member Nielson expressed excitement in bringing the project to fruition in terms of the City's expansion.

Council Member Kilgore concurred with Council Member Dennis in terms of the consideration of water needs.

Council Member Pineda commented on the rareness of such opportunities, especially in regard to the cooperation and assistance of the partnership with Gila River Indian Community. He thanked the Gila River Indian Community for giving Avondale the opportunity.

Council Member Malone concurred with Council Member Dennis' comments regarding the water resources and thanked the Gila River Indian Community. She also acknowledged the hard work and relationship building by Mr. Montoya.

Mayor Weise expressed appreciation to staff for listening to City Council's concerns on not overbuilding the southern portion of the planning area. It is a unique area with its own set of challenges, such as the water and infrastructure. Partnerships with other entities such as Goodyear will be helpful.

Council Member Dennis moved to adopt Resolution 1110-1221 approving application PL-21-0014 South Avondale Major Amendment; Vice Mayor Malone seconded the motion.

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

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 6 to 0.

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 7:44 p.m.


Kenn Weise (Jan 25, 2022 14:04 MST)

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting and Regular Meeting of the Council of the City of Avondale held on the 13th day of December 2021. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Carrillo, City Clerk

January 24, 2022

Date Approved by City Council