

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
November 21, 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 5:30 p.m.

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

Members Absent (Excused): Council Member Bryan Kilgore.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Deputy City Manager; Lisa Maxie-Mullins, Deputy City Attorney; Marcella Carrillo, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Margaret Carey, Deputy City Clerk; Cheryl Covert, Economic Development Services Assistant Director; Andrea Dumbrell, Human Resources Director; Joel Evans, Facilities Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Acting Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately twenty members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. EMPLOYEE ANNOUNCEMENT (DISCUSSION ONLY)

The following item was presented to City Council:

Human Resources - Employee Announcement

- Rachel Brito, Human Resources Specialist, IPMA-HR Certification

3. YOUTH ADVISORY COMMISSION UPDATE

City staff provided an update regarding the Avondale Youth Advisory Commission and introduced the members of the youth commission. This item was for discussion only.

4. SCHEDULED PUBLIC APPEARANCE - HELPING ONE WOMAN

City Council received a presentation from Nicole Fischer regarding the Helping One Woman organization. This item was for discussion only.

Ms. Fischer provided a brief history of the organization, which originally began in 2008 in Fresno, California and now has 25 chapters nationwide. The Goodyear chapter was established in 2019. Each event focuses on assisting one woman through a significant loss or tragedy. Through helping one woman, her family and her community are also

helped. The organization hosts a monthly dinner with a focus on one recipient, randomly chosen. Each guest attendant is asked to provide a \$10 donation for funding the organization and its charitable giving. Dinners also feature raffles and silent auctions. All money gathered that evening goes directly to the recipient being recognized at that time. A host of local merchants provide monthly donations. So far, 11 women in need have been helped through \$75,854 in donations.

Mayor Weise commented on the powerful structure of the organization in terms of helping one woman at a time and having a clear understanding of how a donation directly impacts a person in need.

Council Member Pineda agreed with Mayor Weise, noting that with most charitable organizations, the person donating does not have the benefit of direct knowledge of where the money is going.

Vice Mayor Malone thanked the presenters for their service and congratulated them for being the recipient of the Agua Fria Union High School District Community Impact award. The City does a nonprofit contribution assistance program every year in August and information on participation will be provided to the Helping One Woman organization.

5. ADJOURNMENT

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

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

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

Meeting adjourned at 5:58 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 6:05 p.m.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection.

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

Members Absent (Excused): Council Member Bryan Kilgore.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Margaret Carey, Deputy City Clerk; Cheryl Covert, Economic Development Services Assistant Director; Andrea Dumbrell, Human Resources Director; Joel Evans, Facilities Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Acting Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately ten members of the public were present.

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

2. UNSCHEDULED PUBLIC APPEARANCES

None.

3. PRESENTATION ITEMS

a. SWEARING-IN-CEREMONY

Mr. Ron Corbin was sworn in as the new City Manager of the City of Avondale. This item was for discussion only.

b. AWARD RECOGNITIONS FOR AVONDALE PARKS AND RECREATION

City staff presented three awards that the Parks and Recreation Department received recently, to include an award from the Arizona Landscape Contractors Association and two awards from the Arizona Parks and Recreation Association. This item was for discussion only.

4. 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 Nielson, seconded by Council Member Conde, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 6 to 0.

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

a. SERIES 6 (BAR) LIQUOR LICENSE - MAIN EVENT - ACQUISITION OF CONTROL

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 6 (Bar) Liquor License submitted by Andrea Lewkowicz for the sale of alcohol at Main Event located at 10315 West McDowell Road in Avondale and authorized the City Clerk to execute the necessary documents.

b. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE - FESTIVAL OUTFITTER

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Kyle Mason for the sale of alcohol at Festival Outfitter located at 7602 South Avondale Boulevard in Avondale and authorized the City Clerk to execute the necessary documents.

c. SERIES 12 (RESTAURANT) LIQUOR LICENSE - SUSHI LOVE

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 Jeom Ju Hawks for the sale of alcohol at Sushi Love located at 1721 North Dysart Road in Avondale and authorized the City Clerk to execute the necessary documents.

d. ORDINANCE 2062-1122 – ABANDONMENT OF A PUBLIC DRAINAGE EASEMENT

City Council adopted Ordinance 2062-1122 authorizing the abandonment of a public drainage easement located generally north of McDowell Road, and west of Avondale Boulevard, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. ORDINANCE 2063-1122 – ACQUISITION OF REAL PROPERTY LOCATED SOUTH OF I-10, EAST OF AGUA FRIA RIVER CHANNEL, AND WEST OF 127TH AVENUE - WELL 26 PROJECT

City Council adopted Ordinance 2063-1122 authorizing the acquisition, by purchase, dedication or condemnation of real property for public use located south of I-10, east of the Agua Fria River Channel, and west of 127th Avenue, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. RESOLUTION 1077-1122 - AUTHORIZING BANKING & INVESTING AUTHORITY

City Council adopted Resolution 1077-1122, 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 City Manager, City Attorney and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 1076-1122 – THREE RIVERS RANCH MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-22-0050

City Council considered a request to continue the item to December 5, 2022. The item is a request to adopt Resolution 1076-1122, approving a request by Alex Hayes of Withey Morris PLC for a Major Amendment to the Avondale General Plan 2030 Land Use Map for Three Rivers Ranch, a proposed 193.98 gross acre planned development west of the intersection of Broadway Road and Dysart Road. The proposed Major General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Estate/Low Density Residential and Mixed-Use to Medium Density Residential and Medium/High Density Residential.

Council Member Nielson moved to continue the adoption of Resolution 1076-1122, approving Application PL-22-0050, to the December 5, 2022 City Council meeting; Council Member Solorio seconded the motion.

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

Council Member Conde	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 2064-1122 – THREE RIVERS RANCH ANNEXATION – APPLICATION PL-22-0111

City Council considered a request to continue the item to December 5, 2022. The item is a request to adopt Ordinance 2064-1122, approving a request by Mr. Alex Hayes of Withey Morris PLC to begin the annexation process of approximately 196.89 acres located west of the intersection of Broadway Road and Dysart Road.

Vice Mayor Malone moved to continue the adoption of Ordinance 2064-1122, approving Application PL-22-0111, to the December 5, 2022 City Council meeting; Council Member Nielson seconded the motion.

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

Council Member Conde	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 2065-1122 – THREE RIVERS RANCH REZONING TO PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-22-0110

City Council considered a request to continue the item to December 5, 2022. The item is a request to adopt Ordinance 2065-1122, approving a request by Alex Hayes of Withey Morris PLC to rezone approximately 193.98 acres located west of the intersection of Broadway Road and Dysart Road from Rural Residential (RR-43) to Planned Area Development (PAD). The proposed Three Rivers Ranch PAD is planned for the development of 530 single-family residential detached home lots, 120 townhomes (attached single-family residential homes), and 311 multi-family residential apartment units (1- and 2-story individual casita style apartment units).

Council Member Solorio moved to continue the adoption of Ordinance 2065-1122, approving Application PL-22-0110, to the December 5, 2022 City Council meeting; Council Member Conde seconded the motion.

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

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

**Council Member Solorio accidentally selected “nay” using the digital voting system but had the intent on voting “aye”.*

d. PUBLIC HEARING - PROPOSED LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLAN

The City Council conducted a public hearing on the City's proposed land use assumptions (LUA) and infrastructure improvement plan (IIP) that will be used as the basis for the development impact fees assessed on new development. This item was for public hearing and discussion only, no action was be taken.

Rob Baer, Budget Manager, stated that the Land Use Assumptions and Infrastructure Improvement Plan are documents necessary in order to change the City's development impact fees. He provided a brief overview of the purpose of impact fees, which are

intended to offset the cost of new development on City infrastructure as the City grows. Impact fees, by statute, must be based on an adopted infrastructure improvement plan, which maps out the growth-driven projects over the next ten years as well as land use assumptions, which project growth for residences and businesses in the City. These two documents form the assumptions that lead to the eventual calculation of the City's impact fees and must be adopted every five years, per State statute. The documents must also be adopted before any revised impact fees go into effect. A review of the impact fee update process schedule was provided.

Following this public hearing on January 9, 2023, City Council will vote to adopt the Land Use Assumptions and Infrastructure Improvement Plan. In February 2023, a public hearing on draft impact fees will take place, with planned adoption in April 2023. The new fees would be effective 75 days after adoption. A review of the current and proposed impact fee rate schedule was provided. A summary of feedback provided from stakeholders was reviewed.

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 asked why the cities of Phoenix and/or Tolleson were not used within the comparable. Mr. Baer noted that the City of Tolleson does not charge development impact fees and the City of Phoenix has a range of impact fees applicable to various locations in the city and would not be a feasible comparative example.

e. PRESENTATION OF THE DRAFT ACTIVE TRANSPORTATION PLAN

Staff provided an update regarding the DRAFT Active Transportation Plan (ATP). This item was for discussion only, input and feedback were requested from City Council.

Bryan Hughes, Director of Parks and Recreation, presented a project overview, stating that the City selected Michael Baker International as consultants to lead the projects, which began in October of 2021. Kevin Kugler and Brian Snider of Michael Baker International were present to answer questions.

Mr. Hughes stated that active transportation is generally defined as human-powered movement, such as walking or bicycling or use of an assistive mobility device. Active transportation is important for personal health, as people make choices to walk or bike to work, entertainment destinations or parks. Other benefits include environmental health, economic health and mobility for all.

The Six E's are used in the planning and development of active transportation:

- Engineering
- Education
- Encouragement
- Enforcement
- Equity
- Evaluation

Goals of the ATP include:

- Create inventory and gap analysis of existing bike and pedestrian facilities
- Recommend Citywide on and off-street facilities for connectivity
- Develop policies and procedures for an integrated safe and efficient multimodal transportation system
- Identify facility connections both locally and regionally
- Enhancing the potential for design assistance funding

In developing the draft final report, Michael Baker International looked at the City's geographic and socioeconomic assessment as well as the existing transportation network. This includes bike lanes, bike routes, multi-use paths (paved and unpaved), paved shoulders, recreational trails and sidewalks. Another area of focus was how the ATP ties into the existing transportation network, specifically public transit and how the transit network is accessed via sidewalks or bike lanes. Public and stakeholder input was derived from a public survey, work group meetings, Parks & Recreation Advisory Board meeting, Planning Commission and City Council Project briefings, and virtual public open houses. There was an opportunity to provide public comments on aVOICE. Two comments were received. One was a comment of general interest and the other was related to electric scooter regulations for multiuse paths. One email was received regarding the multiuse connectivity to the Roosevelt Irrigation District Canals to the north as well as connectivity across the Agua Fria River.

Ultimately, the studies identified a total of 240 projects, including on street bike facilities, off-street multiuse facilities and pedestrian facilities. These were comprised of 146 sidewalk projects, 71 bike lane projects, 11 multiuse path projects, 11 wayfinding projects and one crossing project.

Five evaluation criteria measured a diverse cross-section of needs within the community and categories related to active transportation:

- Proximity and connectivity
- Safety
- Comfort
- Social equity
- Deliverability and constructability

The 240 projects were divided into three planning horizon time frames, including short-term (zero to 5 years), mid-term (5 to 20 years) and long-term (20-plus years). A map depicting projects from each time frame was reviewed. Funding opportunities have been identified at the local, regional, state and federal level. A road map and description has been created to assist the City with securing funds to implement identified projects. Next steps were reviewed.

Mayor Weise expressed disappointment that there were only 46 responses to the online survey. He recommended a continued focus on Cashion and the southern portion of the City while continuing the multiuse paths along Van Buren. While he respects the intent of

the term social equity, the needs in southern Avondale currently outweigh the needs in the north.

Council Member Conde said she would like to see the City have a multiuse path system such as in Tempe, which includes paving and lighting with an emphasis on safe environment and design.

Council Member Solorio agreed with Council Member Conde's safety concerns.

Vice Mayor Malone concurred with Mayor Weise's comments about the need to focus on the southern section of the City. She specifically cited the need for lighting in the park area of Festival Fields, noting how youth cross the river bottom at night with no lights.

Council Member Pineda expressed appreciation for the production of the document itself, which contains useful data even outside of the transportation plan. Public education about vehicles sharing the road with bikes and pedestrians is needed. In addition, the City needs to communicate to developers the importance of including connection-friendly features in their developments.

Council Member Nielson suggested providing electronic access of the City's path and trail locations to residents in order to encourage use. He noted the need for wayfinding signs around the City.

Mayor Weise suggested facilitating a tour with staff and City Council Members to see what programs and techniques are being used in other cities.

6. ADJOURNMENT

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

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

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

Meeting adjourned at 7:11 p.m.


Kenneth N Weise (Jan 12, 2023 11:56 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 21st day of November 2022. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Carrillo, City Clerk

January 9, 2023

Date Approved by City Council