

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
March 21, 2022

A **Special Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 5:30 p.m.

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

Members Absent: None.

Other Municipal Officials Present: Cherlene Penilla, Acting 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; Andrea Dumbrell, Human Resource Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Keith Fallstrom, Interim Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Craig Jennings, Judge; Chris Lopez, Neighborhood and Family Services Director; Jodie Novak, Development and Engineering Services Assistant Director; Dale Nannenga, Public Safety Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 20 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. NEW EMPLOYEE INTRODUCTIONS

The following employees were introduced to City Council. This item was for discussion only.

Human Resources Department

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| • Andrea Dumbrell, HR Director | • Rachel Brito, HR Specialist |
| • Cheryl Carrasco, Assistant HR Director | • Corina Rodriguez, Administrative Assistant |
| • Ted Flores, HR Manager | • Kathy Reyes, Benefits Manager |
| • Heather Daigle, Senior HR Analyst | • Kristen Venditte, Senior HR Analyst (Benefits) |
| • Sierra Daniels, Senior HR Analyst | • Janet Jackson, HR Specialist |
| • Samantha Corrales, Senior HR Analyst | • Phillip Cundiff, Risk Manager |
| • Norma Larios, HR Specialist | • Nikki Cross, Safety Officer |
| • Savannah Aguilar, HR Specialist | • Mary Gillespie, Policy and Procedure Analyst |

Neighborhood and Family Services Department

- | | |
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| • Brian Planty, Homeless Services Manager | • Marlena Pina, Homeless Services Coordinator |
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Marketing and Public Relations Department

- MacKenzie Henderson, Marketing & Public Relations Coordinator
- Christa Wilson, Senior Graphic Designer

Public Works Department

• Simon Lara, Solid Waste Manager

3. RECOGNITION OF FORMER COUNCIL MEMBER PAT DENNIS

Members of the Avondale Police Association recognized former Council Member Pat Dennis for her leadership and support for the Sergeants and Officers of the Avondale Police Association. This item was for discussion only.

4. ADJOURNMENT

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

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

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

Meeting adjourned at 6:00 p.m.

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 6:10 p.m.

Following a moment of silent reflection in remembrance of the individuals impacted by the Russo-Ukrainian War, Council Member Nielson led the Pledge of Allegiance.

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

Members Absent: None.

Other Municipal Officials Present: Cherlene Penilla, Acting 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; Andrea Dumbrell, Human Resource Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Keith Fallstrom, Interim Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Craig Jennings, Judge; Chris Lopez, Neighborhood and Family Services Director; Jodie Novak, Development and Engineering Services Assistant Director; Dale Nannenga, Public Safety Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 20 members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

Julia Arnette, resident of the City of Avondale and resident of Palm Gardens, expressed frustration with the lack of communication from Tolleson High School District officials. She was concerned to learn that the proposed development of Encanto Crossing was scrapped and a high school was being constructed. Concerns have gone unaddressed. The governing board of the Tolleson High School District has failed to respond to email communications. The project is requiring significant Avondale City resources, such as police staff, City engineers and others. Neighborhood concerns include traffic on Encanto. She expressed appreciation for the patience of Avondale staff. She encouraged Council members to visit the area in the morning to observe the traffic issues. With five children of her own who do not attend Tolleson schools, there are a number of critical issues with regard to travel to and from school.

Mayor Weise stated that he has asked Acting City Manager, Cherlene Penilla, to bring this up to Council, not only for West Pointe but other schools that will be built in the City and how these issues are addressed.

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 Kilgore, seconded by Council Member Pineda, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

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

a. MINUTES

City Council approved the January 24, 2022 City Council meeting minutes.

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

City Council approved the City Council Subcommittee recommendations for the appointment of members of the City's Boards and Commissions.

c. SERIES 12 (RESTAURANT) LIQUOR LICENSE - LA PATRONA MEXICAN RESTAURANT

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 Jose Alonso Jimenez Valdez for the sale of alcohol at La Patrona Mexican Restaurant, located at 10575 West Indian School Road #101 in Avondale and authorized the City Clerk to execute the necessary documents.

d. VEHICLE PURCHASE BUDGET AND AWARD AUTHORITY

City Council (a) approved a budget amendment in the amount \$1,745,000 from the Unanticipated Revenue line item for the purpose of ordering replacement vehicles scheduled for fiscal year 2023; (b) authorized administrative award authority for the outlined vehicle purchases; and (c) directed City staff to take appropriate action.

e. AGREEMENT AND SUPPORT OF THE SMART REGION CONSORTIUM OF THE PARTNERSHIP FOR ECONOMIC INNOVATION

City Council approved participation in and support of the Smart Region Consortium as part of the Partnership for Economic Innovation (PEI), and authorized the Mayor or City Manager, City Clerk, and City Attorney to execute the necessary documents.

f. RESOLUTION 1017-0322 - DESIGNATION OF CHIEF FISCAL OFFICER FOR THE ANNUAL EXPENDITURE LIMITATION REPORT

City Council adopted Resolution 1017-0322, designating Keith Fallstrom as the Chief Fiscal Officer for the submittal of the annual expenditure limitation report and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. RESOLUTION 1018-0322 - AUTHORIZING BANKING & INVESTING AUTHORITY

City Council adopted Resolution 1018-0322 authorizing certain city officials and staff to execute and endorse checks and other items for and on behalf of the City, authorizing certain city staff to authorize certain electronic payments and transfers of funds, authorizing certain city staff to open investment and safekeeping accounts, invest city funds, and execute contracts, agreements or transactions in connection with such investment accounts, and declaring an emergency; and authorized the Mayor or Interim City Manager, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1019-0322 - FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR THE PHOENIX FIRE DEPARTMENT REGIONAL DISPATCH SYSTEM

City Council adopted Resolution 1019-0322, approving an amendment to an Intergovernmental Agreement with the City of Phoenix for the Phoenix Fire Department Regional Dispatch System and authorized the Mayor or City Manager and City Clerk to execute the necessary documents.

i. ORDINANCE 2018-0322 - DEDICATION OF A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA IN ROOSEVELT STREET RIGHT-OF-WAY

City Council adopted Ordinance 2018-0322, dedicating a Perpetual Easement to the United States of America in Roosevelt Street right-of-way and authorized the Mayor or Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

j. ORDINANCE 2019-0322 - AUTHORIZATION FOR THE CITY TO EXCHANGE LAND WITH THE UNITED STATES OF AMERICA

City Council adopted Ordinance 2019-0322, allowing the City to enter into a land exchange agreement with the United States of America within Roosevelt Street right-of-way (ROW) and authorized the Mayor or Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

k. ALTA AVONDALE - FINAL PLAT - APPLICATION PL-21-0354

City Council approved a request by Mr. Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of the City of Avondale, for approval of a Final Plat – Alta Avondale Re-Plat to dedicate thirty-three feet (33') of Right-of-Way along Filmore Street and a thirty foot (30') Multi-Use Trail Easement (MUTE) on 12.8 acres located east of the northeast corner Van Buren Street and Avondale Boulevard.

4. REGULAR AGENDA

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

a. PUBLIC HEARING AND RESOLUTION 1020-0322- AVONDALE VILLAGES - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-21-0248

City Council held a public hearing and considered a request to adopt Resolution 1020-0322, approving a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertelai, for a Minor General Plan Amendment to the Avondale General Plan 2030 Land Use Map for Avondale Villages; a proposed 5.8 acre site located south of the southeast corner of Thomas and Dysart roads. The proposed change will amend the General Plan 2030 Land Use Map designation from Local Commercial to High Density Residential.

Eric Fitzer, Planning Manager, stated that the purpose is to review a proposed Minor General Plan Amendment (GPA) and rezone for the proposed Avondale Villages development, conduct separate public hearings for each item, and take action for each item. The site location and surrounding issues were reviewed. The site is under the General Plan designation of Local Commercial (LC) and is adjacent to Medium Density Residential (MDR). The zoning is Palm Valley Planned Area Development (PAD) and is surrounded by all of Palm Valley Planned Area Development (PAD). It is approximately 5.8 acres and vacant. Zoning is Palm Valley Planned Area Development (PAD) Neighborhood Commercial (NC). The General Plan (GP) land use designation is Local Commercial (LC) adjacent to Commercial use (QuikTrip). The Planning Commission recommended approval of both items earlier this year.

The Minor General Plan Amendment request will amend the site from Local Commercial (LC) to High Density Residential (HDR), which allows for 12 to 30 dwelling units per acre. The project density is 12.1 dwelling units per acre.

The Minor General Plan Area (GPA) request analysis found that under 2 percent of land in Avondale is High Density Residential (HDR), and mostly developed. The development will not adversely affect existing land uses. Residents will have direct access to Thomas Road and Dysart Road. It is a quality infill housing project that will enhance the area and promote a pedestrian environment. It furthers several goals in the General Plan (GP), including championing development of housing types not currently available in the City to allow for a variety of socio-economic levels.

The rezone request is from Palm Valley Planned Area Development (PAD) Commercial to Avondale Villages Planned Area Development (PAD) Residential consisting of a townhome complex of individually platted lots. There will be a total of 70 two and three bedroom units, each with a private yard, garage and driveway parking. Amenities were reviewed. The Planned Area Development (PAD) zoning will be in conformance with the requested General Plan (GP) land use designation and will result in compatible land use relationships. Adequate public infrastructure to support the development either presently exists or will be constructed by the developer. The site plan, access points, elevations and amenities were reviewed. All required notifications were completed. The neighborhood meeting was held and no major concerns were expressed. There were general questions about buffering, design, access and setback distances. Staff recommends approval of both applications.

Mayor Weise opened the public hearing and received one request to speak.

Pat Dennis, former Council Member, stated that she supports the development, as it fits the needs of the community. It would nice to see the townhouses offered for sale, rather than with a rental format. She supports changing the General Plan and approving the project.

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

Council Member Conde expressed support for the townhouse development.

Council Member Pineda stated that he appreciates the fact that the homes do not back directly to the single family residential homes and that they face north/south, rather than east/west. It is nice to have a diverse inventory of multifamily and rental properties as well as opportunities for families to invest via the purchase of a home.

Council Member Solorio said she is a resident in the area and is excited to see the development come in, as the parcel is currently vacant.

Vice Mayor Malone stated that she is excited about the development and also would like to see the units available for sale, rather than rental. She asked whether there will be an HOA as an entity responsible for upkeep. Adam Baugh, Withey Morris PLC, stated that

the units will be professionally managed. When the units are sold, the development will then be subject to HOA management.

Vice Mayor Malone noted that the certificate of adequate school facilities indicates there is adequate capacity with Agua Fria. She asked whether the development has reached out to the district, given that the comment from the District noted that they would be amenable to an agreement. Mr. Baugh stated that the District confirmed adequate capacity and are satisfied with the development proposal.

Mayor Weise recalled a recent discussion with the Greater Phoenix Economic Council regarding the gap in existing housing compared with the capacity that will be needed in the future. The gap is estimated to be 30,000 per year. Even as multifamily housing units and rental units are constructed, many people are being priced out of the market. It is difficult for renters of apartments to have a step up path from renting an apartment to purchasing an expensive home. As such, developers should be building more townhomes and condo projects. Townhomes are a welcome addition to the City's inventory. Rentals are welcome at this time, but it also makes sense to open them up for sale eventually.

Vice Mayor Malone moved to adopt Resolution 1020-0322 - approving application PL-21-0248 Avondale Villages, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the land use designation from Local Commercial to High Density Residential; Council Member Solorio seconded the motion.

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

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

b. PUBLIC HEARING AND ORDINANCE 2020-0322 – AVONDALE VILLAGES – REZONE – APPLICATION PL-21-0247

City Council held a public hearing and considered a request to adopt Ordinance 2020-0322, approving a request by Mr. Adam Baugh, Withey Morris PLC., on behalf of Hamid Ertefai, a request to Rezone approx. 5.8 acres south of the southeast corner of Thomas and Dysart roads from the Palm Valley Planned Area Development (PAD NC) to Avondale Villages Planned Area Development (PAD R-3) for the 70-unit Avondale Villages Townhome project.

Mayor Weise opened the public hearing, did not receive any requests to speak, and closed the public hearing

Council Member Nielson moved to adopt Ordinance 2020-0322 approving application PL-21-0247 Avondale Villages, a request to rezone approximately 5.8 acres from Palm Valley Planned Area Development (PAD) allowing Neighborhood Commercial (NC) to Avondale Villages Planned Area Development (PAD) allowing Multi-Family Residential (R-3), subject to eight (8) conditions of approval as listed in the staff report; Council Member Solorio seconded the motion.

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

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

c. PUBLIC HEARING AND ORDINANCE 2021-0322 – ASCEND AT AVONDALE – REZONE – APPLICATION PL-21-0267

City Council held a public hearing and considered a request to adopt Ordinance 2021-0322, approving a request by Ms. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC., on behalf of Nico Howard, for a request to Rezone approximately 40 acres generally located south and east of the southeast corner of Dysart and Indian School roads from the Palm Valley Planned Area Development (PAD) for commercial to Ascend Planned Area Development (PAD) for residential and commercial. The proposed Ascend project will allow for a 432-unit multi-family residential project; a 125-unit townhome project, and three (3) Community Commercial (C-2) parcels equaling a total of approximately 7.79 acres.

Eric Fitzer, Planning Manager, presented the following.

Mr. Fitzer stated that the purpose of today's presentation is review a proposed rezone for the proposed Ascend at Avondale development, conduct a public hearing, and take appropriate action. Site attributes, location and surrounding uses were reviewed. The site is located adjacent to a mini storage and the water treatment facility. Across the street is the City of Litchfield Park Commercial and multi-family (Maricopa County). South of the site is a medium density residential. Across the street is a church use as well as Commercial (C-2) uses to east side of site. The General Plan designation is Mixed Use. Zoning is Palm Valley Planned Area Development.

The parcel is approximately 40 acres and vacant. The request is to rezone from Palm Valley PAD (Planned Area Development) Commercial to Ascend Planned Area Development (PAD) Commercial and residential. The Residential portion is named "Prose at Ascend," a 432-unit multi-family apartment project. There is a single-family component, "The Villas at Ascend," a 125-unit for sale townhome project. The commercial aspect is named "The Shops at Ascend," with two commercial parcels approximately two acres and six acres retaining Commercial (C-2) uses. The PAD

(Planned Area Development) zoning is to allow for Commercial, Multi-Family and Single-Family residential uses in conformance with the Mixed Use designation in the General Plan. Access will be via Dysart Road as well as multiple accesses on Indian School. Conceptual designs were reviewed.

All required notifications were completed. A neighborhood meeting was held. Comments focused on the pedestrian gates allowing access. The original plans included multiple pedestrian gates with access to the single-family area to the south. Many of the adjoining residents expressed concerns. The developer ultimately removed the gates, but kept aspects that would allow for internal pedestrian movements between parcels and out to Indian School and Dysart. One letter of support was received. The Planning Commission voted for approval. The applicant is currently working with the Litchfield School District and Agua Fria Union High School district on an agreement.

Mayor Weise opened the public hearing and received one request to speak.

Pat Dennis, former Council Member, stated that the developer has worked hard in consideration of the needs of the community in this development.

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

Council Member Conde thanked the developer for taking a proactive approach in working with the community HOA.

Council Member Nielson commented that this will help to fill the housing need for individuals employed at Luke Air Force Base.

Council Member Pineda expressed appreciation for the revisions made to the product by the developer in working with the community.

Mayor Weise said the team went above and beyond in terms of reaching out to the neighborhood, bringing a project that will benefit the north side of the City. He expressed appreciation for resolution of the gate issues.

Council Member Conde moved to adopt Ordinance 2021-0322 approving application PL-21-0267 Ascend at Avondale, a request to rezone approximately 40 acres from Palm Valley PAD to Ascent at Avondale PAD, subject to seven (7) conditions of approval as listed in the staff report; 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 Nielson	Aye
Council Member Pineda	Aye
Council Member Solorio	Aye
Vice Mayor Malone	Aye

Mayor Weise

Aye

d. AVID HOTEL AND SHOPS – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0062

City Council considered a request by Mr. Tim Rasnake, Archicon Architects & Interior, on behalf of Max Ghazool, for approval of PL-21-0062 Avid Hotel and Shops Development Plan (Site Plan and Design Review), which includes a proposed 95 room 4-story hotel, an approximately 5,000 square foot specialty store, 5,000 square foot restaurant, and future 3,000 retail space located within The BLVD Specific Plan on approximately 4 acres at the southwest corner of The BLVD and Avondale Boulevard.

Eric Fitzer, Planning Manager, presented the following:

Mr. Fitzer stated that the purpose is to review a proposed Development Plan (Site Plan and Design Review) for the proposed Avid Hotel and Shops commercial development within The BLVDD and take appropriate action. The site location is along Avondale Boulevard and The BLVDD. The property owner dedicated space on the property for the City to construct fountains. The fountains are on City-owned property and will be maintained by the City. The site is approximately four acres and undeveloped. The current proposal is for Avid Hotel, a 95-room four-story hotel, specialty store, restaurant and retail. There is ample parking throughout. There is access from Avondale Boulevard. The retail space will be presented under a separate site plan and design review. Design and landscaping details were reviewed. The Planning Commission recommended approval. Staff recommends approval of the application.

Vice Mayor Malone moved to approve Application PL-21-0062 Avid Hotel and Shops, for a proposed 95-room 4-story hotel, an approximate 5,000 square foot specialty store and 5,000 square foot restaurant, subject to ten (10) conditions of approval as listed in the staff report; Council Member Solorio seconded the motion.

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

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

e. ENCORE AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0331

City Council considered a request by Mr. Jason Morris, Esq., Withey Morris PLC. on behalf of EMF Avondale LLC, for approval of PL-21-0331 Encore Avondale Development Plan (Site Plan and Design Review), a proposed 300-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 9.52 acres at the southeast corner of Roosevelt Street and Park Avenue.

Eric Fitzer, Planning Manager, presented the following:

Mr. Fitzer stated that the purpose of the presentation is to review a proposed Development Plan (Site Plan and Design Review) for the proposed Encore Avondale multi-family development within The BLVDD and take appropriate action. The site location is at Roosevelt Street and Park Avenue. An adjacent parcel is owned by the City following abandonment of right-of-way. The City currently has a purchase and sale agreement for the property, Tract 1 and the existing right-of-way. The property is approximately 9.52 acres and was annexed in 2009. It is undeveloped and a portion is being farmed. It is zoned the BLVDD Park Avenue and Residential Districts. The General Plan (GP) land use designation is The BLVDD and the site is located within The BLVDD District. The Planning Commission recommended approval. Main access will be off Roosevelt with secondary egress onto Park Avenue. One of the goals is to open Park Avenue as a more pedestrian-type street. The development will construct a multi-use path from Park Avenue to the edge of the development. There is adequate parking, including EV outlets and garages. There will be a total of 300 residential units on four stories. There will be a density of 31.5 units per acre. The dwelling unit density is important, because the Villages at The BLVDD, adjacent to the site, has a slightly lower density than the requirement for the whole property. This project will make up the density. The site plan, landscape plan, parking plan, amenities and architecture were reviewed.

Mr. Fitzer noted that certificates of adequate schools are not typically required at the site plan and design review phase. However, there is a requirement that the applicant notify the district, which they have done.

Vice Mayor Malone asked staff to address the certificate of adequate school facilities. Tracy Stevens, Deputy City Manager, stated that when they started the process of amending The BLVDD, there was a stakeholders group, including the school district and all were aware of the proposal contained in the updated General Plan amendment.

Council Member Pineda stated that he has received community member comments in regards to the number of multifamily developments on Avondale Boulevard. He noted that when the City considers applications to construct restaurants, entertainment venues and other developments coming to the City, market feasibility studies and traffic studies are performed to ensure compatibility.

Council Member Nielson commented on the potential for traffic, parking and congestion issues. Mr. Fitzer acknowledged the concerns, adding that each of the developments meet or exceed the parking requirements. At some point, Roosevelt will be connected to 107th Avenue. Commensurate with an additional application for Council review, the developer will continue a portion of Park Avenue.

Council Member Conde stated that she has also received comments regarding the number of apartments on The BLVDD, however, it Council's responsibility to share the vision with the community. She thanked the developer for including unique elements. Mayor Weise commented that he also receives such comments. However, if single family units were constructed on Avondale Boulevard, there would be even more congestion.

The development of a multifamily corridor provides the amenities that residents are asking for, including restaurants, shops and other developments.

Council Member Pineda moved to approve application PL-21-0331 Encore Avondale, for a proposed 300-unit multi-family residential community, subject to nine (9) conditions of approval as listed in the staff report; 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 Nielson	Aye
Council Member Pineda	Aye
Council Member Solorio	Aye
Vice Mayor Malone	Aye
Mayor Weise	Aye

f. ALTA AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – APPLICATION PL-21-0353

City Council approved a request by Mr. Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of Wood Partners, for approval of PL-21-0353 Alta Avondale Development Plan (Site Plan and Design Review), a proposed 360-unit multi-family residential apartment community located within The BLVD Specific Plan on approximately 12.8 acres east of the northeast corner of Van Buren Street and Avondale Boulevard.

Eric Fitzer, Planning Manager, presented the following:

Mr. Fitzer stated that the purpose of the presentation is to review a proposed Development Plan (Site Plan and Design Review) for the proposed Alta Avondale multi-family development within The BLVDD and forward a recommendation to the City Council. The City-owned site has a unique shape. There is currently a purchase and sale agreement with the developer. The site is adjacent to Medium Density Residential (MDR) to the east, BLVDD District to the west and north and county area to the south. The property is approximately 12.8 acres and was annexed in 2009. It is undeveloped and a portion is currently being farmed. Zoning is The BLVDD Park Avenue District. The General Plan Land Use Designation is The BLVD and the site is located within the BLVDD District. The main access will be off Van Buren with secondary access to Park Avenue. There will be an extension of Park Avenue associated with the development. There is secondary emergency egress for fire department purposes. The applicant was careful to maintain appropriate land use buffers adjacent to residential to the east. Parking meets or exceeds City standards, including providing EV outlets, parking and garages. There will be a total of 360 residential units in three and four-story buildings. Amenities, landscaping and design were discussed. Total density is 28.13 dwelling units per acre within three and four-story buildings. The Planning Commission recommended approval.

Council Member Nielson recommended more color variation of the buildings.

Vice Mayor Malone commented on the good walkability of the design.

Mayor Weise noted that Wood Partners has produced high quality developments in the Valley. This particular development has a good feel, as a long narrow development with access to Van Buren. The team can work on the color palettes to address Council Member Nielson's comments.

Council Member Pineda moved to approve application PL-21-0353 Alta Avondale, for a proposed 300-unit multi-family residential community, subject to eleven (11) conditions of approval as listed in the staff report; 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 Nielson	Aye
Council Member Pineda	Aye
Council Member Solorio	Aye
Vice Mayor Malone	Aye
Mayor Weise	Aye

g. RESOLUTION 1021-0322 - AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES FOR CHAPTER 5 CLASSIFICATION AND COMPENSATION, CHAPTER 6 EMPLOYEE BENEFITS, CHAPTER 7 DRUG AND ALCOHOL, AND CHAPTER 11 SAFETY

City Council considered a request to adopt Resolution 1021-0322, approving the proposed amendments to the Personnel Policies and Procedures, Chapter 5 Classification and Compensation, Chapter 6 Employee Benefits, Chapter 7 Drug and Alcohol, and Chapter 11 Safety, and authorize the City Manager, City Attorney, and City Clerk to execute the necessary documents.

Andrea Dumbrell, Human Resources Director, presented the following:

Ms. Dumbrell identified the chapters cited for clarification/modification:

- Chapter 5: Classification & Compensation
- Chapter 6: Employee Benefits
- Chapter 7: Drug & Alcohol
- Chapter 11: Safety

Highlights of the change details were provided. There are no direct costs associated with the amendments to the City of Avondale Policies and Procedures.

Mayor Weise asked for clarification on the drug use policy. Ms. Dumbrell stated that the policy or procedure is not changing. The goal is to ensure that this policy mirrors others in place, particularly in terms of accidents that occur with an employee in a City vehicle. Employees involved in at-fault accidents will be drug tested.

Mayor Weise cited the removal of the requirement for each department to maintain accident and injury records and asked whether this means those records will be maintained by HR. Ms. Dumbrell confirmed that the risk management team will have this responsibility. The risk management function of HR has a new system, which only requires the departments to file a report in the system. Automatic notifications are provided to the relevant parties.

In response to a question from Council Member Nielson, Ms. Penilla stated that the holiday leave policy is fairly flexible. An employee may use their holiday leave for anything and not for a specifically identified holiday.

In response to a question from Vice Mayor Malone, Ms. Dumbrell stated that Human Resources is responsible for notifying employees regarding use of holiday leave. The City Manager also sends out reports to notify employees of changes. Ms. Penilla added that whenever a policy is changed, it goes into the Safe Personnel System. Each employee is responsible to review policy changes. Notices are also provided via email in terms of holiday leave.

Council Member Nielson moved adopt Resolution 1021-0322, approving the proposed amendments to the Personnel Policies and Procedures, Chapter 5 Classification and Compensation, Chapter 6 Employee Benefits, Chapter 7 Drug and Alcohol, and Chapter 11 Safety, and authorize the City Manager, City Attorney, and City Clerk to execute the necessary documents; 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 Nielson	Aye
Council Member Pineda	Aye
Council Member Solorio	Aye
Vice Mayor Malone	Aye
Mayor Weise	Aye

h. ADDENDUM TO SOUTHWEST VALLEY CHAMBER OF COMMERCE PLATINUM MEMBERSHIP

City Council considered a request to approving an Addendum to the Southwest Valley Chamber of Commerce Platinum Membership and authorize Acting City Manager and City Clerk to execute the necessary documents.

Kenneth Chapa, Economic Development Director, presented the following:

Mr. Chapa stated that the City formally left the Chamber approximately a year ago and chose to bring those type of activities in-house under the Avondale Local Edge Program. He provided an overview of events and programs from the last 18 months. In April of last year, the Chamber appointed a new president and CEO. City staff has been very encouraged by the direction the president is taking the organization. Membership has

increased by 15 percent with new members such as Amazon, SRP, Cox Communications and Agua Fria High School District. He has relaunched the Chamber Golf Classic, which had been on hiatus for 16 years. The website has been revamped. New committees have been created to engage members in a number of topics. The proposed agreement includes enhanced deliverables. Mayor Weise has the right to appoint a designee to the board with a voting position on the board of directors. The position will also serve as an advisory role on the Chamber's executive committee. This will allow Avondale's voice in the Chamber's long-term and short-term initiatives. Details of the signature sponsorship were reviewed, which will include the primary title event sponsor at the March and November Nascar Suites. The Chamber will be hosting the suite at Nascar for November and March in the coming fiscal year. The City will have the ability to serve as the primary title sponsor.

The Chamber will continue to support the City's Local Edge initiatives and programming and business expansion initiatives. Quarterly reports will be provided to the City, as well as an annual report and presentation at the end of the fiscal year. No additional funds are being requested. The Platinum membership is \$50,000. Economic Development and Tourism will realign dollars to fund the membership. If the agreement is approved, the Department will withdraw its supplemental request for a new position in Fiscal Year 2023. Additional benefits to rejoin the Commerce were discussed. The designation marketing organization and visitor's center designation will remain in-house. Staff recommends approval of the addendum to the membership.

Mayor Weise commented that while he supported leaving the Chamber at the time the decision was made, he has been observing its activities since then and he likes what he sees. He likened it to going from a mom and pop organization to a professional organization. It also makes sense for the Chamber to take over sponsorship of the suites.

Council Member Conde commented that the Chamber has done a phenomenal job of turning things around and there were several comments of concurrence.

Vice Mayor Malone asked how the ribbon cutting ceremonies will be divided between the two organizations. Mr. Chapa stated that City staff will work with the Chamber to decide which ceremonies each will hold with a goal to serve every new Avondale business.

Vice Mayor Malone commented that Avondale Edge has done a great job of including Historic Avondale areas in its promotions and she would like to continue to foster these relationships. Jeffrey Campos, Southwest Valley Chamber of Commerce, stated that they have a collaboration and will continue to strategize according to the desires of the City. They will have a particular focus on bilingual communities.

Mayor Weise said he is looking forward to seeing how the two professional organizations will blend.

Council Member Pineda moved to approve the Addendum to the Southwest Valley Chamber of Commerce Platinum Membership and authorize Acting City Manager and

City Clerk to execute the necessary documents; Vice Mayor Malone seconded the motion.

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

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

i. MEMORANDUM OF UNDERSTANDING (MOU) WITH THE AVONDALE PROFESSIONAL FIREFIGHTERS ASSOCIATION (APFA) LOCAL 3924

City Council considered a request to approve the Memorandum of Understanding with the Avondale Professional Firefighters Association Local 3924 which will be effective July 1, 2022 through June 30, 2024 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Tracy Stevens, Deputy City Manager, presented the following:

Ms. Stevens stated that the City has concluded its negotiations with the Avondale Professional Firefighters Association Local 3924. She thanked all those involved in the negotiations. The agreement reincorporates existing MOU language, introduces revised and new MOU language and once approved, would be effective July 1, 2022 through June 30, 2024. Key changes were reviewed, including addition of a definition section. Other key changes are under Section 1.2, rights of represented employees, which adds the option to decline Association representation and also requires the Association to work directly with the human resources department to sign new members up for the post-employment health plan. This will take place following a new member's first paycheck following the original probation.

New pay ranges, including for translation services, productivity pay, vacation sell-back details and uniform allowances were reviewed. The labor management committee will operate from the November 12th, 2019 Avondale Fire and Medical Labor Process draft document, which was in draft from when negotiations began in November. It outlines the process, relationship and expectations between labor and management. The goal is to provide a professional and positive relationship between labor and management. The new fire chief will work with the Association and the president to finalize the document. All items agreed to in the negotiations have a total cost of \$1.4 million. Staff recommends that City Council approve the proposed modifications to the MOU.

Fire Captain and Vice President of Local 3924, Ryan Tussing, spoke about the negotiation process and the hope that some of the financial agreements will prevent the Department from losing personnel to other cities.

Mayor Weise acknowledged the remaining members of the Executive Committee.

Firefighter Clay Whitlow talked about his history in the firefighting service and pride in serving the community where he grew up. This is the most professional and caring fire department he has ever been a part of. Firefighter Bryan DePauw concurred with the comments of Firefighter Whitlow and commented on items in the MOU that will enhance service and ensure competitive rates for personnel. He thanked the Mayor, City Council and staff for their roles in the process.

Council Members expressed appreciation to firefighters and staff for accomplishing a successful MOU and recognizing the importance of translation skills in the firefighting workforce.

In response to a question from Vice Mayor Malone, Ms. Stevens stated that the MOU is renegotiated every two years.

Vice Mayor Malone moved to approve the Memorandum of Understanding with the Avondale Professional Firefighters Association Local 3924 which will be effective July 1, 2022 through June 30, 2024 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Council Member Solorio seconded the motion.

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

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

5. ADJOURNMENT

There being no further business before the Council, Vice Mayor Malone moved to adjourn the Regular Meeting; 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 Nielson	Aye
Council Member Pineda	Aye
Council Member Solorio	Aye
Vice Mayor Malone	Aye
Mayor Weise	Aye

Meeting adjourned at 8:30 p.m.

A **Work Session** of the City Council of the City of Avondale, Arizona was convened at 11465 Civic Center Drive in open and public session at 8:36 p.m.

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

Members Absent: None.

Other Municipal Officials Present: Cherlene Penilla, Acting 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; Andrea Dumbrell, Human Resource Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Keith Fallstrom, Interim Finance and Budget Director; Bryan Hughes, Parks and Recreation Director; Craig Jennings, Judge; Chris Lopez, Neighborhood and Family Services Director; Jodie Novak, Development and Engineering Services Assistant Director; Dale Nannenga, Public Safety Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 20 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. FISCAL YEAR 2023 (FY2023) BUDGET AND ASSET REPLACEMENT

City Council received a presentation from staff regarding the FY2023 Budget and Asset Replacement Program in preparation for the FY2023 budget which begins on July 1, 2022. Item was for discussion only.

Keith Fallstrom, Interim Finance & Budget Director, presented the following:

Mr. Fallstrom stated that the City is doing well from a revenue perspective, at \$5 million over budget. Sales tax comprises the majority of the revenue, which remains strong, totaling more \$6 million over budget. Revenue growth continues, however there is a tight labor market and the 2.5 percent pay adjustment will help with this. It also helps to address inflation, which stands at approximately 9.7 percent in the Phoenix Metro area. Construction costs continue to increase. The City has approximately \$1.1 billion in assets. A proactive approach is followed with asset replacement. Staff has worked with departments to identify assets and they have developed a five- to ten-year plan. This includes prioritization of assets from high to low. Funding is coordinated in the budget process. Individual assets are not itemized. If an item breaks, the department will have the flexibility to replace it. For fiscal year 2023, a five-year funded plan is proposed with a recommendation to fund all high and medium priority assets. Lower priorities can be funded if additional resources are identified throughout the year. An overview of the plan

was provided for: Public Safety; IT; Transportation; Facilities; Community Services; and Public Works.

Specific Fiscal Year 2023 highlights include:

Public Safety:

- Replacement Ladder Apparatus - \$1.8 million
- Replacement Fire Engine - \$0.8 million
- Police Vehicles - \$1.0 million
- Personal Protective Equipment - \$70,000
- Hoses and Ladders - \$22,000
- FY 2023 Total: \$3.8 million
- 5 Year Total: \$13.7 million

Information Technology:

- Fire Radio Replacement - \$0.6 million
- PC Replacements - \$150,000
- Wireless Microwave Replacements - \$225,000
- FY 2023 Total: \$1.6 million
- 5 Year Recommendation: \$11.2 million

Transportation:

- Pavement Preservation Replacement - \$2.5 million
- Poles and Mast Arms - \$0.5 million
- Streetlight Poles - \$0.3 million
- Aerial Lift Truck - \$0.2 million
- FY 2023 Total: \$4.7 million
- 5 Year Recommendation: \$21.7 million

Facilities:

- City of Avondale Facilities - \$0.7 million
- Avondale Sports Complex:
 - Soccer Field, Basketball Court, Painting, Roof - \$0.5 million
- City Hall Employee Breakrooms - \$0.1 million
- FY 2023 Total: \$1.3 million
- 5 Year Recommendation: \$4.3 million

Community Services:

- Library Materials - \$10,000
- Turf Maintenance - \$30,000
- Code Compliance Truck - \$38,000
- FY 2023 Total: \$0.1 million
- 5 Year Total: \$2.6 million

Public Works:

- Solid Waste Vehicles - \$0.5 million

- Lift Station Rehabilitation - \$0.2 million
- Water Meter Replacements - \$0.5 million
- Vertical Rise Drive-On Lift - \$0.2 million
- FY 2023 Total: \$1.4 million
- 5 Year Total: \$8.4 million

Mr. Fallstrom gave an overview of the upcoming budget schedule.

Mayor Weise stated that it is important to look at the drop-off in public safety and IT from 2025 to 2026. These numbers may still change. He is glad to see that departments will have some flexibility.

In response to a question from Council Member Nielson, Mr. Fallstrom stated that the City uses a variety of software tools for asset management. They have prioritized the collection of asset management information.

3. ADJOURNMENT

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

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

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

Meeting adjourned at 9:00 p.m.


[Kenn Weise \(May 3, 2022 16:31 PDT\)](#)
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, Regular, and Work Session Meetings of the Council of the City of Avondale held on the 21st day of March 2022. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Carrillo, City Clerk

05/02/2022

Date Approved by City Council