



City of Avondale

City Council Meeting

Monday, June 26, 2023

Mayor and Council

Kenneth Weise, Mayor

Mike Pineda, Vice Mayor

Tina Conde, Council Member | Curtis Nielson, Council Member

Veronica Malone, Council Member | Gloria Solorio, Council Member

Max White, Council Member

Administration

Ron Corbin, City Manager

Cherlene Penilla, Assistant City Manager | Tracy Stevens, Assistant City Manager

Nicholle Harris, City Attorney | Marcella Carrillo, City Clerk

City Council Chambers

11465 West Civic Center Drive

Avondale, AZ 85323



City Council Meeting
Notice & Agenda
Monday, June 26, 2023

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

SPECIAL MEETING

5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. EMPLOYEE INTRODUCTION & ANNOUNCEMENTS (DISCUSSION ONLY)

Court

- Beatriz Tejeda, Court Clerk Specialist (Supervisor Academy Graduate)

Fire Department

- Simon Luo, Firefighter
- Chelsea Sine, Firefighter
- Zachary Staffieri, Firefighter
- Joshua Tompkins, Firefighter

3. GATEWAY AND WAYFINDING SIGN MASTER PLAN STATUS UPDATE

Engineering will provide a status update to Mayor and City Council on the Gateway Program and Wayfinding Signage Capital Improvement Projects. This item is for discussion only.

4. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should submit a Request to Speak online at <http://www.avondaleaz.gov/requesttospeak> prior to consideration of that agenda item.

REGULAR MEETING

6:00 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

1. ROLL CALL BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

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.

a. MINUTES

City Council will consider a request to approve the May 15, 2023 City Council meeting minutes. The Council will take appropriate action.

b. ANNUAL AUDIT PLAN ADOPTION

City Council will consider a request to adopt the Annual Audit Plan and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

c. APPOINTMENT TO THE CORRECTIONS OFFICER RETIREMENT PENSION BOARD

City Council will consider a request to appoint Megan Duarte, Detention Officer, to the Corrections Officers Retirement Pension Board. The Council will take appropriate action.

d. CONTRACT FOR SERVICES, LEASE AGREEMENT, AND ITEMIZED BUDGET - AREA AGENCY ON AGING FISCAL YEAR 2023-2024

City Council will consider a request to approve: (a) a contract with Area Agency on Aging (AAA) for fiscal year 2023-2024 in the amount of \$418,429; (b) a Vehicle Lease Agreement in the amount of \$6; and (c) adopt an itemized budget for the Senior Center Program; (d) authorize a transfer of expenditure appropriations from the grant contingency account to provide the expenditure authority for these funds; and (e) authorize the Mayor or City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. REVISED AGREEMENT WITH SALT RIVER PROJECT (SRP) FOR ACCOUNTING AND DELIVERY OF WATER MADE AVAILABLE IN THE MODIFIED ROOSEVELT DAM FLOOD CONTROL SPACE UNDER A TEMPORARY DEVIATION PLAN

City Council will consider a request to approve a Revised Agreement with Salt River Project (SRP) for Accounting and Delivery of Water Made Available in the Modified Roosevelt Dam Flood Control Space under a Temporary Deviation Plan, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. RESOLUTION 1035-0623 - SUPPORTING GRANT PROPOSALS TO THE GILA RIVER INDIAN COMMUNITY

City Council will consider a request to adopt Resolution 1035-0623, to support multiple City applications for funding to the Gila River Indian Community (GRIC) and the acceptance of awards, should the project(s) be selected for funding.

g. RESOLUTION 1036-0623 - MUTUAL AID AGREEMENT IN FIRE AND EMERGENCY SERVICES BETWEEN THE CITY OF AVONDALE AND LUKE AIR FORCE BASE

City Council will consider a request to adopt Resolution 1036-0623, approving a Mutual Aid Agreement with Luke Air Force Base to provide and receive mutual aid for fires, medical emergencies, and other types of emergency incidents and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 1037-0623 - AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY (RPTA) – TRANSIT SERVICES

City Council will consider a request to adopt Resolution 1037-0623 approving an Amendment to the Intergovernmental Agreement with the Regional Public Transportation Authority for Fiscal Year 2024 (Contract #106-75-2024-12-00) relating to public transportation services and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. RESOLUTION 1038-0623 - ADOPTION OF PROPERTY TAX LEVIES FOR MAINTENANCE IMPROVEMENT DISTRICTS (MIDS)

City Council will consider a request to adopt Resolution 1038-0623, adopting property tax levies for Maintenance Improvement Districts (MIDs) and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

j. RESOLUTION 1039-0623 AND 1040-0623 - PARKSIDE - MAINTENANCE IMPROVEMENT DISTRICT NO. 28 - APPLICATION PL-23-0147

City Council will consider a request to: (a) approve a Petition for Formation of Parkside, located approximately 600 feet south of the southwest corner of 99th Ave and Indian School Rd ; (b) adopt Resolution 1039-0623, declaring its intention to form the City of Avondale Maintenance Improvement District No. 28, Parkside, providing for the assessment; (c) adopt Resolution 1040-0623, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment, declaring an emergency; and (d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

k. ORDINANCE 2041-0623 – ABANDONMENT OF MCDOWELL ROAD PUBLIC RIGHT-OF-WAY

City Council will consider a request to adopt Ordinance 2041-0623 authorizing the abandonment of McDowell Road public right-of-way located generally west of Avondale Boulevard, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

l. CASCADE – MINOR LAND DIVISION – APPLICATION PL-23-0031

City Council will consider a request to: (a) approve Application PL-23-0031, submitted by Kimberly Schroeder (on behalf of the property owner Chamberlain Development LLC), requesting approval of a Minor Land Division to dedicate an 8 foot Public Utility Easement along Eliseo C. Felix Jr. Way, the approximately 2.29-acre site is located approximately 886 feet north of the northwest corner of Van Buren Street and Eliseo C. Felix Jr. Way; and (b) authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

m. GASTELUM – MINOR LAND DIVISION - APPLICATION PL-22-0363

City Council will consider a request to (a) approve Application PL-22-0363, submitted by Keogh Engineering, Inc. (on behalf of Jose Fernando Gastelum) for approval of a Minor Land Division, to split the property into 3 parcels, dedicate right-of-way and dedicate a public utility easement (P.U.E.) along both 127th Avenue and Pioneer Street, the approximately 1.04-acre site is located at the southeast corner of Vermeesch Road/127th Avenue and Pioneer Street; and (b) authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

n. ALAMAR PHASE 8 - FINAL PLAT - APPLICATION PL-22-0360

City Council will consider a request to: (a) approve Application PL-22-0360, a request by Frank Koo of Wood, Patel & Associates for approval of a Final Plat, reconfiguring two parcels and a portion of a third parcel into 3 lots with required public right-of-way, public utility easements, and access easements for a total platted area of 31.46 net acres, the property is located at the southeast corner of Elwood Street and El Mirage Road; and (b) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The City Council will take appropriate action.

o. SOLA COMMUNITIES AT RIO BONITA - FINAL PLAT - PL-22-0275

City Council will consider a request by Mario Mangiamale, AICP with Iplan Consulting, for approval of a Final Plat on property located at the northwest corner of El Mirage and Indian School roads. The proposed Final Plat subdivides the property into 219 residential townhome units and includes required public right-of-way and public utility easements, easements to be dedicated by separate instrument, and tracts for private access ways, utilities, drainage, landscaping, well sites, and commercial property. The total platted area is 25.50 acres. The City Council will take appropriate action.

4. REGULAR AGENDA

a. PUBLIC HEARING - SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE - AWESOME CONVENIENCE & MORE

City Council will open a public hearing and consider a request to recommend denial to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Jeffrey Miller for the sale of alcohol at Awesome Convenience & More located at 10585 West Indian School Road #102 in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

b. PUBLIC HEARING - CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH COFFEE SHOP - PL-22-0005

City Council will hold a public hearing and consider a request by Mr. Jesse Macias of M3 Design, for approval of a Conditional Use Permit (CUP) and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. If approved, the CUP will allow a drive-through coffee shop on a 0.52-acre subject property in the Interstate Commerce Center Planned Area Development (PAD). The Council will take appropriate action.

c. PUBLIC HEARING AND ORDINANCE 2042-0623 - ZONING ORDINANCE TEXT AMENDMENT – ARTICLE 13 MEDICAL MARIJUANA DISPENSARY AND MARIJUANA ESTABLISHMENT HOURS OF OPERATION - APPLICATION PL-23-0017

City Council will hold a public hearing and consider a request to adopt 2042-0623, approving a request by Andrew Bauer of Harvest Trulieve for a text amendment to the Avondale Zoning Ordinance, Article 13 (Medical Marijuana Uses/Requirements and Marijuana Establishments Uses/Requirements), extending the permitted hours of operation of medical marijuana dispensaries and marijuana establishments from 8:00 P.M. to 10:00 P.M and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. PUBLIC HEARING AND ORDINANCE 2043-0623 - REZONE FROM CRYSTAL SPRINGS PLANNED AREA DEVELOPMENT (PAD) TO THE DISTRICT AT CRYSTAL SPRINGS PAD - APPLICATION PL-22-0217

City Council will hold a public hearing and consider a request to adopt Ordinance 2043-0623, approving a request by Carolyn Oberholtzer, on behalf of property owner Stotz Farms Inc, to rezone the approximately 45 acres of land located at the southwest corner of McDowell Road and Avondale Boulevard, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed rezoning includes a multi-family residential apartment development, a residential townhouse development, a medical use, and other commercial uses. The Council will take appropriate action.

e. RESOLUTION 1041-0623 - SETTING THE FISCAL YEAR 2024 PRIMARY AND SECONDARY PROPERTY TAX

City Council will consider a request to adopt Resolution 1041-0623, setting the primary and secondary property tax levy for the fiscal year ending June 30, 2024 and authorize the Mayor, City Manager and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. ORDINANCE 2044-0623 - AVONDALE CITY CODE AMENDMENT, CHAPTER 23; RELATING TO THE PARKING OF TRUCKS AND TRAILERS

City Council will consider a request to adopt Ordinance 2044-0623, amending Avondale City Code Chapter 23, Relating to the Parking of Trucks and Trailers and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. AUTHORIZATION TO HOLD AN EXECUTIVE SESSION

City Council will consider a request to authorize the holding of an executive session pursuant to Ariz. Rev. Stat. § 38--431.03(A)(1) for discussion of the employment evaluations and salaries of: (a) the City Manager and (b) the City Auditor.

RECONVENE IMMEDIATELY FOLLOWING EXECUTIVE SESSION

h. SALARY INCREASE FOR THE CITY MANAGER, CITY ATTORNEY, AND CITY AUDITOR

City Council will consider a request to approve an increase in the salaries of the City Manager, City Attorney, and City Auditor equal to the percentage increase approved for all unrepresented employees. The Council will take appropriate action.

5. ADJOURNMENT

Council Members of the City of Avondale will attend either in person or by telephone or video conference call. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por vídeo. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.