

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
September 11, 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 5:30 p.m.

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

Note: Council Member Conde attended the meeting by telephone.

Members Absent: Council Member Nielson.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Edith Baltierrez, Assistant Director of Neighborhood and Family Services; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Margaret Carey, Deputy City Clerk; Ken Chapa, Economic Development Services Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Bryan Hughes, Parks and Recreation Director; Ted Flores, Human Resources Assistant Director; Craig Jennings, Judge; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately thirty members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PROCLAMATION – US CONSTITUTION WEEK

City Council presented a Proclamation recognizing US Constitution Week, September 17-23, 2023. This item was for discussion only.

3. PROCLAMATION – NATIONAL HOUSEKEEPING WEEK

City Council presented a Proclamation recognizing National Housekeeping Week, September 10-16, 2023. This item was for discussion only.

4. RECOGNITION OF 2023 ARIZONA PARKS AND RECREATION ASSOCIATION AWARDS

City staff presented the four awards that the City of Avondale received at the Arizona Parks and Recreation Association (APRA) Annual Awards Banquet on August 22, 2023. This item was for discussion only.

5. SWEARING-IN AND BADGE-PINNING CEREMONY (DISCUSSION ONLY)

The following Fire and Medical Department employees will be sworn into their newly promoted roles:

- Dave Wagner, promoted to Assistant Fire Chief
- Freddy Cruz, promoted to Battalion Chief
- Steve Mayhew, promoted to Battalion Chief
- Garry Siler, promoted to Battalion Chief

6. ADJOURNMENT

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

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

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

Meeting adjourned at 5:50 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 6:00 p.m.

The presentation of colors and the pledge of allegiance was presented by the Avondale Police Department and the Fire and Medical Department honor guards in remembrance of 9/11.

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

Note: Council Member Conde attended the meeting by telephone.

Members Absent: Council Member Curtis Nielson.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Carrillo, City Clerk; Edith Baltierrez, Assistant Director of Neighborhood and Family Services; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Margaret Carey, Deputy City Clerk; Ken Chapa, Economic Development Services Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Bryan Hughes, Parks and Recreation Director; Ted Flores,

Human Resources Assistant Director; Craig Jennings, Judge; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; and Renee Weatherless, Finance and Budget Director.

Audience: One members of the public was present.

1. ROLL CALL 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. Council Member White request agenda item 3d be removed from the Consent Agenda. Motion was made by Vice Mayor Pineda, seconded by Council Member Malone, to approve the Consent Agenda with the exception of agenda item 3d.

Upon vote, the motion carried unanimously 6 to 0.

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

a. ACCOUNT TRANSFER - GENERAL OBLIGATION (GO) BOND CONSTRUCTION 2019 FUND

City Council approved the transfer of interest accumulated in the GO Bond Construction 2019 Fund, approximately \$20,500, to the General Fund along with the necessary budget adjustments utilizing the unanticipated revenue contingency budget and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

b. EMERGENCY SERVICES AGREEMENT - PHOENIX SPEEDWAY, LLC - ISM RACEWAY

City Council approved an Emergency Services Agreement with Phoenix Speedway, LLC, for the City to provide emergency services during certain events at ISM Raceway in Avondale and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. WIRED TELECOMMUNICATIONS LICENSE AND RIGHT-OF-WAY USE AGREEMENT WITH TELEPORT COMMUNICATIONS AMERICA, LLC

City Council approved a Wired Telecommunications License and Right-of-Way Use Agreement with Teleport Communications America, LLC, to allow the placement of fiber telecommunication infrastructure in City right-of-way, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. REDUCTION IN FORCE FOR DEPARTMENT REORGANIZATION

This item was pulled from the consent agenda to be considered separately. Full discussion and vote is listed below.

e. RESOLUTION 1053-0923 - SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR THE PHOENIX FIRE DEPARTMENT REGIONAL DISPATCH SYSTEM

City Council adopted Resolution 1053-0923, approving the second amendment to an Intergovernmental Agreement with the City of Phoenix for the Phoenix Fire Department Regional Dispatch System and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents

f. RESOLUTION 1054-0923 - INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA DEPARTMENT OF HOMELAND SECURITY - CYBER READINESS PROGRAM

City Council adopted Resolution 1054-0923, approving an intergovernmental agreement with the State of Arizona Department of Homeland Security to use the statewide Cyber Readiness Program and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. RESOLUTION 1055-0923 - AUTHORIZING THE MAYOR TO SIGN ON BEHALF OF THE CITY FOR THE SISTERHOOD AGREEMENT BETWEEN THE CITY OF AVONDALE, ARIZONA AND ROCKY POINT, SONORA

City Council adopted Resolution 1055-0923, authorizing the Mayor to sign on behalf of the City for the Sisterhood Agreement between the City of Rocky Point of the State of Sonora of the United Mexican States and the City of Avondale of the State of Arizona of the United States of America and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1056-0923 - AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HUMAN SERVICES DEPARTMENT - COMMUNITY ACTION PROGRAM (CAP) SERVICES

City Council adopted Resolution 1056-0923, approving Amendment No. 1 of the Intergovernmental Agreement (IGA) with the Maricopa County Human Services Department for the provision of the Community Action Program (CAP) services, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. RESOLUTION 1057-0923 AMENDMENT NO. 2 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HUMAN SERVICES DEPARTMENT - COMMUNITY ACTION PROGRAM (CAP) SERVICES

City Council adopted Resolution 1057-0923, approving Amendment No. 2 of the Intergovernmental Agreement (IGA) with the Maricopa County Human Services Department for the provision of the Community Action Program (CAP) services, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. REDUCTION IN FORCE FOR DEPARTMENT REORGANIZATION

City Council considered a request pursuant to Avondale Chapter Policy 17 section B to approve a reduction in force due to the Human Resource Department's reorganization resulting in the elimination of the Human Resource Manager position.

Council Member White expressed concern with this employee not having benefits during the holiday season and asked for reconsideration for the timing of the benefits to end. City Manager Corbin explained a person must be employed to have the benefits attached; therefore, the benefits would end when the employment ends. He suggested the City pay the COBRA payment for the employee until the end of the year. This employee is leaving in good standing, is currently not working in the office but is available by telephone to assist the HR department and declined a job opportunity with the City at a lower rate of pay.

Mayor Weise made clear this would not set a new policy as this is not a reflection on the City and is a one-time situation making sure this employee has health care coverage during the holidays. He stated he would like to add if this employee finds employment with health insurance, the City will not cover the COBRA payment.

Council Member White moved to approve a reduction in force due to the Human Resource Department's reorganization resulting in the elimination of the Human Resource Manager position, to include the City paying for COBRA benefits through December 31, 2023 as applicable; Council Member Malone seconded the motion.

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

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

4. REGULAR AGENDA

a. GENERAL PLAN PROGRESS UPDATE

City Staff, in partnership with the consultant Michael Baker International, have been preparing the General Plan update and conducting this City Council work session to present what has transpired since the last General Plan presentation to the City Council and Planning Commission at a work session held on November 7, 2022. This item was for information and discussion only.

Mayor Weise noted his term will be up in 15 months and stated any changes discussed and/or made will impact how things are done in the future.

Jodie Novak, Director of Development Services, provided the Council with a progress update on the major General Plan (GP) amendment, which consists of making amendments to text and language, updating outdated information, and updating maps. This presentation will focus on the text and map amendments.

To date a lot has been accomplished within the “engage and recognize” section. A work session was held with the Commission and Council, documents were prepared for internal work on modifications, a technical advisory committee meeting was held with department directors and other staff representatives, a meeting was held with a stakeholders committee inclusive of external agencies, such as utility agencies, school districts, and the like along with their representatives. Two community workshop / neighborhood meetings were held, and no citizens attended either of them. A second Commission and Council work session was held recently and feedback was provided regarding expectations for land use in the future.

The GP has many elements; including land use, economic vitality, community facilities, community mobility, open spaces, and sustainability, which remain intact from the prior ratification, as this update is modifications to bring data current. Some of the updates include incorporating the newly adopted Transportation and Community Sustainability Plans, and removing reference to the City Center Specific Plan, which has been replaced with the BLVD Specific Plan.

Economic vitality relates to economic development and cost of development growth, such as the SR30 Corridor. The neighborhood, sustainability, and open space sections will consist of updating data points and text information. Quality of life, community facilities, and community mobility will consist of transportation updates, such as WeRide and the Avondale Goodyear Transit Plan. Staff is working with Public Works to update the 2018 Integrated Utility Master Plan on water demand, especially with growth and development within the City.

There are multiple tables within the land use element of the GP and land use map categories and locations that are being updated to reflect current conditions within the City. Feedback from the commission and council work session was how to balance residential land uses within the City, provide starter housing, applicable housing for the workforce, and make sure there is a mix of sale products in addition to leased products.

Ms. Novak outlined proposed key land use changes going forward to reflect the current land uses and alignment of land uses within the common area, such as the area around SR30 that can provide a balance for employment opportunities and a mix of housing.

According to figures within the City and Maricopa Association of Government (MAG), Avondale is 94% built out, not including the County properties. Single family housing accounts for 76% of the housing, 20% is multifamily, and 4% is mobile homes. In partnership with the Economic Development team, it is estimated 32% of the commercial land is developed.

In summary, they are in their 60-day review period, which is a requirement under State Statute and will close on September 22, 2023. An initial plan has been drafted with some changes; modifications and updates are still being worked on. Feedback is still being received from stakeholders, community members, and staff. Everything is posted on Avondale Connect, the City's platform for public use. Next steps are to finish the 60-day review, finalize the draft, and schedule a meeting with the Planning Commission and City Council between October and December. The GP amendment is recommended by the Commission and adopted by Council.

Mayor Weise stated he assumed the percentage of multifamily housing would be higher. It is the Planning Commission and Council's desire to move away from "for lease" products and provide more affordable homes, condos, or tiny homes for residents who were born and raised in Avondale, which is the next step in the City's development and needs to be conveyed to developers. Regarding developing around SR30, it will depend on what the voters do next year. One example of possible development is the 202 corridor heading to Chandler. It makes sense to have a mix of land uses like Phoenix does along the 202 corridor. He further stated Council will need to decide what to do with the development south of the Estrellas and the executive housing.

Council Member White stated the ideas for the Gila River Scenic District were great and will provide some eco-friendly possibilities. Regarding the elimination of the office professional use, she would like to retain that use in hopes of bringing a world headquarters to the area. Citizens do not want industrial warehouses to take over the City. Realistically residents cannot afford to live in Avondale on warehouse jobs.

Mayor Weise stated tech follows tech and there is an opportunity for Avondale to support technology, but it will take time. Ms. Novak stated the Hermosa Technology Campus was approved for 75-80 acres and they are actively reviewing another data campus on a larger lot.

Council Member Solorio stated the proposal makes sense and there will always be a need to consider new and upcoming developments.

Council Member Conde stated she agreed with Council Member White to retain the office professional use.

Council Member Malone stated she also agreed with Council Member White in retaining the office professional use.

Vice Mayor Pineda stated this plan provides context for where Avondale is headed, and it drives decisions. However, they need to be cautious as the market and voters will dictate where things go from there, and it will be important to keep the residents in mind when considering development. Regarding tiny homes, do they have a place in Avondale, would they be considered manufactured housing, and will they become affordable housing for the younger generation? Town Manager Corbin stated this would be a zoning issue, not a General Plan Amendment and could be discussed in more detail down the road. No developers have approached Avondale regarding putting in "tiny homes." A discussion ensued among Council Members.

5. SUMMARY OF CURRENT EVENTS FROM THE MAYOR, VICE MAYOR, AND COUNCIL MEMBERS

Council Member Malone stated she attended the League of Arizona Cities and Towns. One attendee stated how awesome the Mayor and staff are, so kudos to them. She also had an opportunity to meet Avondale's farm workers on Saturday, September 9, 2023. It was heartwarming to see the USDA providing them with \$600 checks, as they did not receive any assistance during COVID, and work very hard to feed our state.

Vice Mayor Pineda stated he visited the Agua Fria High School and was advised by Principal Daniels that they have the "Owl Closet" that provides resources to students on campus. They are looking to raise funds to support the closet and continue to provide resources to students. It is important to recognize the many groups that are not nonprofit agencies but are providing support to community members.

Mayor Weise reminded the Council of Mayor Marie Lopez Rogers' 75th birthday celebration at the Resource Center on September 12, 2023.

6. ADJOURNMENT INTO EXECUTIVE SESSION

There being no further business before the Council, Council Member White moved to adjourn the Regular Meeting into Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03(A)(1) for discussion of the City Auditor's employment evaluation; Council Member Malone seconded the motion.

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

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

Meeting adjourned at 7:15 p.m.


Kenn Weise (Oct 25, 2023 16:40 EDT)
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 11th day of September 2023. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Carrillo, City Clerk

October 23, 2023
Date Approved by City Council