

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
May 15, 2023

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 Mike Pineda; Council Members Tina Conde, Veronica Malone, Curtis Nielson, Gloria Solorio and Max White.

Note: Mayor Kenn Weise attended the meeting via Zoom.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Margaret Carey, Deputy City Clerk; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Andy Mesquita, Human Resources Director; Mark Neerings, Information Technology Assistant Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: 34 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. EMPLOYEE INTRODUCTION & ANNOUNCEMENTS (DISCUSSION ONLY)

The following employee introductions and announcements were presented to City Council:

Fire & Medical Department

- Brendan Weise, Firefighter (2023 Paramedic Certification)
- Jose Guzman-Alvarez, Firefighter (2023 Paramedic Certification)

Parks & Recreation Department

- Mark Foote, Aquatics Supervisor

Police Department

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| • Tevin Forrest, Officer | • Lesly Amezcua, Dispatcher |
| • Toby Story, Officer | • Mackenzie Belton, Dispatcher |
| • Abigail Whitman, Officer | • Danielle Agazzi, SWFAC Coordinator |
| • Robert Simington, Officer | • Sabrina Pena, Police Records Clerk |
| • Adrian Gutierrez, Officer | • Adaceli Garcia, Police Records Clerk |
| • Daniel Vazquez, Sr. Management Analyst | • Alyssa Taylor, Park Ranger |

Public Works

- Amber Hughes, Water Conservation Coordinator
- Tom Akins, Environmental Coordinator (Stormwater)
- Austin Hodge, Senior Water Reclamation Facility Mechanic
- Jose Vergara, Equipment Operator (Solid Waste)
- Oscar Lozano, Equipment Operator (Solid Waste)
- Daniel Perez, Senior Wastewater Collections Operator
- David Silva, Equipment Operator (Solid Waste)
- Joshua Rangel, Water Production & Treatment Operator
- Victor Manriquez, Equipment Operator (Solid Waste)
- Johnny Ninthala, Equipment Operator (Solid Waste)
- Cesar Orozco, Equipment Operator (Solid Waste)
- Zakrey Simmons, Wetlands Operator

3. RECOGNITION FOR FIRE AND MEDICAL DEPARTMENT C-SHIFT 173

Fire Chief Rooney recognized C-Shift 173 crew for their service in providing life-saving medical assistance to a mother giving birth at 23 weeks on December 21, 2020. The baby weighed only one pound at birth. Two years later they reunited on March 22, 2023, as the Engine 173 crew met a healthy and happy “Frankie”. The crew received gratitude from the adoptive mom for saving Frankie’s life. A video of the reunification was shared with the Council who expressed their appreciation.

4. PROCLAMATION - NATIONAL PUBLIC WORKS WEEK

The Mayor and City Council read a proclamation recognizing May 21 through May 27, 2023, as National Public Works Week. This item was for discussion only.

5. CITIZEN’S WATER ACADEMY RECOGNITION

The 2023 Avondale Citizen’s Water Academy graduates were recognized for completion of the program. This item was for discussion only.

Eric Bay, Assistant Director of Public Works, provided an overview of the 2023 Avondale Citizen’s Water Academy and graduate recognition. The academy is an annual event held by Public Works where inquisitive residents are invited to attend a series of engaging presentations and learn about water in the City of Avondale. Topics included water resources, water conservation, sustainability, water production, water distribution, water equality and compliance, wastewater collection, stormwater, water reclamation facility, the Aquaculture Center, along with the CIP program, utility rates and fees, recharge facility and Crystal Gardens Wetlands.

Two participants provided feedback to the Council, noting the academy was thorough and covered everything. City staff were knowledgeable, friendly, and willing to provide information. Water is exciting and the Public Works Department is fully aware of the water situation, and they have it under control.

Council Member White stated everyone was amazing. and she learned so much about water. People feel safe living in Avondale knowing they have access to clean water.

6. ADJOURNMENT

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

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

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

Meeting adjourned at 6:11 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 6:19 p.m.

Vice Mayor Mike Pineda led the Pledge of Allegiance, followed by a moment of silent reflection.

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

Note: Mayor Kenn Weise attended the meeting via Zoom.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Margaret Carey, Deputy City Clerk; Ken Chapa, Economic Development Services Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Bryan Hughes, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Andy Mesquita, Human Resources Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Mark Neerings, Information Technology Assistant Director; Pier Simeri, Marketing and Public Relations Director; Aric Stewart, Engineering Director; and Renee Weatherless, Finance and Budget Director.

Audience: Nine members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. UNSCHEDULED PUBLIC APPEARANCES

Charlotte Kurtz addressed the City Council regarding a concern with the construction on Lower Buckeye Road that has taken away residents' ability to irrigate their yards. Mr. Corbin advised Ms. Kurtz that the City Engineer will meet with her to see what can be done.

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.

Vice Mayor Pineda 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 Conde, seconded by Council Member White, to approve the Consent Agenda.

Upon vote, the motion carried unanimously 7 to 0.

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

a. MINUTES

City Council approved the April 17, 2023 City Council meeting minutes.

b. RESOLUTION 1025-0523 - INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR REGIONAL EMERGENCY OPERATIONS MANAGEMENT AND DISASTER SERVICES

City Council adopted Resolution 1025-0523, authorizing an Intergovernmental Agreement with Maricopa County relating to emergency operations management and disaster services and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

c. ORDINANCE 2034-0523 - AVONDALE CITY CODE AMENDMENT, CHAPTER 2, ARTICLE 2, DIVISION 4 RELATING TO EMPLOYEE RELATIONS

City Council adopted Ordinance 2034-0523, amending Avondale City Code Chapter 2, Article II, Division 4, relating to Employee Relations and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. ORDINANCE 2035-0523 - ACCESS EASEMENT BY ROOSEVELT IRRIGATION DISTRICT (RID) FOR PARCEL AT DECONCINI PARK

City Council adopted Ordinance 2035-0523, accepting an access easement at DeConcini Park from Roosevelt Irrigation District and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. AVONDALE VILLAGES - FINAL PLAT - APPLICATION PL-22-0352

City Council approved request by Stephanie Watney, Withey Morris PLC, on behalf of property owner Truvista TD LLC, for a Final Plat on a site generally located south of the southeast corner of Thomas and Dysart roads and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed Final Plat splits an approximately 5.8-acre site into 70 lots, a 2.84-acre tract, dedicates five (5) feet of right-of-way, and dedicates an 8-foot Public Utility Easement (PUE), and sidewalk easement.

4. REGULAR AGENDA

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

4a. PUBLIC HEARING AND RESOLUTION 1026-0523 - LIV COMMUNITIES AVONDALE - MINOR GENERAL PLAN AMENDMENT - APPLICATION PL-22-0049

City Council held a public hearing and considered a request to adopt Resolution 1026-0523, approving a request by Brian Greathouse, Burch & Cracchiolo, P.A., for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for LIV Communities Avondale, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed Minor General Plan Amendment, if approved, will amend the General Plan 2030 Land Use Map designations from Mixed Use to High Density Residential and Commercial on 17.92 gross acres located at the southwest corner of Indian School Road and 99th Avenue.

Michelle Simerdla, Senior Planner of Development Services, presented Liv Communities - Avondale Rezone (PL-DD-0054) and Minor General Plan Amendment (PL-22-0049). The vacant site, annexed in 1981, is located at the southwest corner of 99th Avenue and Indian School Road and consists of 17.92 acres. North of the site are commercial and residential developments in the City of Phoenix, east of 99th Avenue is vacant land used for farming in the City of Phoenix, and south and west is Parkside Village PAD where single family homes are under construction.

The Minor General Plan Amendment (MGPA) to the 2030 General Plan (GP) will amend the land use designation from mixed use to High Density Residential for 14.62 acres and Local Commercial for 3.29 acres.

The Rezone request is to change the existing Parkside Planned Area Development (PAD) to Liv Communities PAD, which has an underlying multi-family residential R-4 and community commercial C-2 zoning. This rezone would allow for 300 apartment dwelling units and future commercial use.

The PAD utilizes R-4 multi-family residential development standards with the following deviations.

- Reduction of garage parking
- Reduction of private open space
- Reduction of landscaping
- Greater separation between the principal entrances and exits for three-story buildings

The site plan shows the following:

- Main entrance on Indian School Road
- Secondary entrance on Parkside Boulevard
- Centralized pool and clubhouse
- Dog park, hammock area, fitness center, shaded play structure and splash pad
- Detached garages along the south
- A six-foot block wall to the south; view fencing in all other areas.
- Access to the commercial site from Indian School Road and 99th Avenue.

Analysis of the General Plan Amendment and Rezone shows development that is compatible and complementary to existing uses in the area, will allow more housing options in Avondale, will not significantly alter the land use patterns, meets the C-2 and R-4 standards with deviations, both requests meeting all required findings, and are consistent with many housing and commercial goals in the GP. The site is within the Pendergast School District and Tolleson Union High School District; both have sufficient capacity.

A neighborhood meeting was held on May 26, 2022, with traffic and management as discussion topics. No additional comments were received. On April 19, 2023, the Planning Commission voted 4-0 to recommend approval after discussing the landscaping and traffic study.

Vice Mayor Pineda opened the public hearing and did not receive any requests to speak. Vice Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Council Member Conde expressed concerns with not having a deceleration lane off Indian School Road. Mr. Confirmed stated staff will take into consideration her concerns while reviewing the layout of this project.

Council Member Malone inquired on the number of cars that can queue into the complex off of the main entrance of the community. Raj Thoutam, Senior Traffic Engineer, explained there is a left turn lane into the development, and he confirmed the traffic study showed there not a need for a deceleration lane.

Brian Greathouse on behalf of the applicant explained a deceleration lane is not necessary even with this project being a gated community as no gate will be installed off Parkside Blvd and plenty of parking spaces are available to alleviate congestion. Council Member White commented positively on the amount of parking within the community.

Council Member White moved to adopt Resolution 1026-0523, approving Application PL-22-0049 LIV Communities, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation from Mixed Use to Local Commercial and High Density Residential and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Council Member Malone seconded the motion.

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

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

4b. PUBLIC HEARING AND ORDINANCE 2036-0523 - LIV COMMUNITIES AVONDALE - REZONE FROM PARKSIDE VILLAGE PLANNED AREA DEVELOPMENT (PAD) TO LIV COMMUNITIES AVONDALE PAD – APPLICATION PL-22-0054

City Council held a public hearing and considered a request to adopt Ordinance 2036-0523, approving a request by Brian Greathouse, Burch & Cracchiolo, P.A., on behalf of the property owner ACKA #3 Limited Partnership; c/o Liv Communities, to rezone the approximately 17.92 acres of land located at the southwest corner of Indian School Road and 99th Avenue and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. If approved, the proposed rezoning would allow for a new multi-family residential development and commercial uses.

Vice Mayor Pineda opened the public hearing and did not receive any requests to speak. Vice Mayor Pineda closed the public hearing.

Council Member Malone moved to adopt Ordinance 2036-0523, approving Application PL-22-0054, a request to rezone an approximately 17.92-acre site from Parkside PAD to LIV Communities Avondale PAD subject to 8 conditions of approval; Council Member Solorio seconded the motion.

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

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

4c. AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE AVONDALE PROFESSIONAL FIREFIGHTERS ASSOCIATION (APFS) LOCAL 3924

City Council approved an amendment to the Memorandum of Understanding with the Avondale Professional Firefighters Association Local 3924 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Andy Mesquita, Director of Human Resources, provided background and overview of the proposed amendment to the Memorandum of Understanding (MOU) based on the 2022 classification and compensation study. This amendment would increase the Fiscal Year 2024 salary schedule for Firefighters, Fire Engineers, and Fire Captains by 3 to 9% effective June 26, 2023. The Avondale Professional Firefighters Association Local 3924 agrees with this amendment. The proposed salary costs have been included in the tentative budget previously approved by City Council.

Council Member White moved to approve the amendment to the Memorandum of Understanding with the Avondale Professional Firefighters Association Local 3924 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 Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye

Vice Mayor Pineda	Aye
Mayor Weise	Aye

4d. UPDATE ON PARK DEVELOPMENT AND IMPROVEMENT PROJECTS

Bryan Hughes, Director of Parks & Recreation, provided an update on park development and improvement projects. This item was for discussion only. He began by recognizing Stephanie Rodriguez, Vice Chair of the Parks & Recreation Advisory Board. Five key projects are in the works with one in the conceptual phase.

1. Mountain View Center renovation is in the construction phase and anticipated to be completed in early fall. Public feedback from two years ago consisted of a game room, indoor fitness classes, adult and youth special interests, and technology programming education. The new layout achieves all these items.
2. Civic Center Park is part of the conversion project, and the design is 100% complete. There are more shade trees, minimal turf, seat walls shaped like stacked books to complement the library, improved connectivity throughout the campus, location for art, and a food truck alley. The proposed water feature has been eliminated because of the drought preparedness plan.
3. Sand Volleyball Complex project will start later this summer. There will be five competition grade sand volleyball courts and a restroom facility that will serve the entire Boulevard complex. This project received a \$165,000 grant from the Arizona Sports and Tourism Authority.
4. Mountain View Park will have a simple design that accommodates community requests for shade, picnic areas, and restrooms. This project is subject to the provisions of the 1970 Land and Water Conservation Fund Grant. Project design is 90% complete; construction will begin in the fall, including replacing the playground utilizing Community Development Block Grants.
5. Dennis Deconcini Park project consists of updating existing facilities. Funding was included in last year's budget along with \$1 million of ARPA funds to upgrade the failing underground irrigation system, upgrade picnic ramadas, sidewalk connectivity that helps with ADA compliance. Due to community feedback the proposed concrete cornhole boards and ping-pong tables will be replaced with interactive fitness structures. Additional input from the Boys and Girls Club will be sought when they are closer to replacing the playground structure.
6. Donatela Park project has two conceptual designs based on public feedback, as required by the National Park Service and Arizona State Parks and Trails. The top priorities were a playground, shade trees, and picnic ramadas. Concept A includes trees, walking path, picnic grove, shaded pathway, a playground, a half basketball court, restrooms, and minimal parking as it is in a neighborhood. Concept B eliminates

the shade and picnic grove and adds pickleball courts. Upon approval of a design, public input will be sought, and staff will communicate with Pendergast School District, which owns the entire site to the north, to determine their plans so the City design can complement their future project.

Vice Mayor Pineda opened the floor to City Council for comments.

In response to questions by Council Member Conde, Mr. Hughes confirmed there will be a banquet party room at Mountain View Community Center which provides the opportunity to rent out individual rooms or the entire facility. The park Civic Center Park will have drinking fountain installed. Dog waste stations will be installed at all parks moving forward. The renovations at Deconcini Park will not interfere with the Billy Moore Days events. In closing, Council Member Conde thanked staff for their work on Donatela Park.

In response to questions by Council Member Malone, Mr. Hughes confirmed ADA parking is installed at Deconcini Park; however, they are working to improve the sidewalk connectivity. The City will be responsible for managing the rentals of the Sand Volleyball Complex and funding has already been added for sports programming last budget year. They anticipate this area to be highly rented by schools or teams that utilize the indoor volleyball through the American Sports Center. Council Member Malone shared that the neighbors within the community will be very pleased with Donatela Park and recommended adding pickleball within the northern part of the City. Mr. Hughes stated the department has budgeted for 8 to 12 pickleball courts at Friendship Park near the tennis courts. Mr. Corbin clarified that the design is budgeted; however, the construction of the pickleball courts will occur later in the future.

Council Member Solorio thanked staff for the presentation and added positive comments regarding Donatela Park.

In response to questions by Council Member Nielson, Mr. Hughes stated there will be some minor enhancements to provide food trucks with the ability to drive in one side and out the other. Consistent with the drought preparedness plan smart irrigation systems are being installed as well as low water plantings.

Council Member White spoke positively on the outdoor entertainment opportunities and the new community center. In response to connective trail suggestions by Council Member White, Mr. Hughes stated the sidewalk connectivity ties into the multi-modal trail plan and will be highlighted on the updated maps. Mr. Corbin confirmed that sidewalks will be installed along Avondale Boulevard by developers who lease the land.

Mayor Weise commended the investments into existing and new facilities.

Vice Mayor Pineda spoke positively about the diverse opportunities presented (outdoor, active, and various programming activities). He was happy to hear staff are being mindful of water usage and expressed excitement regarding the food truck area.

In response to questions by Council Member Conde, Mr. Hughes stated they are researching ways to rent sport items for use at the parks.

5. ADJOURNMENT

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

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

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

Meeting adjourned at 7:13 p.m.


[Kenn weise \(Jun 26, 2023 19:07 PDT\)](#)
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 15th day of May 2023. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Carrillo, City Clerk

June 26, 2023
Date Approved by City Council