



City of Avondale
City Council Meeting
Monday, December 18, 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 Chamber

11465 West Civic Center Drive
Avondale, AZ 85323

Watch a City Council Meeting Online

Visit the link below to watch a City Council meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address City Council shall appear in person to speak.



City Council Meeting Notice & Agenda Monday, December 18, 2023

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

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 October 23, 2023, November 6, 2023, and November 20, 2023 City Council meeting minutes. The Council will take appropriate action.

b. APPOINTMENTS TO BOARDS AND COMMISSIONS

City Council will consider a request to approve the following appointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions with a modification and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

- Ryan Benson as an Alternate Member to the Planning Commission with a partial term to expire on 12/31/2024.
- Margarita Barron as a Regular Member to the Board of Adjustment with a full term to expire on 12/31/2026.
- Al Nunez as a Regular Member to the Sustainability Commission with a full term to expire on 12/31/2026.
- Daniel Smith-Castillo as an Alternate Member to the Sustainability Commission with a partial term to expire on 12/31/2024.
- Eddie James as an Alternate Member to the Neighborhood and Family Services Commission with a partial term to expire on 12/31/2025.

c. APPOINTMENT OF CHAIR AND VICE CHAIR TO THE PLANNING COMMISSION AND BOARD OF ADJUSTMENT

City Council will consider a request to: (a) appoint Larry White as the Chair of the Planning Commission and Alisha Meginnis as the Vice Chair of the Planning Commission for the remainder of the 2024 calendar year; and (b) appoint Carolyn Jones as the Chair of the Board of Adjustment and Kenneth Shoaff as the Vice Chair of the Board of Adjustment for the 2024 calendar year and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

d. BUDGET TRANSFER FOR POTENTIAL PURCHASE OF REAL PROPERTY IN THE VICINITY OF DYSART ROAD AND WESTERN AVENUE

City Council will consider a request to approve a budget transfer to create the appropriation of real property in the vicinity of Dysart Road and Western Avenue and authorize Finance and Budget Department staff to execute the necessary documents. The Council will take appropriate action.

e. AUTHORIZATION TO PROCEED WITH ANNEXATION – TOLLESON UNION HIGH SCHOOL DISTRICT – APPLICATION PL-23-0266

City Council will consider a request by Sandy Hayden of HILGARTWILSON, LLC, (on behalf of the property owner Tolleson Union High School District No. 214) to begin the annexation process of approximately 54.73 acres of land located at the southeast corner of Alamar Boulevard and Dysart Road (Assessor Parcel Numbers 500-72-001L and 500-72-001C) and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. THIRD AMENDMENT TO THE FINANCIAL ASSISTANCE AGREEMENT WITH ARIZONA COMPLETE HEALTH (AZCH)

City Council will consider a request to approve the Financial Assistance Agreement with Arizona Complete Health Arizona, Inc. (AzCH) to receive funds for the operation of the Arizona Complete Health Avondale Resource Center for the next (3) three calendar years and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. RESOLUTION 1081-1223 - INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AVONDALE, THE CITY OF BUCKEYE, THE CITY OF GOODYEAR, AND THE MARICOPA COUNTY SHERIFF'S OFFICE FOR THE SHARED MANAGEMENT AND USE OF THE SOUTHWEST FAMILY ADVOCACY CENTER

City Council will consider a request to adopt Resolution 1081-1223 authorizing an Intergovernmental Agreement (IGA) between the partnering agencies of the Southwest Family Advocacy Center that permits the management and the shared use of the Center's facilities to provide services to victims of child physical and sexual abuse 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 1082-1223 - ACCEPTANCE OF A COMMUNITY SERVICE BLOCK GRANT FROM MARICOPA COUNTY

City Council will consider a request to: (a) adopt Resolution 1082-1223, authorizing the acceptance of the Grant in an amount not to exceed \$62,500.00; (b) approve the execution of a subrecipient agreement with Maricopa County relating to acceptance and administration of the Grant; and (c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. RESOLUTION 1083-1223 - GRANT-IN-AID AGREEMENT WITH TOHONO O'ODHAM NATION

City Council will consider a request to: a) adopt Resolution 1083-1223, accepting grant funding from the Tohono O'odham Nation in the amount of \$36,602.10 and authorize and direct staff to take all steps necessary to cause the execution of the Agreement; b) authorize staff to take all steps necessary to carry out the purpose and intent of this Resolution; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

j. THE DISTRICT AT CRYSTAL SPRINGS FINAL PLAT – APPLICATION PL-23-0032

City Council will consider a request by Mandy Woods of Norris Design, on behalf of the property owner Rob Rosztoczy of Stotz Farms, Inc., for approval of a Final Plat for a site located at the southwest corner of McDowell Road and Avondale Boulevard (APN 500-01-600) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed Final Plat splits an approximately 45.47-acre parcel into five (5) lots, and dedicates right-of-way along McDowell Road and Avondale Boulevard, an 8-foot wide public utility easement (PUE) along McDowell Road and Avondale Boulevard, and a public water easement. The Council will take appropriate action.

4. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 1084-1223 - ASHLEY FURNITURE – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-21-0140

City Council will hold a public hearing and consider a request to adopt Resolution 1084-1223, approving a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to amend the 2030 General Plan Land Use Map for Ashley Furniture, a proposed office/industrial/retail campus development, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed Minor General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park on approximately 65.7 net-acres located at the northwest corner of 107th Avenue and Roosevelt Street. The Council will take appropriate action.

b. PUBLIC HEARING AND ORDINANCE 2073-1223 - ASHLEY FURNITURE – REZONING – APPLICATION PL-21-0141

City Council will hold a public hearing and consider a request to adopt Ordinance 2073-1223, approving a request by Adam Baugh of Withey Morris Baugh PLC, on behalf of the property owner to rezone approximately 75.7 gross acres of land located at the northwest corner of Roosevelt Street and 107th Avenue from the Avondale Gateway Center Planned Area Development (PAD) to the Ashley Furniture PAD, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed PAD will allow for office/industrial/retail campus development. There is an accompanying request to change the General Plan land use designation from High Intensity Office, Mixed Use, and Freeway Commercial to Business Park. The Council will take appropriate action.

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

6. DISCUSSION ITEM(S)

a. COUNCIL BUDGET DISCUSSION

City staff will present an update on the City's financials and seek the Council's feedback on the FY2025 budget. This item is for discussion and feedback only; no Council action will be taken.

7. 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 Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.