

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
September 19, 2022

A **Special Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:31 p.m.

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

Note: Council Member Conde attended the meeting by telephone.

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; Margaret Carey, Deputy City Clerk; Edith Baltierrez, Neighborhood and Family Services Assistant Director; Kirk Beaty, Public Works Director; Cheryl Covert, Economic Development Services Assistant Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Ken Gilliam, Fire Chief; Corey Larriva, Parks and Recreation Assistant Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Interim Director; Mark Neerings, Assistant 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 seventy-five members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. AVONDALE EDGE EMCC SCHOLARSHIP RECIPIENT PRESENTATION

Staff recognized the first group of Estrella Mountain Community College students to receive the Avondale EDGE EMCC Culinary Scholarship and Avondale EDGE EMCC Nursing Scholarship. This item was for discussion only.

3. EMPLOYEE INTRODUCTIONS & ANNOUNCEMENTS (DISCUSSION ONLY)

The following employee introductions and announcements were presented:

Development & Engineering Services - Employee Announcements

- Rob Godwin Jr., Engineering Inspector, ATSSA Traffic Control Supervisor Re-Certification
- Justin Jones, Traffic Signal Technician, Supervisor's Academy Achievement
- David Norton, Senior Plans Examiner, Supervisor's Academy Achievement
- Joseph Perez, Traffic Operations Technician, ATSSA Traffic Control Supervisor Re-Certification
- Michelle Simerdla, Senior Planner, Supervisor's Academy Achievement

Development & Engineering Services - Employee Introductions

- Elisabeth Kahn, Assistant City Engineer
- Robert Panaitescu, Engineering Inspector
- Justin Pinkley, Senior Building Inspector
- Cindy Tyree, Senior Building Permit Technician

Marketing & Public Relations - Employee Introductions

- Alyssa Williams, Digital and Communications Coordinator

Neighborhood and Family Services - Employee Introductions

- Guadalupe Aispuro, Cook (Lupita)
- Amy Allmon, Library Assistant
- Sandra Chavez, Homeless Crisis Intervention Coordinator
- Totianna Delaney, Homeless Outreach Specialist
- Skylar Diamond, Homelessness Outreach & Solutions Coordinator

4. CITY, COUNTY, COMMUNICATIONS & MARKETING ASSOCIATION (3CMA) SAVVY AWARDS

City Council received an update from staff on the 2022 City, County, Communications & Marketing Association (3CMA) Savvy Awards competition, recognizing Avondale for excellence in marketing and communications. This item was for discussion only.

Pier Simeri, Marketing and Public Relations Director, presented the following:

Ms. Simeri provided a brief overview of the Department's functions. At this year's 2022 3CMA Awards, the Marketing and Public Relations Department received seven awards:

- Avondale Public Art Masterplan: Graphic Design
- Annual Water Quality Calendar: Graphic Design
- FY 2022 Avondale Budget in Brief: Graphic Design
- FY 2022 Avondale Budget in Brief: Printed Publications
- Avondale EDGE Video Series: Marketing and Tools
- Uniquely Avondale Visitors Guide: Printed Publications
- Better Block Avondale: Special Events

Mayor Weise and Council Members commended staff for their success.

5. ADJOURNMENT

There being no further business before the Council, Council Member Nielson, moved to adjourn the Special Meeting; Council Member Kilgore 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 6:25 p.m.

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:25 p.m.

Council Member Pineda led the Pledge of Allegiance, followed by a moment of silent reflection in remembrance.

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

Note: Council Member Conde attended the meeting by telephone.

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; Margaret Carey, Deputy City Clerk; Edith Baltierrez, Neighborhood and Family Services Assistant Director; Kirk Beaty, Public Works Director; Cheryl Covert, Economic Development Services Assistant Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Ken Gilliam, Fire Chief; Corey Larriva, Parks and Recreation Assistant Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Interim Director; Mark Neerings, Assistant 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 five members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

Mayor Weise stated that Jeff Uber, Resident of Avondale, was scheduled to provide comments; however, Mr. Uber decided not to speak and has been in touch with the Police Department regarding some break-ins on Western Avenue.

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 Pineda, seconded by Council Member Nielson, to approve the consent agenda with the exception of item 3d as the developer has requested the item be pulled from the agenda and brought back for approval at a later date.

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 August 22, 2022 City Council meeting minutes.

b. FISCAL YEAR 2023 BUDGET CARRYOVER APPROPRIATION ADJUSTMENT

City Council adjusted the Fiscal Year 2023 budget for carryover appropriation.

c. RESOLUTION 1064-0922 - COMMUNITY SUSTAINABILITY PLAN

City Council adopted Resolution 1064-0922, adopting the Community Sustainability Plan, as recommended by the Avondale Sustainability Commission, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. RESOLUTION 1065-0922 AMENDED AND RESTATED FIRST AMENDMENT TO THE ECONOMIC DEVELOPMENT AGREEMENT WITH MGN1 LLC.

This item was pulled from the agenda the request of the applicant; this item was not voted on.

e. RESOLUTION 1066-0922 - APPROVING THE DEVELOPMENT AGREEMENT WITH ALTA AVONDALE LLC

City Council adopted Resolution 1066-0922, approving the Development Agreement with Alta Avondale LLC and authorizing the Mayor, or City Manager and City Clerk to execute the necessary documents.

f. RESOLUTION 1067-0922 - GLENDALE COMMUNITY COLLEGE LAW ENFORCEMENT TRAINING ACADEMY ("ACADEMY")

City Council adopted Resolution 1067-0922 authorizing an Educational Services Agreement with Maricopa County Community College District to participate in the Glendale Community College Law Enforcement Training Academy ("Academy") for the training of new police recruits and authorizing the Mayor or City Manager and City Clerk to execute the necessary documents.

g. ORDINANCE 2052-0922 - FIRST AMENDMENT TO THE LEASE, MAINTENANCE AND OPERATIONS AGREEMENT WITH AMERICAN SPORTS CENTER (ASC) AVONDALE LLC

City Council adopted Ordinance 2052-0922, approving the First Amendment to the Lease, Maintenance and Operations Agreement with ASC–Avondale LLC, adjusting the lease amount calculation benchmarks and percentages and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. ORDINANCE 2053-0922 - ACCEPTANCE OF DRAINAGE EASEMENTS ALONG INDIAN SPRINGS ROAD - AUTHORIZING THE ACQUISITION OF EASEMENTS FOR PUBLIC USE FROM MARICOPA COUNTY

City Council adopted Ordinance 2053-0922, authorizing the acceptance of existing drainage easements along a portion of Indian Springs Road from Maricopa County and authorized the Mayor or Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

i. ORDINANCE 2054-0922 - ACCEPTANCE OF DRAINAGE EASEMENTS ALONG INDIAN SPRINGS ROAD - AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR PUBLIC USE FROM MARICOPA COUNTY

City Council adopted Ordinance 2054-0922, authorizing the acceptance of existing drainage easements along a portion of Indian Springs Road from Maricopa County and authorizing the Mayor or Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

j. ORDINANCE 2055-0922 – SRP POWER DISTRIBUTION EASEMENT FOR THE BLVD PARKING GARAGE

City Council adopted Ordinance 2055-0922, authorizing the granting of a power distribution easement to Salt River Project (SRP) in connection with The BLVD Parking Garage and authorize the Mayor or Acting City Manager, City Attorney and City Clerk to execute the necessary documents.

k. COBBLESTONE - RE-PLAT OF LOT 2 OF "LOTS 1 & 2 OF LOT 9, INTERSTATE COMMERCE CENTER AMENDED" AND LOT 3 OF "LOT 9, INTERSTATE COMMERCE CENTER AMENDED" - APPLICATION PL-22-0155

City Council approved a request by Mr. Jesse Macias of M3 Design, LLC, on behalf of the property owner, Cobblestone Phoenix Propco LLC, to approve of a Re-Plat of Lot 2 of "Lots 1 & 2 of Lot 9, Interstate Commerce Center Amended" and Lot 3 of "Lot 9, Interstate Commerce Center Amended", subject to the one (1) condition of approval as listed in the staff report. The Re-Plat revised the location of a property line between two existing parcels located north of the northwest corner of Van Buren Street and 99th Avenue.

4. REGULAR AGENDA

a. CAPITAL IMPROVEMENT PLAN PRIORITIZATION

Staff provided an update to the Fiscal Year 2023 CIP and requested input from City Council. This item was for discussion only.

Renee Weatherless, Finance & Budget Director, noted that the approved capital budget contains some projects that are subject to pricing increases, due to supply chain and inflationary factors. In looking at current and future projections, the narrative is that the budget is basically balanced. One-time revenues and expenditures, however, are not technically sustaining on an ongoing basis. One-time expenditures exceed revenue. This is because some spending did not occur, resulting in some built-up balances. For the budget presented for Fiscal Year 2023, some of these balances will be applied to capital projects. The General Fund balance for 2021 was \$60.1 million with a projection of \$74 million in 2022. The balance is reduced from 2024 to 2025. In order for the balances to grow again, one of two things need to occur: The City brings in more revenue than forecast, or the City does not expend all of its approved budget for the fiscal year.

Funding options include:

- Identify projects that have uncommitted budget and transfer funding
- Delay projects
- Reduce scope on projects
- Issue debt

James Milanese, City Projects Administrator, stated that plans and strategies for the budget will be adjusted throughout the year as needed.

He provided a review of the identified prioritization tiers for bid projects:

- Tier A: Significant impact, but underfunded - recommended to be fully funded
- Tier B: Funding matches project need - recommended to proceed as adopted
- Tier C: Important projects where goal can be achieved for less - recommended to be reduced in scope and funding reassigned
- Tier D: Amenity - recommended to be unfunded

Projects organized under each tier were discussed. Other savings will be utilized where possible, including projects delivered or expected to be delivered under budget. These include: Aquatic center, BLVD Water and Visitor & Conference Center. At present, Fiscal Year 2023 unused operational funding is derived from the Aquatic Center as well as Community Center Renovations. The Tier A project shortfall is estimated at \$11.7 million. However, with the funding recovered from Tier C, Tier D, alternative funding and projects savings, the estimated total funding recovery is also \$11.7 million. Next steps were reviewed. A prioritization matrix is being developed with a goal to reduce subjectivity for staff in submitting projects by setting clearly defined priorities. A committee will consist of staff from multiple departments.

Mayor Weise commented that the state of the budget should not be surprising given the state of the economy over the past couple of years. While the City is on strong financial footing, it is prudent to have these discussions. In terms of the prioritization matrix, infrastructure and what serves the public good always takes priority. The projects that can be delayed have been appropriately identified as amenities.

In response to a question from Mayor Weise regarding the timing of updates, Ms. Weatherless stated that staff would provide updates to Council on a quarterly basis.

Council Member Conde concurred with Mayor Weise in terms of prioritizing public safety. She stressed the importance of frequent staff updates.

Council Member Solorio inquired as to the possibility of grants for amenities such as the sand volleyball courts or raceway pedestrian bridge. Mr. Milanese stated that the Parks and Recreation team is constantly pursuing any available grants.

Council Member Kilgore concurred with putting the needs of the community first in terms of funding projects.

Council Member Nielson cited the importance of tracking numbers as they change and including these changes and trends in any upcoming updates. He asked how many people use the Agua Fria trail. This project could potentially be scheduled further into the future, depending on the level of usage. Mr. Milanese stated that he did not have information on usage in preparation for this report. Phase 1 is already complete, which brought the trail under the I-10. The next phase will take it over the drainage channel for ADOT, which will need to be complete, to Friendship Park. Staff is happy to provide information on usage levels. Mayor Weise asked whether any funding was received from MAG or any other organization for this project. Mr. Milanese stated that the funding was for Phase 1. If the City does not complete Phase 2 within a certain period of time, they must return the funding for Phase 1.

Council Member Pineda and Vice Mayor Malone concurred with Council Member Nielson regarding the need to keep the information in the updates consistent over time, which will not only assist Council Members with upcoming decisions, but also aid in communications with the public.

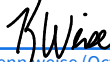
5. ADJOURNMENT

There being no further business before the Council, Council Member Nielson moved to adjourn the Regular Meeting; Council Member Kilgore 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 7:05 p.m.


[kenn.weise \(Oct 18, 2022 08:42 PDT\)](#)

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 Meeting and Regular Meeting of the Council of the City of Avondale held on the 19th day of September 2022. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Carrillo, City Clerk

October 17, 2022

Date Approved by City Council