

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
November 06, 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 5:32 p.m.

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

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; Marcella Carrillo, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Barbara Coppage, City Auditor; 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; Kim Moon, Engineering Director; 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 twenty members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. NEW EMPLOYEE INTRODUCTIONS (DISCUSSION ONLY)

The following employee(s) were introduced to City Council. This item was for discussion only.

Engineering Department

- Kimberly Moon, Department Director & City Engineer

3. CITIZEN POLICE ACADEMY

City Council recognized the following participants of the 2023 Citizen Police Academy. This item is for discussion only.

- | | | |
|---------------------|--------------------------|----------------------------|
| • Mariah Abasta | • Martina Fuentes | • Kristine Ramirez |
| • Eileen Banks | • Mari Barraza Gutierrez | • Sal Carrillo Ramirez |
| • Cynthia Ceasar | • Cynthia Hammond | • Lola Roeschlaub |
| • Josefina Cuevas | • Joseph Hite | • Marilu Tannehill |
| • Wayne Deffenbaugh | • Daniel Liguori | • Kathryn Wallace |
| • Maxine Delarosa | • Tobias Mckibben | • Council Member Max White |
| • Jaycie Dunshie | • Olivia Pineda | |

4. MICROLENDING PROJECT

City Council received a presentation from staff regarding a Microlending Project that the Economic Development and Tourism Department is working on. This item was for discussion only.

Adam Shipley, Business Development Manager with the Office of Economic Development and Tourism provided an overview of the Microlending Project, a new resource available to local Avondale businesses.

Current resources available to Avondale businesses include Avondale Edge Hub, Avondale Edge Estrella Mountain Community College Scholarship, Avondale Career Expo, SizeUp Business Intelligence, Fuerza Local, and the Green Business Program.

The Microlending Project was developed after research and analysis into what local businesses needed to be sustainable, which is funding. Microfunding is a small loan based on character lending to new and existing entrepreneurs to address capital needs.

The Council allocated \$400,000 in this area and allowed the Office of Economic Development and Tourism to partner with Growth Partners of Arizona (GPA), a nonprofit certified and regulated community development and financial institution. GPA has issued \$6.1 million in loans including \$700,000 specifically for micro loans with a 95% repayment rate.

Like the Office of Economic Development and Tourism, they partner with Local First Arizona (LFA) to provide financial literacy and technical assistance. Loan amounts will range from \$10,000 to \$35,000 at a 9.25% interest rate, \$11 filing fee and a 3% closing cost, with repayment periods up to 60 months and no early repayment penalties. The first three payments will be interest only payments. GPA will work with the borrower by allowing a 10-day grace period prior to contacting the borrower and after 30 days past due the loan terms may be modified or restructured.

The intent is for the initial \$400,000 grant funds to be loaned out to Avondale businesses through GPA and upon repayment, the funds will continue to be loaned in a cyclical program to Avondale businesses for years to come. A timeline of the project was reviewed.

The loan committee will meet monthly to review applications, hear applicants pitch, and make determinations on funding allocations. All applicants will work with GPA and LFA on financial literacy and receive assistance in completing the application. If an applicant is denied, they may reapply in 90 days but will continue to work with GPA and LFA.

In response to questions from Mayor Weise, Mr. Shipley stated the Office of Economic Development and Tourism will work in collaboration with GPA and LFA to make the process as digestible as possible for local entrepreneurs.

Andre Whittington, Executive Director of Growth Partners of Arizona, stated as part of their due diligence, they learn and understand the laws and rules that small businesses must abide by to help and support small business owners.

Vice Mayor Pineda spoke on the difficulties on obtaining lending opportunities for small businesses. As a Business Instructor at Estrella Mountain Community College, he commended and welcomed this important program that will benefit business owners and the community in Avondale. He suggested a member of the team provide a presentation to the business students at EMCC.

In response to questions from Council Member White, Mr. Shipley clarified this program is for Avondale businesses that are already in or relocating to a brick-and-mortar location and is not relevant to peddlers. The application committee will be established through GPA. Mr. Whittington stated the committee will consist of Avondale residents, in particular financial institution professionals and retired business owners from Avondale because they understand the businesses and community needs.

Council Member Nielson spoke about the benefits of the program. At a request from Council Member Nielson, Mr. Shipley stated as part of the contract with GPA, updates will be provided which can be shared with the Council.

5. ADJOURNMENT

There being no further business before the Council, Council Member Conde 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 6:02 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 6:04 p.m.

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

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; Marcella Carrillo, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Barbara Coppage, City Auditor; 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; Kim Moon, Engineering Director; 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: Two members of the public were 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. 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 August 28, 2023 and September 25, 2023 City Council meeting minutes.

b. FINAL PLAT OF DEL RIO RANCH III PHASE 3 - APPLICATION PL-21-0115

City Council approved a request by John Gitt, Kimley-Horn & Associates, Inc. (on behalf of property owner DC One Holdings Inc.), for approval of a Final Plat for Del Rio Ranch III Phase 3 and authorized the Mayor or City Manager, City Attorney, and City Clerk to authorize the necessary documents.

c. RESOLUTION 1068-1123 - AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 23 INTEGRITY LINE

City Council a) adopted Resolution 1068-1123 amending the Personnel Policies and Procedures, Chapter 23, Integrity Line; b) authorized staff to make the necessary budget transfers from the City Attorney's Office to the Office of the City Auditor; and c) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. RESOLUTION 1069-1123 - INTERGOVERNMENTAL AGREEMENT WITH VARIOUS AGENCIES FOR THE WEST VALLEY SEX TRAFFICKING TASKFORCE

City Council adopted Resolution 1069-1123, authorizing an Intergovernmental Agreement (IGA) with the partnering agencies of the Southwest Family Advocacy Center (SWFAC), which include the City of Buckeye, the City of Goodyear, and the Maricopa County Sheriff's Office for the formal creation of the West Valley Sex Trafficking Taskforce and begin operations under the previously approved DEMA grant and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. RESOLUTION 1070-1123 – GRANT ACCEPTANCE OF A PHOENIX URBAN AREA SECURITY INITIATIVE GRANT FROM THE ARIZONA DEPARTMENT OF HOMELAND SECURITY

City Council adopted Resolution 1070-1123, authorizing the acceptance of an Urban Area Security Initiative Grant from the Arizona Department of Homeland Security (AZDOHS) relating to the Terrorism Liaison Officer sustainment and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. RESOLUTION 1071-1123 – GRANT ACCEPTANCE OF A VICTIMS OF CRIME ACT (VOCA) GRANT FROM THE ARIZONA DEPARTMENT OF PUBLIC SAFETY

City Council adopted Resolution 1071-1123 authorizing the City of Avondale's acceptance of grant funding through the Arizona Department of Public Safety / Victims of Crime Act (VOCA) Grant in the amount of \$300,810 to the City of Avondale Police Department/Southwest Family Advocacy Center over the period October 1, 2023 through September 30, 2024 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. RESOLUTIONS 1072-1123 AND 1073-1123 – DEL RIO III PHASE 3 MAINTENANCE IMPROVEMENT DISTRICT #26

City Council a) approved the Petition for Formation; (b) adopted Resolution 1072-1123 declaring its intention to form the City of Avondale Maintenance Improvement District No. 26, Del Rio Ranch III Phase 3, providing for the assessment; (c) adopted Resolution 1073-1123 declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

h. ORDINANCE 2066-1123 – ABANDONMENT OF A PUBLIC UTILITY EASEMENT ON DUTCH BROS.

City Council adopted Ordinance 2066-1123 authorizing the abandonment of a portion of a 26-foot wide Public Utility Easement Agreement located south of Dale Earnhardt Drive and east of Avondale Boulevard, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

4. REGULAR AGENDA

a. PUBLIC HEARING AND ORDINANCE 2067-1123 - VASQUEZ BUILDING - HAIO REZONE - PL-22- 0186

City Council held a public hearing and considered a request to adopt Ordinance 2067-1123, approving a request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, to apply the Historic Avondale Infill Overlay (HAIO) to 0.34 net acres located approximately 1,280 feet west of the southwest corner of Main Street/MC85 and Central Avenue, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The site is currently zoned Community Commercial (C-2). Approval of the request will modify development standards on the subject site, allowing for development of a multitenant neighborhood commercial building.

Joshua Orton, Senior Planner, provided an overview of the request by Mr. Martin Sandino of Martin Sandino Architecture & Planning, LLC, on behalf of Juana Vazquez and Hipolito Mendez, application for a Historic Avondale Infill Overlay (HAIO). The purpose of this overlay is to promote development and facilitate development in underserved or difficult to develop areas. This adopts the zoning ordinance and development plan with alternative development standards.

The 0.34-acre property is located a quarter mile southwest of Main Street and Central Avenue. Goodyear is to the north and it is surrounded by a mobile home park. The current Community Commercial (C-2) zone and Local Commercial General Plan Land use will remain unchanged. The existing building on the property is in a state of disrepair and slated for demolition.

The overlay will allow the development of a 2,100 square foot commercial site, that is accessible via a 26-foot driveway and parking in the back based on retail and salon use. Elevations submitted as part of the application show a modern design with incorporated pedestrian amenities, shaded structures, as well as stone benches.

This request conforms with the General Plan land designation, the commercial and industrial design manual, and the C-2 development standards, with the proposed deviations. It is compatible with land use relationships and meets the HAIO intent to promote development in underdeveloped commercial areas in the City. The proposed development standards deviation is to reduce the parking standards from one EV charging station to none.

A virtual neighborhood meeting was held on September 5, 2023, with no public attendees. One public comment in favor of the proposal was received through Avondale Connect. The Planning Commission recommended approval with stipulations on October 18, 2023 and received no public comments. Staff recommends approval of application PL-22-0186 and proposed development subject to the one condition as listed in the staff report.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing, opened the floor for comments from Council, and received no comments from the public.

Council Member Nielson moved to adopt Ordinance 2067-1123, approving Application PL-22-0186 Vazquez Building Rezone, a rezoning request for a Historic Avondale Infill Overlay District to approximately 0.34 acres of property located approximately 1,280 feet west of the southwest corner of Main Street/MC 85 and Central Avenue, and to approve the proposed HAIO development plan, subject to the following condition of approval: Development shall conform to the Vazquez Building Historic Avondale Infill Overlay District Narrative (Exhibit G) date stamped April 14, 2023, the Development Plan (Exhibit D) date stamped July 19, 2023, and the Building Elevations (Exhibit E) date stamped July 20, 2023; 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

b. PUBLIC HEARING - MCDOWELL VILLAS PAD - REZONE - PL-22-0230

City Council held a public hearing and considered a request for a continuance by Kurt Waldier, Beus Gilbert McGroder PLLC, to rezone an approximately 12.34-acre vacant parcel of land from Agricultural (AG) to McDowell Villas Planned Area Development (PAD) to allow a 164-unit townhome development.

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.

Council Member White moved to continue application PL-22-0230 to the December 4, 2023 City Council meeting agenda; Council Member Nielson 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

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

(5 minutes)

Mayor Weise noted NASCAR was in Avondale and it appeared very successful.

6. ADJOURNMENT

There being no further business before the Council, Council Member White 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 6:21 p.m.


kenn weise (Dec 19, 2023 11:40 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 6th day of November 2023. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Carrillo, City Clerk

December 18, 2023

Date Approved by City Council