

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
November 18, 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.

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

Members Present: Mayor Mike Pineda; Vice Mayor Curtis Nielson; Councilmembers Tina Conde, Veronica Malone, Jeannette Garcia, Gloria Solorio, and Max White.

*Councilmember Gloria Solorio attended the meeting virtually.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Tracy Stevens, Assistant City Manager; Katie Gregory, Assistant City Manager; Dale Nannenga, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Edith Baltierrez, Neighborhood and Family Services Assistant Director; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; Jennifer Stein, Economic Development Services Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Justin Ernst, Assistant Fire Chief; Julie Knoll; Deputy City Clerk; Corey Larriva, Parks and Recreation Director; Ingrid Melle, Communications and Marketing Program Manager; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Jodie Novak, Development Services Director; Jeffrey Scheetz, Chief Information Officer; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 5 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE ANNOUNCEMENTS

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

City Manager's Office

- Dillard Collier, Management Analyst

Parks, Recreation and Libraries

- Victor Fregoso, Parks Maintenance Worker (Promotion)
- Natasha Alavi, Librarian III / Branch Manager (Promotion)

b. PROCLAMATION – UNIFIED RESPONDER COMMUNITY MONTH

City Council presented a Proclamation recognizing Unified Responder Community Month. This item was for discussion only.

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. Councilmembers may pull items from consent if they would like them considered separately.

Mayor Pineda asked if any Councilmember wished to have an item removed from the Consent Agenda. Councilmember White requested agenda item 4c be removed from the Consent Agenda to be considered separately. Motion was made by Councilmember White, seconded by Councilmember Conde, to approve the Consent Agenda with the exception of agenda item 4c.

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

Councilmember Conde	Aye
Councilmember Malone	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

a. MINUTES

City Council approved the October 21, 2024 City Council meeting minutes.

b. BOARDS, COMMISSIONS AND COMMITTEES' MEMBER APPOINTMENTS AND REAPPOINTMENTS

City Council approved various Boards, Commissions, and Committees appointments as listed in the staff report and as recommended by the City Council Subcommittee and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. RESOLUTION 1105-1124 - INTERGOVERNMENTAL AGREEMENT WITH VALLEY METRO REGIONAL PUBLIC TRANSPORTATION AUTHORITY FOR TRANSIT INFRASTRUCTURE IMPROVEMENTS

This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

d. RESOLUTION 1106-1124 - FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HUMAN SERVICES DEPARTMENT - EXPANSION OF HOMELESS SERVICES

City Council adopted Resolution 1106-1124, approving an amendment to the Intergovernmental Agreement with the Maricopa County Human Services Department for the expansion of homeless services in Avondale and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents and amendments.

e. RESOLUTION 1107-1124 - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR FEDERAL TRANSIT ADMINISTRATION GRANT PASS-THRU AGREEMENT FOR MICROTRANSIT SERVICES

City Council adopted Resolution 1107-1124, approving an Intergovernmental Agreement between the City of Avondale and the City of Phoenix for a Federal Transit Administration grant pass-thru agreement for microtransit services, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. RESOLUTION 1108-1124 - SIGNATURE AUTHORITY FOR RISK MANAGER TO SIGN THE INDUSTRIAL COMMISSION OF ARIZONA (ICA) REQUEST FOR WAIVER FROM REQUIREMENT TO POST STATUTORY DEPOSIT FORM

City Council adopted Resolution 1108-1124, authorizing the Risk Manager to sign the Industrial Commission's Request for Waiver from Requirement to Post Statutory Deposit Form on behalf of the City for the annual self-insured Workers' Compensation program renewal and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. ORDINANCE 2031-1124 – GRANTING OF IRRIGATION EASEMENTS TO THE ROOSEVELT IRRIGATION DISTRICT

City Council adopted Ordinance 2031-1124 authorizing the granting of two irrigation easements to the Roosevelt Irrigation District and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. MINOR LAND DIVISION FOR PREMIER UNDERGROUND – PL-24-0181

City Council approved Application PL-24-0181, a request from Daniel Fox of Realty Asset Advisors on behalf of Newman Wong, for approval of a Minor Land Division for Premier Underground located generally north of Riley Drive and east of Eliseo C. Felix Jr. Way, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. MINOR LAND DIVISION – LOT SPLIT FOR SANTANA LEDESMA – APPLICATION PL-24-0154

City Council approved Application PL-24-0154, a request from Dennis F. Keogh of Keogh Engineering on behalf of Santana Ledesma, for approval of a Minor Land Division – Lot Split for Santana Ledesma located generally south of Lower Buckeye Road and east of 127th Avenue, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. FINAL PLAT OF STARBUCKS – APPLICATION PL-24-0207

City Council approved Application PL-24-0207, a request from Daniel Cox of SimonCRE JC Acacia V, LLC, on behalf of Nico Howard, for approval of Final Plat of Starbucks located generally north of Lower Buckeye Road and east of Avondale Boulevard, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

NOTE FROM THE CITY CLERK: THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY:

c. RESOLUTION 1105-1124 – INTERGOVERNMENTAL AGREEMENT WITH VALLEY METRO REGIONAL PUBLIC TRANSPORTATION AUTHORITY FOR TRANSIT INFRASTRUCTURE IMPROVEMENTS

City Council considered a request to adopt Resolution 1105-1124, approving an Intergovernmental Agreement between the City of Avondale and Valley Metro Regional Public Transportation Authority for reimbursement of transit shelters and transit center improvements, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Kirk Beaty, Director of Public Works, presented information on the funding source and projects related to the Proposition 400 Regional Funding and the bus shelters. Currently, \$600,000 remains in the Prop 400 funding and \$500,000 of that will be utilized to replace transit shelters on the Valley Metro fixed route. The funds will be used for site evaluation, acquisition of right-of-way, design, and installation. The remaining \$100,000 will be to install a security camera on Park Avenue and way finding signs at the Transit Center.

A brief history of the bus shelters and overview of their current condition was provided. The 13 bus shelters that are part of the Valley Metro fixed bus route will be evaluated and repaired based upon usage. The other 9 bus shelters that were previously used for Zoom will eventually be removed as they continue to deteriorate. There are three shelters that were recently installed. The shelter at McDowell and Dysart will be addressed through the CIP process due to the amount of work required.

Mr. Beaty shared images of a standard modern design bus shelter and alternative cost-effective designs for low ridership locations. There are currently no plans to expand the fixed route service or to add a north-south route. Any additional bus stops would be made in cooperation with Valley Metro.

In response to Mayor Pineda's question, Matthew Dudley, Transit Manager, noted they do not have a formal process for removing stops and explained how they determine where stops are placed.

Councilmembers expressed appreciation for listening to Council and the residents and suggested adding AviWise QR codes at the bus shelters for patrons to quickly report any incidents. Mr. Corbin took the suggestion into consideration and noted they would get back to the Council.

Councilmember White moved to adopt Resolution 1105-1124, approving an Intergovernmental Agreement between the City of Avondale and Valley Metro Regional Public Transportation Authority for reimbursement of transit shelters and transit center improvements, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Malone seconded the motion.

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

Councilmember Conde	Aye
Councilmember Malone	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

5. REGULAR AGENDA

a. PARKS, RECREATION & LIBRARIES MASTER PLAN UPDATE

Staff provided an update to City Council regarding the City's Parks, Recreation & Libraries Master Plan 2024 Update. This item was for discussion and feedback only.

Corey Larriva, Director of Parks, Recreation, and Libraries introduced Jason Genck, Practice Lead with Berry Dunn and Lisa Paradis, Senior Manager with Berry Dunn two master planning consultants working with the city to update the parks, recreation, and libraries 10-year master plan.

Ms. Paradis provided an overview of the development of the draft plan, including the focus on community engagement. An overview of the key findings included higher quality and newer condition assets, the common resource for information is the city website and social media, and Avondale residents appreciate community engagement events, shade, and pickleball. Following a vision session that utilized data collected strategic initiatives were developed which included these four pillars; Produce outstanding customer experiences, Deliver dynamic services, Provide safe places to play and connect, and Plan for growth and achievement.

An overview of the recommendations for each pillar was provided that included creating and maintaining partnerships, providing safe places to play and connect, and increasing staffing levels. The next step is to obtain feedback from the Council and community by November 25, 2024, create a revised final plan to be adopted at the

December meeting, and conduct implementation workshops to help guide the departments into the future.

In response to Councilmember questions, Ms. Paradis explained the meaning of a “statistically valid survey”. Mr. Larriva explained residents can provide feedback and follow the progress of the master plan on Avondale Connect and social media.

b. PUBLIC HEARING AND ORDINANCE 2032-1124 - ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 2 (RESIDENTIAL DISTRICTS); ARTICLE 7 (SUPPLEMENTARY REGULATIONS); AND ARTICLE 8 (PARKING) - APPLICATION PL-24-0225

City Council held a public hearing and considered a request to adopt Ordinance 2032-1124, amending the Avondale Zoning Ordinance, Chapter 28, Article 1 (Administration and Procedures); Article 2 (Residential Districts); Article 7 (Supplementary Regulations); and Article 8 (Parking), related to accessory dwelling units (ADUs), and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

Joshua Orton, Lead Senior Planner, provided an overview of application PL-24-0225 being city-initiated text amendments to the Avondale Zoning Ordinance Chapter 28 for Accessory Dwelling Units (ADUs) to comply with state law. The amendment is due to the passing of HB2720 by Arizona Legislature which standardized the regulation on ADUs throughout the state, specifically requiring communities with more than 75,000 residents to allow the construction of ADUs on any lot that permits a single-family home. Specific updates made within Chapter 28 were noted and reviewed, including parking.

For reference an ADU is a self-contained residential living unit that is on the same lot or parcel as a single-family dwelling of greater square footage than the ADU and provides permanent provisions for living, sleeping, eating, cooking, and sanitation including a separate entrance. The number of ADUs allowed per parcel depends on the circumstances but generally one parcel can have an attached and detached ADU. A larger one acre or more lot can have an additional detached ADU, but it is required to be restricted affordable as defined in the zoning ordinance.

Highlighted conditions for ADUs:

- The maximum square footage is 1,000 or 75% of the gross floor area of the main house, whichever is smaller.
- The minimum side and rear setbacks will be five feet
- The front set back will be the same as the main house
- The height will be the same as the main house or what the zoning district allows, generally 30 feet.

All required public notifications were completed including a digital post on Avondale Connect which generated one comment in support of the amendments. The Planning Commission conducted a public hearing on October 16, 2024, with no public comments or questions. The motion to recommend to City Council passed 4-0.

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

In response to Councilmember questions, Mr. Orton explained that the building height is measured from the ground floor to the peak of the building, which is included in the definitions of the ordinance. The height restriction on ADUs is 30 feet or what the residential zoning district allows, and detached structures are limited to 15 feet. Height of dwelling/ eve / peek avg / what is height. The restricted affordable unit is a deeded restriction which is regulated by the Arizona Neighborhood Family and Services.

Councilmember White moved to adopt Ordinance 2032-1124 amending the Avondale Zoning Ordinance, Chapter 28, Article 1 (Administration and Procedures); Article 2 (Residential Districts); Article 7 (Supplementary Regulations); and Article 8 (Parking), related to accessory dwelling units (ADUs), and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Vice Mayor Nielson seconded the motion.

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

Councilmember Conde	Aye
Councilmember Malone	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

c. PUBLIC HEARING AND ORDINANCE 2033-1124 - ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES) - APPLICATION PL-24-0227

City Council held a public hearing and considered a request to adopt Ordinance 2033-1124, amending the Avondale Zoning Ordinance, Chapter 28, Article 1 (Administration and Procedures), to establish residential rezone review and approval timeframes, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

Christina LaVelle, Senior Planner, provided an overview of Application PL-24-0227 a city-initiated text amendment to the Zoning Code for specified timeframes for the review of new residential rezone requests to comply with state law. The amendment is due to the passing of SB1162 by Arizona Legislature which specifies the timeframes

for the city to bring residential rezone requests to the City Council for action. The new requirements must be adopted by January 1, 2025

The text amendment adds a timeframe of 30 days for the city to determine a residential rezone application complete and a 180-day timeframe to bring the application to the City Council for action. State law does provide for some exceptions and for the applicant to seek extensions.

All required public notifications were completed including a digital post on Avondale Connect which generated one unrelated comment that asked for future multi-family residential applications to be denied. The Planning Commission conducted a public hearing on October 16, 2024, with no public comments or questions. The motion to recommend to City Council passed 4-0.

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

In response to Councilmember White's question, Mr. Corbin explained there is a request for additional staff, but through a team effort expectations are being met with the current staffing levels.

Councilmember Conde moved to adopt Ordinance 2033-1124 approving amendments to the Zoning Ordinance to establish residential rezone review and approval time frames, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Councilmember Malone seconded the motion.

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

Councilmember Conde	Aye
Councilmember Malone	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS

Councilmember White spoke about being a VIP host at the championship race over the weekend. Additionally, she spoke about her experience at the 100th National League of Cities Conference and Summit in Tampa, FL. Further, she ran from the floor for parliamentarian for the National Black Caucus and was elected to the Executive Board.

Councilmember Solorio spoke about her attendance at the 100th National League of Cities and her election for a 2-year term on the Woman in Municipal Government Board.

Councilmember Garcia noted the election went smoothly and thanked the City Clerk and her team. She attended the Vet Run at EMCC that honored the veterans in Avondale.

7. ADJOURNMENT

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

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

Councilmember Conde	Aye
Councilmember Malone	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

The meeting was adjourned at 7:05 p.m.


Mike Pineda (Dec 17, 2024 09:19 MST)
Mike Pineda, 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 18th day of November 2024. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Sarmiento, City Clerk

December 16, 2024
Date Approved by City Council