

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
May 20, 2024

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 5:30 p.m.

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

Members Present: Vice Mayor Mike Pineda; Council Members Tina Conde, Curtis Nielson, and Gloria Solorio.

Note: Council Member Solorio attended the meeting by telephone.

MEMBERS ABSENT (EXCUSED): Mayor Kenn Weise; Council Members Veronica Malone and Max White.

Other Municipal Officials Present: Ron Corbin, City Manager; Tracy Stevens, Assistant City Manager; Dale Nannenga, Deputy City Manager; Nicholle Harris, City Attorney; 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; Julie Knoll; Deputy City Clerk; Bryan Planty, Homeless Services Manager; Kimberly Moon, Engineering Director; 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 30 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE INTRODUCTIONS

The following new employees were presented to City Council. This item was for discussion only.

Development Services Department

- Ben Carr, Chief Building Official
- Dawn Jacob, Building Permit Technician III
- Carter Evans, Building Permit Technician II

Engineering Department

- Raul Zazueta, Associate Engineer

Fire and Medical Department

- Alan Galvez, Firefighter

Office of Public Safety

- Paul Wilson, Municipal Security Sergeant
- Carlos Cano, Code Compliance Officer
- Joshua Perez, Code Compliance Manager

Parks, Recreation, and Libraries Department

- Ali Modrell, Recreation Programmer
- Gina Gerard, Librarian I
- Alexis Romo, Library Programs Specialist

Public Works Department

- Adam Balowski, Water Quality and Compliance Supervisor
- Jazmine Oropeza, Environmental Technician
- Tracy Wallace, Senior Water Reclamation Facility Operator
- Javier Machuca Jr., Street Maintenance Worker I
- Tommy Estavillo, Street Maintenance Worker II

b. PROCLAMATION – NATIONAL PUBLIC WORKS WEEK

City Council presented a proclamation recognizing May 19 through May 25, 2024, as National Public Works Week. This item was for discussion only.

c. PROCLAMATION – 2010 GIRLS SOCCER TEAM FROM AZ REAL WEST-VALLEY - STATE CHAMPIONSHIP TITLE

City Council presented a proclamation to the 2010 Girls Soccer team (REAL West-Valley) for their recent State Championship. This item was for discussion only.

d. CITIZEN'S WATER ACADEMY RECOGNITION

The 2024 Avondale Citizen's Water Academy graduates were recognized for completion of the program. This item was for discussion only.

The City Council took a recess at 6:05 PM.

The City Council reconvened the meeting at 6:15 PM.

3. UNSCHEDULED PUBLIC APPEARANCES

None.

4. 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 the Council, a motion was made by Council Member Nielson, seconded by Council Member Conde, to approve the Consent Agenda.

Upon vote, the motion was carried unanimously 4 to 0.

Council Member Conde	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Vice Mayor Pineda	Aye

a. MINUTES

The City Council approved the April 29, 2024, City Council meeting minutes.

b. ANNUAL AUDIT PLAN ADOPTION

City Council adopted the Annual Audit Plan and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH THE CITY MANAGER, RON CORBIN

City Council approved an amendment to the Employment Agreement with City Manager, Ron Corbin and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

d. RESOLUTION 1045-0524 - AUTHORIZING GRANT ACCEPTANCE FROM THE ARIZONA DEPARTMENT OF FORESTRY AND FIRE MANAGEMENT FOR THE RESILIENT ROOTS PROJECT

City Council (a) adopted Resolution 1045-0524, accepting grant funding from the Arizona Department of Forestry and Fire Management for the Resilient Roots Project in an amount not to exceed \$147,580; (b) authorized and direct staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution; and (c) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. RESOLUTION 1046-0524 - INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA FOR THE CELLULAR COMMUNICATIONS AND CCTV CAMERA PROJECT

City Council adopted Resolution 1046-0524, authorizing an Intergovernmental Agreement with the State of Arizona for the Cellular Communications and CCTV Camera Project and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

f. RESOLUTION 1047-0524 - ADMINISTRATIVE CHANGE ORDER NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HUMAN SERVICES DEPARTMENT FOR THE FAMILY BRIDGE HOUSING PROJECT

City Council (a) adopted Resolution 1047-0524, approving an Administrative Change Order to the Intergovernmental Agreement with Maricopa County Human Services Department for \$1,700,000 toward the development of bridge housing for families in Avondale; and (b) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. RESOLUTION 1048-0524 - DEVELOPMENT AGREEMENT WITH THREE RIVERS RANCH LLC FOR A MULTI-USE TRAIL ALONG THE AGUA FRIA RIVER

City Council adopted Resolution 1048-0524, approving a Development Agreement with Three Rivers Ranch LLC, to provide for the developer's option to designate

property and contribute funding to the City in lieu of constructing the Agua Fria River Trail and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1020-0524 AND 1021-0524 – MAINTENANCE IMPROVEMENT DISTRICT NO. 35 - THREE RIVERS RANCH – MASTER PLAT

City Council (a) approved the Petition for Formation; (b) adopted Resolution 1020-0524, declaring its intention to form the City of Avondale Maintenance Improvement District No. 35, Three Rivers Ranch – Master Plat, providing for the assessment; (c) adopted Resolution 1021-0524, 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.

i. RESOLUTION 1049-0524 - SHADOW RIDGE – DEVELOPMENT AGREEMENT – APPLICATION PL-24-0037

City Council adopted Resolution 1049-0524, approving a development agreement with EIEIO, LLC (the "Owner") to clarify the obligations necessary for the Owner to comply with Stipulation 7 of Ordinance 2005-0122, which provides that "the developer may be responsible for additional water rights and infrastructure necessary to support the demand of the subdivision" and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. ORDINANCE 2011-0524 - AMENDING THE AVONDALE CITY CODE, CHAPTER 7 – SPECIAL EVENTS CODE, TO ALLOW FOR BLOCK PARTIES

City Council adopted Ordinance 2011-0524, amending the City of Avondale City Code, Chapter 7 - Special Events, to allow for Block Parties, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

k. ORDINANCE 2012-0524 – ABANDONMENT OF 5TH STREET RIGHT-OF-WAY

City Council adopted Ordinance 2012-0524, authorizing the abandonment of 5th Street right-of-way generally located south of Western Avenue and east of 4th Street and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

l. ORDINANCE 2013-0524 - AMENDING THE AVONDALE CITY CODE, CHAPTER 27, BOARDS, COMMISSIONS, AND COMMITTEES, SECTION 27-1, DISSOLUTION OF THE VOLUNTEER FIRE DEPARTMENT PENSION BOARD

City Council adopted Ordinance 2013-0524, amending the City of Avondale City Code, Chapter 27, Boards, Commissions, and Committees, Section 27-1, dissolving the Volunteer Fire Department Pension Board and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

m. THREE RIVERS RANCH MASTER FINAL PLAT – APPLICATION PL-23-0277

City Council (a) approved Application PL-23-0277, a request by Jason Burm with Kimley-Horn and Associates, Inc., on behalf of Jim Stockwell with Three Rivers Ranch, LLC, for approval of a master final plat for Three Rivers Ranch located west of the intersection of Alamar Boulevard and Dysart Road, and (b) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

n. FINAL PLAT FOR FULTON HOMES ACCLAIM – PHASE 2A – APPLICATION PL-23-0307

City Council (a) approved Application PL-23-0307, a request by Meikle Garrett with EPS Group, Inc., on behalf of Fulton Homes Corporation, for approval of the Final Plat for Fulton Homes Acclaim – Phase 2A generally located at the northwest corner of 99th Avenue and Thomas Road; and (b) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. STRATEGIC PLAN TO ADDRESS HOMELESSNESS

City Council received an update from staff and consultant, Public Works, LLC, regarding the City's Strategic Plan for Homelessness Resolution.

Brian Planty, Homeless Services Manager, presented information related to the Strategic Plan to resolve homelessness. In 2019 a commitment was made to address homelessness that included a partnership with Maricopa County, and the development of the Homeless Services Division within Neighborhood and Family Services Division. A professional consulting service assisted with the development of a community-wide strategic plan that provided specific recommendations to be accomplished over a three-year period. All goals included in that plan have been accomplished.

In November 2023, the City of Avondale engaged with private consulting firm Public Works, LLC, to assist in developing a five-year strategic plan to address homelessness. Upon conducting interviews, discussions, and surveys, etc., they prepared a 161-page comprehensive document that included 76 recommendations and findings. This document will be used to guide the work over the next five years and the recommendations will be evaluated for cost and feasibility.

The City of Avondale is pursuing a comprehensive strategy for addressing homelessness with clear implementation steps in the short, medium, and long term because, without a concerted effort to help more people stay housed and to ensure that Avondale produces and maintains a diverse housing portfolio, the City could expect to spend more to reduce homelessness as the number of homeless residents will likely increase.

Mr. Planty provided an overview of the main points of the executive summary, noting the current situation in Avondale including:

- Current environment: the definition of homelessness varies depending on the funding agency and none of them accurately capture the scale of homelessness.
- Homeless population: the population of Avondale has grown and so has the number of individuals who experience homelessness.
- The responses: the top condition leading directly into homelessness is that they were no longer able to stay with friends or family.
- Housing demand has outpaced supply: The demand for homes in Avondale is high; Avondale and Maricopa County have not kept pace with the increase in population
- Changing population: Our population is growing both older and more diverse; this will impact the demand for affordable housing

There are nine overarching themes within the plan. The recommended strategies include 75 steps that will assist in identifying the highest priority issues in the city and guide the work and decision-making process. Mr. Planty noted this document and plan are new to them and the strategies and recommendations will be assessed for viability and efficiency while working towards implementation of the plan. In addition, these recommendations encompass varying implementation times and will guide the work over the next 5 years toward resolving homelessness in Avondale.

The categories include ensuring Avondale has enough housing, keeping housed residents in their homes, helping to find interim shelter, moving beyond an interim shelter solution and providing enough resources so they can continue to have more stable living and get back to permanent housing, and interdepartmental response and operations. Law Enforcement interacts with the unhoused daily and their support and expertise are crucial for any program's success and enhanced training for them is an important part of the plan's success. Further, economic stability and transportation are two of the key components to supporting those experiencing homelessness get back to a permanent housing situation.

Over the next several months as we engage with teams and leadership across the city and consider these recommendations, Homeless Services will return to present a finalized strategic plan.

Council members expressed their appreciation for the presentation and the work the Homeless Services Division has done and continues to do. Councilmember Solorio discussed interactions with councilmembers and state representatives from other municipalities and how impressed they are with what Avondale is doing to address homelessness. Councilmember Conde emphasized the importance of a strong case management team to assist families through the transitional homes into permanent housing.

In response to Councilmembers' questions, Mr. Planty explained within the pillar of getting the unsheltered back to permanent housing it will include helping them to find employment and ultimately getting them to a place where they can be self sufficient in their own home. This will include making sure families can go to work and have childcare. The Resource Center has all the resources families would be referred to in one room, such as job training, which makes the process more successful by providing families what they need and setting them up to possibly not need help in the future. The Sonar Team is continuing to create partnerships to help the unsheltered with hygiene and food security such as the Avondale First Southern Baptist Church, the food bank, and the Interfaith Council.

The eviction process was explained, noting it is rapid and is handled through the court. Cultivating funding refers to funding opportunities at the State and County level as noted in the document which will be reviewed with leadership to determine which are best for Avondale. Subsidized housing was discussed noting Avondale currently has over 800 subsidized housing units with 535 set to expire. The biggest part of this process is to make sure Avondale has a diverse housing portfolio. Recently, through a contract with the County, hotel/motel vouchers are being provided to families. The goal is to ensure that everyone who lives in Avondale can afford to have a home in Avondale.

6. ADJOURNMENT

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

Upon vote, the motion was carried unanimously 4 to 0.

Council Member Conde	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Vice Mayor Pineda	Aye

The meeting was adjourned at 6:43 p.m.


kenn.weise (Jun 19, 2024 04:25 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 Regular Meeting of the Council of the City of Avondale held on the 20th day of May 2024. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Sarmiento, City Clerk

June 17, 2024

Date Approved by City Council