

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
ONLINE MEETING
June 13, 2022

A **Work Session** of the City Council of the City of Avondale, Arizona was convened using the Zoom Cloud Meeting platform in open and public session at 5:31 p.m. All participants attended by phone or video.

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

Members Absent (Excused): Vice Mayor Veronica Malone.

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; Andrea Dumbrell, Human Resources Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Ken Gilliam, Fire Chief; Corey Larriva, Parks and Recreation Assistant Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Interim Director; Marshall Pimentel, Intergovernmental Affairs Administrator; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Services Interim director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 10 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. DRAFT COMMUNITY SUSTAINABILITY PLAN

Staff provided an update to City Council regarding the Draft Community Sustainability Plan. Information presented will include a summary of key achievements the City has made to operate more sustainably, input on sustainability priorities received through community engagement efforts, current challenges and opportunities facing the region, and a set of goals, targets and strategies to advance Avondale's position as a sustainable and resilient city.

Danae Presler, Sustainability Officer, highlighted the City's sustainability progress and achievements. The municipal sustainability plan was adopted by City Council in 2014, which outlined 90 specific actions. Since 2014, 81 percent of actions have been implemented, with the remainder underway. Key achievements include: Establishment of a sustainability commission; purchase of three electric vehicles, installation of 19 EV charging stations; converting approximately 8,000 streetlights to LED, completed award winning solar demonstration project, certification of 24 local businesses through the Green Business program. The draft community sustainability plan seeks to expand the scope and scale of sustainability efforts. An overview of the previous ten-month timeline

was provided. Following this session, City Council's feedback will be incorporated into the draft plan and released in English and Spanish for public input. The final version will return for adoption in August or September of 2022. The common themes from community outreach were presented.

The plan vision is as follows: Avondale is a thriving sustainable city with a resilient community, flourishing environment, and strong economy powered by renewable energy and access to healthy, active lifestyles for all. Primary challenges include extreme heat, ongoing drought, strained natural assets and emissions. An overview of extreme heat effects, conditions, challenges and mitigation was provided. For Avondale, parts of Old Town and Cashion are the most heat-vulnerable communities in the City. It is important to make investments and provide solutions to protect and cool these neighborhoods. An update on ongoing drought conditions was provided. The guiding equity principals were presented.

Avondale's eight sustainable pathways were identified and reviewed, including: clean transportation; resilience to extreme heat; reliable water supply; efficient buildings and renewable energy; healthy environment; waste as a resource; fresh food for all, and green economy. There will be a public announcement for comments on Monday, June 27th. The draft plan will be revised based on community feedback, with the final version to be brought back to City Council in August or September, 2022, followed by implementation.

Council Member Kilgore commended staff for their hard work and excellent presentation. He concurred with a focus on protecting the City's water resources. He is glad to see the City's focus with creating more shade and would like to see this expanded.

Council Member Nielson asked for clarification on water usage in terms of HOAs, who are significant users of water. HOAs should be encouraged to keep and plant additional trees as well as develop better ways to control water usage. He encouraged expansion of education in terms of recycling. He suggested that the City develop and employ its own drought preparedness program. He also encouraged increased outreach in all areas, including use of electronic billboards.

Council Member Solorio noted the support for locally grown food, including creation of co-ops. She looks forward to reviewing the final plan draft.

Council Member Conde thanked staff for the presentation and for the outreach conducted both in English and Spanish. She encouraged education outreach to the schools. She concurred with Council Member Nielson's suggestion to utilize the electronic billboards. With the number of rental complexes throughout the City, it is important to ensure that tenants have access to participate in recycling programs.

Council Member Pineda express appreciation that City Council will have additional opportunity to ask questions and provide input. It is important to set practical strategies for such lofty goals.

Mayor Weise commented that members of the community predominantly have comments on water in terms of the City's growth and capacity. Each development that comes in must have a 100-year assured water supply. For the most part, Arizona does a great job of conserving water, but can absolutely do better. He concurs with Council Member Conde's comments about multifamily development access to recycling. He would like to see honest conversations occurring regarding emergency technologies, such as solid-state batteries and hydrogen. Lithium and cobalt mining, which stabilize the charge in lithium batteries, are very dirty. He would also like to explore the possibility of new codes to address use of rainwater for watering plants and grass. Another area of exploration is residential wind power for new and existing homes.

3. ADJOURNMENT

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

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

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

Meeting adjourned at 6:08 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 6:08 p.m. All participants attended by phone or video.

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

Members Absent: Vice Mayor Veronica Malone.

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; Andrea Dumbrell, Human Resources Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Ken Gilliam, Fire Chief; Corey Larriva, Parks and Recreation Assistant Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Interim Director; Marshall Pimentel, Intergovernmental Affairs Administrator; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Aric

Stewart, Engineering Services Interim director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 10 members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

None.

3. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

Mayor Weise asked if any Council Member wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Council Member Solorio, seconded by Council Member Nielson, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 6 to 0.

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

a. RESOLUTION 1045-0622 AND ORDINANCE 2040-0622 - AMENDING CITY CODE, REPEALING CHAPTER 7, COMMUNITY CENTER; ADDING A NEW CHAPTER 7, SPECIAL EVENTS

City Council adopted Resolution 1045-0622, declaring as a public record the repeal of Chapter 7, Community Center; adding a new Chapter 7, "Special Events" and adoption of Ordinance 2040-0622, amending the Avondale City Code by adding "Chapter 7, Special Events" and adopting the document made public by the resolution and authorized the Mayor, City Attorney, and City Clerk to execute the necessary documents.

b. RESOLUTION 1046-0622 AND ORDINANCE 2041-0622 - AMENDING CITY CODE, REPEALING CHAPTER 17, PARKS AND RECREATION; ADDING A NEW CHAPTER 17, PARKS AND RECREATION

City Council adopted Resolution 1046-0622, declaring as a public record the repeal of Chapter 17, Parks and Recreation; adding a new Chapter 17, "Parks and Recreation" and adoption of Ordinance 2041-0622, amending the Avondale City Code by adding "Chapter 17, Parks and Recreation" and adopting the document made public by the resolution and authorized the Mayor, City Attorney, and City Clerk to execute the necessary documents.

c. ORDINANCE 2042-0622 - AMENDMENT TO LEASE AGREEMENT WITH VERIZON WIRELESS, LLC, FOR A PERSONAL WIRELESS SERVICE FACILITY AT LAS LIGAS COMMUNITY PARK

City Council adopted Ordinance 2042-0622 approving the first amendment to the lease agreement between the City and Cellco Partnership D/B/A Verizon Wireless, LLC, and authorized the Mayor, Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

4. REGULAR AGENDA

a. OVERVIEW OF THE BLVD RFP PROCESS AND TIMELINE

Staff presented the proposed process and timeline for initiating a formal Request for Proposals (RFP) to identify a qualified master developer to purchase and develop approximately 14.8 Acres of City-Owned property in the BLVD Park Avenue District.

Ken Chapa, Director of Economic Development and Tourism, provided an introduction of the CBRE team. For the FRP, CBRE has been hired to assist with the disposition of approximately 14.8 acres of City-owned property within the Park Avenue District of the BLVD with three main tasks:

- Perform a highest and best use concept study from the existing Master Plan
- Prepare and release the RFP on behalf of the City, to be promoted as an open competitive disposition process to the development and investor community
- Provide an appraisal of site

Mr. Chapa identified the Park Avenue District location and attributes. Permitted uses include: Retail, hotel, restaurants, sports, entertainment, theater, cultural, multifamily, studios, office space and post-secondary education. Site concepts were reviewed for the base model, aspirational model and massing illustrations. He clarified that these are not prescriptive but are conceptual ideas to be used to inspire the development community as to the City's goals and vision. The outline of the RFP process was presented. City goals and requirements and timing of the RFP were reviewed with the goal to open escrow by early October. The goal is to reach closing in 12 to 18 months. A potential federal rate increase may affect the timeline.

Mayor Weise concurred that the federal rate increase will have an impact on financing with many projects. The proposed timeline is realistic. He likes the flexibility in design of the buildings. He asked whether there is a target number of bids desired. Mr. Chapa said there is not a goal on the number of bids, however, this is a great product available. It is expected that the City will receive at least 10 to 15 bids. The goal will be to reduce this down to five very strong bids for ultimate consideration.

Council Member Kilgore thanked staff for the presentation. He noted he will await funding information from the federal government but believes the department will make the necessary adjustments, as needed.

Council Member Nielson recommended canopies and trees within the area to support the sustainability component.

Council Member Solorio thanked staff for the presentation and spoke positively regarding the change of the area over the years.

Council Member Conde thanked staff for effectively conveying the City's vision to potential developers.

Council Member Pineda like the approach of presenting the City's standards to the developer while also allowing the developer to be creative and make the project their own. In that way, the gathering place will be true to the City's vision of live, work, play.

5. ADJOURNMENT

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

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

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

Meeting adjourned at 6:35 p.m.


Kenn Weise (Jul 12, 2022 06:37 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 Work Session and Regular Meeting of the Council of the City of Avondale held on the 13th day of June 2022. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Carrillo, City Clerk

July 11, 2022
Date Approved by City Council