



City of Avondale

City Council Meeting

Monday, April 21, 2025

Mayor and Council

Mike Pineda, Mayor

Curtis Nielson, Vice Mayor

Tina Conde, Councilmember | Jeannette Garcia, Councilmember

Gloria Solorio, Councilmember | Shari Weise, Councilmember

Max White, Councilmember

Administration

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

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 the City Council shall appear in person to speak.



City Council Meeting Notice & Agenda Monday, April 21, 2025

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

5:30 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. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE INTRODUCTIONS

The following employees will be introduced to City Council. This item is for discussion only.

Human Resources

- Leilani Anderson, Benefits Analyst

Police Department

- | | |
|-------------------------------------|----------------------------------|
| • Marco Espino, Police Officer | • Tyler Uitto, Police Officer |
| • Raul Alcala, Police Officer | • John Horton, Police Officer |
| • Jonathan Brainard, Police Officer | • John Munoz, Police Officer |
| • Joseph Del Pozzo, Police Officer | • Uriel Ramirez, Police Officer |
| • Dante Herron, Police Officer | • Edmond Siladji, Police Officer |

b. PROCLAMATION - COMMITMENT TO VOLUNTEERISM

City Council will present a Proclamation recognizing April as National Volunteer Month. This item is for discussion only.

c. PROCLAMATION - BUILDING SAFETY MONTH

City Council will present a proclamation recognizing the month of May 2025 as Building Safety Month in the City of Avondale. This item is for discussion only.

d. EXCEPTIONAL STUDENT OF AVONDALE RECOGNITION (AVI STAR STUDENT)

City Council will recognize Avondale students from schools located in Avondale for their character and achievement. This item is for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

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.

a. MINUTES

City Council will consider a request to approve the March 24, 2025, March 25, 2025, March 31, 2025, and April 7, 2025 City Council meeting minutes. The Council will take appropriate action.

b. QUARTERLY BUDGET TRANSFER

City Council will consider requests to approve the Fiscal Year 2025 budget for carryover appropriation and approve quarterly budget transfers as summarized in the attached Exhibit A, increase the award authority for the projects, and authorize Finance and Budget Department staff to take the steps necessary to execute the transfers. The Council will take appropriate action.

c. RESOLUTION 1019-0425 - AMENDMENT NO. 4 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HUMAN SERVICES DEPARTMENT - COMMUNITY ACTION PROGRAM (CAP) SERVICES

City Council will consider a request to adopt Resolution 1019-0425, approving Amendment No. 4 of the Intergovernmental Agreement with Maricopa County administered by its Human Services Department for the provision of the Community Action Program services, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. ORDINANCE 2017-0425 – ACQUISITION OF REAL PROPERTY BY QUIET TITLE AND ORDINANCE 2018-0425 - ACQUISITION BY DEDICATION OF REAL PROPERTY FOR PUBLIC RIGHT-OF-WAY AND IN EXCHANGE, CONVEYING A PORTION OF CITY PROPERTY TO A PRIVATE OWNER

City Council will consider a request to adopt Ordinance 2017-0425, authorizing the acquisition of real property by quiet title action, and Ordinance 2018-0425, authorizing the acquisition by purchase, condemnation or dedication of real property for public right-of-way and in exchange, conveying a portion of City property to a private owner and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. ORDINANCE 2019-0425 - AMENDMENT OF CITY CODE CHAPTER 19 PLANNING AND DEVELOPMENT, ARTICLE VI SUBDIVISION REGULATIONS

City Council will consider a request to adopt Ordinance 2019-0425, amending Avondale City Code Chapter 19 Planning and Development, Article VI Subdivision Regulations and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The council will take appropriate action.

f. FINAL PLAT FOR STACK AVONDALE - PL-24-0053

City Council will consider a request to: a) approve Application PL-24-0053, a request from Jake Torpey, PE, of Kimley-Horn, on behalf of John Thatcher of Stack Infrastructure, for approval of Final Plat for Stack Avondale located at the southeast corner of Lower Buckeye Road and Litchfield Road, and b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

5. REGULAR AGENDA

a. FISCAL YEAR 2026 CONTRIBUTIONS ASSISTANCE PROGRAM

Staff will provide an update to City Council regarding the Contributions Assistance Program, including an overview of eligibility requirements, funding levels, and evaluation criteria for Fiscal Year 2025-2026. This item is for discussion and feedback only; no Council action will be taken.

b. UPDATE ON PARK DEVELOPMENT AND IMPROVEMENT PROJECTS

Parks, Recreation, and Libraries staff will present an update on park development and improvement projects. This item is for discussion only.

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

(5 minutes)

7. ADJOURNMENT

Councilmembers 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 video. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

ITEM NUMBER: 2.b.

SUBJECT: Proclamation - Commitment to Volunteerism

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Memo Espinoza, Police Chief

THROUGH: Dale Nannenga, Deputy City Manager, (623) 333-1017

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This item supports the following Avondale Strategic Outcome area:

- Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government.
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PURPOSE:

City Council will present a Proclamation recognizing April as National Volunteer Month. This item is for discussion only.

BACKGROUND:

The City Council will present a Proclamation recognizing April as National Volunteer Month.

DISCUSSION:

The City of Avondale firmly believes that the value of compassion, empathy, and community support are the foundation of a united and harmonious society, fostering connections that transcend differences and the strength and prosperity of our city is based on the selflessness of its residents to serve and uplift one another. We nurture a culture of giving within our cities, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built. We encourage all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or belief. The City of Avondale has joined a growing list of supporters, including the President of the National League of Cities and hundreds of leaders to date, in making a commitment to volunteerism. The City of Avondale recognizes the importance of volunteerism and a time for us to thank our City of Avondale volunteers.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.

Contact person for document distribution: Jenny Chavez



PROCLAMATION
COMMITMENT TO VOLUNTEERISM

Whereas, we firmly believe that the value of compassion, empathy, and community support are the foundation of a united and harmonious society, fostering connections that transcend differences; and

Whereas, the strength and prosperity of our city is based in the selflessness of its residents to serve and uplift one another; and

Whereas, we acknowledge the profound impact that can be achieved when we extend a helping hand to our neighbors, especially those of diverse backgrounds, lifting them up and collectively working to improve lives; and

Whereas, we nurture a culture of giving within our cities, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built; and

Whereas, we encourage all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our city's betterment and its inhabitants' well-being, regardless of background or belief; and

Whereas, the City of Avondale has joined a growing list of supporters, including the President of the national League of Cities and hundreds of leaders to date, in making a commitment to volunteerism; and

Whereas, April is National Volunteer Month – a month dedicated to recognizing the importance of volunteering and a time for us to thank our City of Avondale volunteers;

NOW, THEREFORE BE IT RESOLVED, on behalf of the Mayor and Council, the City of Avondale hereby proclaims the month of April as National Volunteer Month and affirm our City's Commitment to Volunteerism.

Proclaimed this 21st day of April 2025.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 2.c.

SUBJECT: Proclamation - Building Safety Month

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Jodie Novak, Development Services Department Director

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

Avondale Strategic Outcome Area: Community-Oriented Lifelong Learning Opportunities

Strategic Action: Create diverse public awareness and education campaigns, focusing on a variety of topics

PURPOSE:

City Council will present a proclamation recognizing the month of May 2025 as Building Safety Month in the City of Avondale. This item is for discussion only.

BACKGROUND:

The International Code Council (ICC) promotes Building Safety Month as an international campaign that takes place in May to raise awareness about building safety. This campaign reinforces the need for the adoption of regularly updated building codes to help understand what is necessary to develop safe and sustainable structures. All communities need building codes to protect their citizens and mitigate risks from disasters like fires, weather-related events, and structural collapses. Building codes are the best way of protecting homes, offices, schools, and manufacturing facilities, stores, and entertainment venues to name a few. Building code officials and building plan reviewers work daily to keep the public safe by applying the adopted codes such as, but not limited to, mechanical, structural, plumbing, residential, energy, and electric. Recognizing Building Safety Month in May presents an opportunity to spotlight the key role local government building professionals have in the City of Avondale's current and future growth.

DISCUSSION:

The ICC's 45th annual building safety campaign occurs in May 2025. Building Safety Month occurs in conjunction with National Construction Safety Week, all of which promote the importance of code compliance and safe work practices. From plan reviewing construction documents to ensuring compliance with adopted building codes, to issuing building permits and conducting building inspections, to certificates of occupancy, and certificates of completion, each step in the building process is intended to provide for safe buildings and structures. The Development Services Department supports the ICC in observing Building Safety Month, which is internationally recognized. ICC is the leading global source of model codes and standards and building safety solutions. This campaign provides awareness of building codes and the role they play in our built

environment.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: Ben Carr, Mark Byrd, Torin Sadow, Jodie Novak



PROCLAMATION
BUILDING SAFETY MONTH

WHEREAS, our city is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians, building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, and federal officials who are experts in the built environment to create and implement the highest quality codes to protect us in the buildings where we live, learn, work and play, and;

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as monsoon storms, microbursts, wildland fires, and floods.

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our code officials—who assure us of safe buildings that are essential to our prosperity, and;

WHEREAS, Building Safety Month, encourages us all to raise awareness about the importance of safe and resilient construction; fire prevention; disaster mitigation; energy conservation; water safety; training the next generation; and new technologies in the construction industry, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local building departments and fire prevention bureaus, in protecting lives and property.

NOW, THEREFORE, BE IT RESOLVED, on behalf of the Mayor and Council, the City of Avondale hereby proclaims the month of May 2025 as Building Safety Month in conjunction with the celebration of Building Safety Month by the International Code Council.

Proclaimed this 21st day of April 2025.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 2.d.

SUBJECT: Exceptional Student of Avondale Recognition (Avi Star Student)

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Christopher Lopez, Neighborhood and Family Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.
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PURPOSE:

City Council will recognize Avondale students from schools located in Avondale for their character and achievement. This item is for discussion only.

BACKGROUND:

The Avi Star Student recognition goes to an Avondale student(s) who are to be recognized for their achievements. The achievement may be academic, extracurricular or personal and highlights the impact the student has made for themselves, their family, school, or community.

DISCUSSION:

Avondale students will be recognized for their character and achievement.

BUDGET IMPACT:

None

RECOMMENDATION:

This item is for information and discussion only.

Contact person for document distribution: Christopher Lopez; Edith Baltierrez; Donna Gardner

ITEM NUMBER: 4.a.

SUBJECT: Minutes

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: Connected Community - Avondale will work directly and closely with our communities to develop programs and infrastructure that connect residents to the city's resources, the region, and each other. The approval of this agenda item provides residents with access to a previous meeting's minutes. The meeting minutes provide another outlet for residents to connect with the City Council.

PURPOSE:

City Council will consider a request to approve the March 24, 2025, March 25, 2025, March 31, 2025, and April 7, 2025 City Council meeting minutes. The Council will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute § 38-431.01(B), the City must provide written minutes of all City Council meetings.

DISCUSSION:

City Council held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends City Council approve the March 24, 2025, March 25, 2025, March 31, 2025, and April 7, 2025 City Council meeting minutes.

Contact person for document distribution: Chris Pierson

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
March 24, 2025

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, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White.

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; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Julie Knoll; Deputy City Clerk; Craig Jennings, Judge; Corey Larriva, Parks and Recreation Director; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Mark Neerings, Assistant Chief Information Officer; Jodie Novak, Development Services Director; Abril Ruiz-Ortega, Court Administrator; Larry Rooney, Fire Chief; Pier Simeri, Marketing and Public Relations Director; Jennifer Stein, Economic Development 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. PROCLAMATION – TWO LIGHTS FOR TOMORROW

City Council presented a proclamation recognizing the nationwide celebration of the Two Lights for Tomorrow initiative and urged all citizens to participate by lighting two lights to honor the past and illuminate the path forward for future generations. This item was for discussion only.

b. PROCLAMATION – FAIR HOUSING MONTH (APRIL)

City Council presented a proclamation recognizing April 2025 as National Fair Housing Month. This item is for discussion only.

c. PROCLAMATION – WOMEN’S HISTORY MONTH

City Council presented a Proclamation recognizing March 2025 as Women's History Month. This item is for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

Mayor Pineda reminded residents Councilmembers cannot respond from the Dais. Adding that in accordance with processes and procedures an Executive Session will be held March 25, 2025, to discuss the nature of many comments being made this evening.

- Teresa DeSanti spoke about concerns related to Councilmember Garcia using her employment with Turning Point to push for the recall of a councilmember in Mesa, even though she preaches "*freedom of speech*". Additional concerns raised include Councilmember Garcia's alleged lack of respect for her position and the citizens of Avondale. Ms. DeSanti asks the Council to uphold the Code of Conduct.
- Linda Yaeger spoke of the policies and regulations that all Avondale residents, employees, Councilmembers, and Mayor are required to abide by. Noting Councilmember Garcia violated the Code of Conduct by using her title to post the lies pertaining to Mr. Hanks. Ms. Yaeger encouraged Councilmember Garcia to have dignity and resign and for Mayor to do the right thing. Lastly, she commended Councilmember Garcia for her service, noting the many tours members of her family served and are still serving.
- Veronica Malone addressed the Council, noting the importance of Freedom of Speech and the right to express opinions. As an elected official it is imperative to remember you represent the community, must be nonpartisan, the oath of office means understanding your actions and opinions must reflect a commitment to all residents regardless of background or political affiliation. Negative Rederick deters developers, businesses, and residents from calling Avondale home. Ms. Malone encouraged the Council to hold each other accountable by upholding the standards within the Code of Conduct, which is the framework for governing bodies and leaders to maintain integrity, respect, and professionalism in public services.
- Robin Velasques addressed the Council noting she is a fourth-generation resident who lives, works, and plays in Avondale. Concern was raised on behalf of outraged residents and business owners who are fearful of retaliation. As a Councilmember, one should hold themselves to a higher standard and not post things on personal social media accounts that are seen as violating Avondale's Code of Conduct. Using God, being a Veteran, lies and denial to avoid responsibility and the First Amendment to assert her right shows disrespect for the constituents. If Councilmember Garcia can lie about this, what else can she lie about and how can any of you or the citizens trust her. Ms. Velasques asked the Council to censure Councilmember Garcia.
- Walter Gonzales addressed the Council again regarding disappointment with Councilmember Garcia's actions and asks the Council to act with integrity and accountability. Words and actions have consequences no matter what your title, position, political affiliation, or wealth may be. Mr. Gonzales commended

Councilmember Garcia's faith but noted Jesus would not post hateful and divisive comments.

- Mari Alvarado spoke to the Council noting Councilmember Garcia's behavior is shocking and unacceptable for a nonpartisan elected position. After citing a portion of the Code of Conduct, Ms. Alvarado recognized tomorrow's meeting and asked the Council to do the right thing because such behavior has no place in Avondale.
- Roger Pickerill addressed the Council citing Matthew 7:1 and 7:1-2 pertaining to judging, as well as Psalms 51:10 pertaining to forgiveness.
- Jose Hernandez spoke to the Council regarding the personal impact that resulted from Councilmember Garcia's comments from the Avondale Website, indicating that he would be a person of interest if anything happened to her or her family. Mr. Hernandez discussed threats received, severe disruption in his personal and professional life, and measures taken to protect himself and family. Councilmember Garcia's supporters are paid employees of Turning Point who never addressed her actions or lack of accountability. Adding, Councilmember Garcia is dishonest, deflects accountability, hides behind religion and her service and is not fit for public office or the residents of Avondale.
- Natosha Edmonds addressed the Council as the Chair of the West Valley NAACP Economic and Development Committee, encouraging correction, understanding, accountability, and growth. Those in leadership should reflect values they wish to see in the community and know words and actions can bring people together or push them apart, like now the city is experiencing a division. The principles of faith should be embodied, follow the core values of the city and leadership when speaking or commenting. This is a reminder that forgiveness and accountability may allow forward movement together.

The City Clerk read the following comments into the record:

- Katie Maxwell: "It's a shame to see the city council of Avondale sit by as one of their members is targeted and attacked by a partisan operation simply because she is a strong outspoken mother with a minority political opinion. As a fellow mother I'm disappointed in my city and the outsiders trying to hijack it but I'm also inspired by her strength during these lame and quite frankly racist attacks against her by radical leftists. Avondale mothers salute you Ms. Garcia!"
- Jose F Gonzales: "My name is Joe Frank Gonzales and my wife is Amelia Gonzales. I was born and raised here in Avondale. My family worked on a farm on 103rd just south of Encanto. Just behind where the now Harkins theater is.. I have served our community in many ways. I even worked for the city of Avondale as a street sweeper for 27 years before I retired. I have first hand seen the growth of Avondale. From just being farmland to the now apartments on top of apartments. This city has seen nothing but growth, and that is contribute to the many council

members and mayors throughout the years. The behavior that I have read in the newspaper about one of our council members has me disgusted, something I never thought I would feel about my beloved City. If this isn't taking care of, this would only impede our cities growth. Do not allow this council member to be the eyesore of our city that my family, and so many families have built and worked and served and loved for so many years. This is not Avondale. Be Avondale and do what's right. Thank you."

- Mark Gonzales: "Good evening and thank you for accepting and reading my comments tonight. I am unable to attend tonight's meeting but would like to comment on the Code of Conduct and the integrity and honor that all political figures should be held to. I am a longtime School Board member for the Avondale Elementary School District and knowing that I represent more than just myself and my views, conduct and social media postings as displayed and posted by Council Member Garcia should not be allowed, tolerated and accepted as common practice as she represents more than just her political views. Representing the City of Avondale should be held in the highest esteem and every citizen should be represented in the highest regard. Those political views and comments made, publicly and/or on social media accounts, she should be held accountable for, whether in good or bad taste, it is a reflection of our city and its citizens. Your response as that you have a right to your freedom of speech is true but there needs to be an understanding that, when representing us lifelong citizens in that manner is uncalled for and should not be dismissed without fault and/or repercussions. There have been many other Council members that have represented us in the highest of standards and for you and your comments to be announced as such is irresponsible and detrimental to us as other cities and their citizens look upon us as the residents that you represent. You should be held accountable and reprimanded to the highest level for violation of the Code of Conduct and the integrity and honor that your position holds. Thank you for your time, Mark Gonzales lifelong resident and longtime School Board member of Avondale and Avondale Elementary School District."
- Laura C Gonzales: "Good evening, Mayor and Council, I am Laura Castillo Gonzales, a 3rd generation Avondale resident and former business owner of Laura's Burgers and More in Old Town Avondale. I feel I must voice my frustration and concerns about Councilmember Jeannette Garcia and why I feel it's your responsibility to intervene, holding her accountable for her words and actions. Councilmember Garcia was causing problems even before she became a city councilmember. During the city campaign last year, Jeannette posted on social media, calling out Avondale councilmembers Veronica Malone, Gloria Solorio, Tina Conde, Max White, Curtis Nelson, and running mates, Sherri Weiss and Natosha Edmonds, as "spineless" on July 14, 2024, for not giving their condolences to Donald Trump when he got shot in the ear and inferring that they condone political violence. On July 30, 2024, the day of the Avondale city election, I went to City Hall to drop off two ballots and I saw Mike Peneda standing outside City Hall, so I went to say hello. Jeannette was standing within earshot

(approximately 7 feet) of my conversation with Mike and inserted herself, interrupting our conversation. Jeannette proceeded to tell me that I could not drop off anyone's ballots. Mike and I looked at each other like, "what is she talking about" and we said to each other "everyone brings other people's ballots in." Jeannette goes inside the City Hall building to tell on me and even though I knew that I was not doing anything wrong, I didn't turn in the ballots because Jeanette intimidated me making me feel like I was doing something wrong. When Jeannette came out of City Hall, I confronted her asking why she treated me that way while recording her on video because I was not sure what she would do next, and we exchanged some words. I just don't understand why someone trying to get elected to be a councilmember would use voter intimidation to get elected. Why not be nice about it and introduce yourself to me instead of interrupting a private conversation and attempting to intimidate me. In the end, Jeannette was told by the Avondale City Clerk that I was not doing anything wrong, but I have NEVER received an apology to this day. Regarding the Tom Hanks issue, you already know what Councilmember Garcia did and said, and you know she is lying to avoid getting in trouble. Councilmember Garcia MUST follow the City of Avondale City Council Code of Conduct, and I expect each one of you will listen to our valid concerns and reprimand her. Before I close, allow me to quote what Jeannette posted on her social media account during the city campaign, "I'm not running to make friends, I'm running to keep people accountable." Well, Councilmember Garcia, we, the citizens of Avondale are here tonight to keep you accountable."

- Jessica Bajarano: "As citizens of the city of Avondale, we will not tolerate this type of behavior that Council member Garcia has showed. She needs to be reprimanded as she serves the public. I do hope the council comes together and put favors and friendship aside and do what's right for the residents of Avondale. If you wouldn't like to hear or see your kids talking or posting the way Garcia does, then why should we allow a city council member. So put all that election and campaigning alliances aside and follow the code of conduct. It's the right thing to do!"
- Colin White: "Subject: Taxpayer expense caused by Elon Musk repost of a city council member. Question: How much did this cost the city in regards to: 1. Receiving complaints and commentary? 2. Meetings hosted and/or held to address Avondale appearing in national media? 3. The cost it will take to close this issue for the city? The post seemed very adversarial and aggressive from a body who is considered to be non-partisan and serving of the people only for the sake of civil service."
- Mark Vasquez: "No one actually cares about Tom Hanks. It is unfortunate that at this time Avondale is in a negative light for other residents discrimination towards a Councilmember who has a different political view then them. This is showing our city is unwelcoming of all people. I follow the council closely and have witnessed other Councilmembers encouraging the actions on facebook (Councilmember Solorio) and another in fact begin the attacks on Councilmember Garcia since the day she was appointed, Councilmember White. This is not organic but in fact being

used for their political gains and soon campaigns. Councilmember White and Avondale Ambassador Natosha Edmonds are both members of an organization who held a town hall with Phoenix Councilmember and all the residents who have been speaking against Councilmember Garcia this past week. The next day a Facebook event was created and shared with the community. This is not organic, our city should be passed this and Avondale City resources are being abused at this point. Councilmember White has led the charge. Avondale has always been a welcoming city but now I second guess if it is because we will get attacked for our differences. Businesses who will want to invest may not now because of the discrimination. Their business may not be welcomed and as you see in the news now, Tesla has been attacked viciously and the customers. This has NOTHING to do with Code Of Conduct - they found an opportunity to harass Councilmember Garcia. Whatever the Council decides tomorrow will be a statement to the community that you will stand by the First Amendment or be intimidated and allow discrimination in our city."

- Veronica Gonzales: "I'm writing to address the ongoing attention that Councilwoman Garcia has been bringing to our city. Following her controversial "Pedo" comment involving Tom Hanks, she continues to use her platform to express her views, but in doing so, she's drawing unnecessary attention to our city. I believe the council has been slow to act, taking over a month to address her conduct. Start working for the people and hold one of your members accountable for their behavior, because right now, it looks like you're all tolerating it. Mayor, show the residents of Avondale that you stand with us and will not accept this behavior from any of your members."
- Liz Gonzalez: "March 23, 2025 - City of Avondale Mayor and City Council Members, My name is Liz Gonzalez, and I am a resident of Avondale. I am writing this statement out of concern for Councilperson Jeannette Garcia's comments made on her social media account regarding Tom Hanks being a "pedo" (pedophile) and all the negative attention it has brought to our city. I am a Spanish speaking Latina, and I can tell you all that we (Latinos) do not use the word "pedo" or "fart" to insult another person. I feel this excuse was used by Councilmember Garcia to avoid any negative repercussions. I have read the Avondale City Council Code of Conduct, which I feel Councilperson Garcia has specifically violated the "Conduct of Members" section of the code of conduct that states, "The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, harassment, personal charges or verbal attacks upon the character or motives of other members of Council, boards, commissions, the staff or public. Members shall demonstrate civility and respect at all times. This remains true in both public and private encounters as members should be aware that the public nature of the office they hold means they are always on display." Based on this excerpt the code of conduct, the post written by Councilperson Garcia and the fact that she is lying to avoid negative repercussions, I respectfully request that you censure

Councilperson Garcia or at the very least formally reprimand her. Thank you for considering my request and for your service to our city. Sincerely, Liz Gonzalez.”

- Angel Soberano: “It’s time for this council to start working for the people and stop turning a blind eye to unacceptable behavior from one of your own. The longer you allow this to continue, the more it looks like you’re all complicit. Mayor, it’s your responsibility to show the residents of Avondale that you stand with us and won’t tolerate this kind of conduct from any council member. Holding one of your own accountable is not optional – it’s a duty. The people are watching, and we demand action now, not more delays and empty words.”
- Maasiai Montenegro: “I write to the council today and ask that my comments be heard and recorded in strong support of Council Member Garcia. While her recent social media post has sparked controversy, this response feels less about genuine accountability and more like a targeted effort driven by political differences. She clarified her statement, and it’s clear her words were misinterpreted — yet the outrage continues. Are we really going to punish someone for expressing an opinion, simply because it’s unpopular? If so, who’s next? Freedom of speech is a foundational right in this country — including for elected officials. Silencing someone because they think differently is not democracy, it’s censorship. Weaponizing the Code of Conduct to settle personal grievances is a misuse of council resources and taxpayer time. And let’s not forget the work Council Member Garcia has done since winning her race in June, being appointed early in October, and sworn in this January. In just a few short months, she’s shown up for this community over and over again — attending 3 to 4 community events weekly, including Shop with a Cop and the Cashion With Love Christmas event, where she served food and drinks to residents in need. She’s engaged with interfaith groups to build stronger relationships across Avondale, and met with educators and school administrators who’ve asked her to be their voice at the council table. She was also the only member to vote against raising utility costs — proving her commitment to putting residents first. Council Member Garcia is not just a public servant — she’s a mother, a dedicated church volunteer, and someone who leads through action, not just words. She listens. She shows up. She serves. Avondale cannot afford to lose a council member who is clearly here for the people — not for politics. If we allow outrage and personal bias to override facts, how can any resident feel safe expressing themselves? How can we trust the process? I urge this council to set politics aside and focus on what truly matters: the well-being of this city and the residents you were elected to serve. Thank you for your time.”
- Eric Gonzales: “Mayor and council, you must do better. The people of Avondale deserve leadership that upholds integrity and accountability. Your inaction is not just disappointing—it’s a betrayal of the trust we’ve placed in you. It’s time to stop tolerating behavior that undermines the community, and take decisive action. The residents are watching, and we won’t stand by while this continues. My question for each of you do newly elected members of the council receive training on how to conduct themselves as impartial, non-partisan representatives? Councilmember

Garcia's posts suggest she is only interested in representing those who share her views. As a Republican, but not part of the MAGA movement, I wonder if she would be willing to meet with me. She has already shown us the type of elected official she is—one who only serves those who agree with her, rather than representing the entire community. This kind of behavior is not what we expect from our elected leaders."

Councilmembers were given an opportunity to respond to criticism.

Councilmember White discussed the personal attack on herself and accusations of being involved in this matter. She reviewed all public appearances over the past week, noting all public appearances are visible on her public calendar. It was clarified that Ms. Edmonds had invited her to share a video at an event, but that did not happen. Further commenting she has a very private life, nothing to do with this matter, and has not made social media posts. She serves the city with integrity and excellence and the allegations are untrue.

Councilmember Solorio advised she was not invited to the NAACP meeting and did not participate in it, nor was she part of the Facebook post. For clarification, during the campaign others participated in slandering but she took the higher route and did not do anything for political gain.

Mayor Pineda stated he ran his own campaign and did not align with or receive money from any political organization, including Turning Point. Therefore, the accusation of any alignment clouding his judgment in any decision is false. All decisions in this matter will be made in accordance with the Code of Conduct.

Councilmember Weise stated she did not receive any funding and was not in alliance with anyone. It was clarified that on occasion, Mayor Pineda invited her to walk with him to knock on doors, otherwise it was her and her family knocking on doors during the campaign.

Councilmember White asked for a rough estimate of how much money the city has spent on this issue so far prior to tomorrow's meeting. Mr. Corbin advised that it is not possible as they do not track hours and minutes.

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. Having no requests from Council, motion was made by Vice Mayor Nielson, seconded by Councilmember White, to approve the Consent Agenda.

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

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

a. MINUTES

City Council approved the February 10, 2025, February 24, 2025, and March 3, 2025, City Council meeting minutes.

b. APPOINTMENTS AND REAPPOINTMENTS TO BOARDS AND COMMISSIONS

City Council a) approved various appointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions and as listed in the staff report; b) approved the reappointment of various members to the City's Boards and Commissions; and c) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. SETTLEMENT AGREEMENT AND PAYMENT FOR THE CLAIM OF ROGELIO JACQUEZ

City Council approved the settlement agreement with Rogelio Jacquez in the amount of \$250,000 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. RESOLUTION 1009-0325 - DESIGNATING THE CITY'S HOUSING AND COMMUNITY DEVELOPMENT MANAGER AS THE CERTIFYING OFFICER FOR ENVIRONMENTAL REVIEWS CONDUCTED PURSUANT TO 24 CFR PART 58

City Council adopted Resolution 1009-0325, designating the City's Housing and Community Development Manager as the Certifying Officer for Environmental Reviews conducted pursuant to 24 CFR Part 58 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. RESOLUTION 1010-0325 - AUTHORIZING THE GRANT APPLICATION AND ACCEPTANCE FROM THE GOVERNOR'S OFFICE OF HIGHWAY SAFETY FOR OCCUPANT SAFETY PROGRAM

City Council a) adopted Resolution 1010-0325, to apply for grant funding from the Governor's Office of Highway Safety for the Occupant Safety program in the amount of \$26,560; b) authorized and direct staff to take all steps necessary to cause the execution of the application and if awarded the acceptance 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.

f. RESOLUTION 1011-0325 - AUTHORIZING THE GRANT APPLICATION AND ACCEPTANCE OF FUNDS FROM THE GOVERNOR'S OFFICE OF HIGHWAY SAFETY IMPAIRED DRIVING PROGRAM

City Council a) adopted Resolution 1011-0325, authorizing the application and acceptance of grant funds by the Governor's Office of Highway Safety in the amount of \$39,420, which supports the Police Department's funding of Personnel Services (Overtime) and Employee Related Expenses to enhance DUI/Impaired Driving Enforcement Overtime through the City of Avondale; b) authorized and directed 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.

g. RESOLUTION 1012-0325 - AMENDMENT NO. 3 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HOME CONSORTIUM

City Council adopted Resolution 1012-0325, authorizing Amendment No. 3 to the Intergovernmental Agreement (IGA) with Maricopa County to allow the City to receive an allocation of federal funding under the HOME Investment Partnerships (HOME) Program in the amount of \$199,777 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1013-0325 - AMENDMENT NUMBER 3 TO THE INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY FOR AMERICAN RESCUE PLAN (ARP) FUNDING

City Council adopted Resolution 1013-0325, approving Amendment No. 3 to an Intergovernmental Agreement (IGA) between Maricopa County and the City of Avondale relating to the American Rescue Plan Act of 2021 funding (ARPA) for the construction of affordable housing and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. RESOLUTION 1014-0325 - 2025-2026 HUD ANNUAL ACTION PLAN AND FIVE-YEAR HUD CONSOLIDATED PLAN (2025-2029)

City Council adopted Resolution 1014-0325, approving the City's 2025-2026 Annual Action Plan and the Consolidated Plan and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Annual Action Plan identifies housing and community development needs and strategies and defines how Community Development Block Grant (CDBG) and HOME funds will be allocated next fiscal year. The Consolidated Plan outlines the City's goals for housing and community development for the next five years.

j. ORDINANCE 2007-0325 - AMENDMENT OF CITY CODE CHAPTER 4.5 CABLE TELEVISION SYSTEMS TO ADD A NEW ARTICLE II TELECOMMUNICATIONS LICENSE

City Council adopted Ordinance 2007-0325, amending Avondale City Code Chapter 4.5 Cable Television Systems to add a new Article II Telecommunications License and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

k. ORDINANCE 2008-0325 - AMENDMENT OF CITY CODE CHAPTER 8 DRAINAGE AND FLOOD CONTROL

City Council adopted Ordinance 2008-0325, amending Avondale City Code Chapter 8 Drainage and Flood Control and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

l. ORDINANCE 2009-0325 – GRANTING OF A RIGHT-OF-WAY EASEMENT ACROSS CITY-OWNED PROPERTY TO ARIZONA PUBLIC SERVICE

City Council adopted Ordinance 2009-0325, authorizing the granting of a right-of-way easement across City-owned property to Arizona Public Service and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

m. FINAL PLAT OR PARK 10 PHASE 4 - LOT 1, PHASE 3 REPLAT – APPLICATION PL-25-0006

City Council approved a request by Jeff Behrana, PE, with Optimus Civil Design Group, on behalf of GUNBO, LLC, c/o Parkland Development, for: a) approval of Application PL-25-0006, a Final Plat for Park 10 Phase 4 - Lot 1, Phase 3 Replat located at the southeast corner of McDowell Road and 107th Avenue; and b) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

n. MAP OF DEDICATION FOR ENTRADA - ILLINI STREET – APPLICATION PL-24-0303

City Council approved a request by Daniel Auxier, PE, with EPS Group, Inc., on behalf of Meritage Homes of Arizona, Inc., for: a) approval of Application PL-24-0303, a Map of Dedication for Entrada – Illini Street generally located north of Broadway Road and west of 107th Avenue; and b) authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. PUBLIC HEARING AND ORDINANCE 2010-0325 - HOPEWELL AVONDALE ANNEXATION APPLICATION PL-24-0242

City Council held a public hearing and considered a request to adopt Ordinance 2010-0325, approving a request by Kimberly Schroeder of Kaeko Inc., on behalf of the property owner Hopewell Avondale, to annex an approximate 5-foot wide strip of land located east of the northeast corner of El Mirage and Indian School roads, which is the southeastern portion of the Hopewell parcel and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Sylvia Willem Marcor, Planner with the Development Services Department, presented an overview of the annexation of Hopewell Avondale. The five foot wide by five hundred feet long, 2,501 square foot parcel is located within Maricopa County Jurisdiction east of the northeast corner of El Mirage Road and Indian School Road on the southeastern part of the Hopewell Parcel. This parcel was previously a

Maricopa County right-of-way, and this annexation is proposed by the property owner Hopewell Avondale.

Currently the property is vacant with no buildings or residents in the area. A site plan and design review was approved by the City on June 29, 2023, for warehouse or industrial uses. The site is zoned A-1. Annexing this small parcel would put it within the City's jurisdiction and bring the entire parcel into conformance and developable.

The proposal meets State requirements, all required notifications have been completed, and the Petition has been signed and recorded by the property owner. Staff conducted research on this annexation along with filing a blank petition and affidavit. The first public hearing was held on February 24, 2025, at the City Council meeting and there were no comments.

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

Councilmember White moved to adopt Ordinance 2010-0325 annexing a 5-foot-wide strip of land approximately 2,501 square feet, located east of the northeast corner of El Mirage and Indian School roads on the southeastern portion of the Hopewell Avondale parcel; Councilmember Weise seconded the motion.

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

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Absent for Vote*
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

**Councilmember Solorio stepped away for a moment and was absent for the vote.*

b. COUNCIL BUDGET DISCUSSION

City Staff presented an update on the City's finances and sought Council's feedback on the Fiscal Year 2026 budget. This item was for discussion only.

Renee Weatherless, Director of Finance & Budget, presented and discussed the Draft Budget for Fiscal Year 2026, that was developed with Council's recommendations and priorities taken into consideration. Specifically, Economic Development as well as Parks and Recreation, Public Safety, Connected Communities, maintaining high quality services, and taking care of city employees.

An overview of the forecast assumptions included.

Revenue:

1. There is no impact of any recession, no changes to the structure of sales tax or state shared revenues other than the Residential Rental Sales Tax that ended on January 1, 2025.
2. The contracting sales tax has been higher than planned for a couple years, but during the budget process, it is assumed it will come back to a normal sustainable level. The same for single-family home permits, which should be between 300-500 per year.
3. No revenue from the Data Center projects is incorporated in this forecast.

Expenses:

1. Include salary increases for cost-of-living allowances (COLA), merit, and the recent compensation study.
2. Overall inflation assumptions of three percent per year.
3. Staffing for the Alamar Public Safety Substation is part of the forecast for the Fiscal Year 2027.

Future Financing:

1. A committee was formed to review and present General Obligation Bonds (GOB).
2. Future discussion with Council to restudy of a Wastewater Development Impact Fees, Financing the Wastewater Treatment Plant Expansion, PFAS (Per-and polyfluoroalkyl substances), and the Bartlett Dam.

Ms. Weatherless reviewed the General Fund ongoing revenue and expenses, noting although the revenues slightly increase the City experiences the impact from the loss of the Residential Rental Sales Tax during the second half of the year. Expenses continue to increase and the surplus decreases in Fiscal Years 26 and 27. The goal is to maintain a structurally balanced budget, and this does not include data center revenue. One-time expenses out pace revenue, assuming all CIP projects are completed in Fiscal Year 25 and not carried over into the following year. The fund balance is above the stabilization amount that equals thirty-five percent of the prior year's budget, and \$5 million capital reserve for unanticipated events. The fund balance for Fiscal Year 2030 is \$5.7 million.

Ms. Weatherless provided an overview of projected funding from sources outside of the general fund, that included where and how the funds can be utilized. The enterprise funds, water, sewer, and solid waste include proposed and future utility rate increases. An in-depth overview of expenses recommended in the budget was provided for personnel. Noting the Associate Engineer Plan Review position includes one-time technology expenses, Traffic Control Inspector which is funded through Highway User Revenue Fund (HURF) includes a vehicle and one-time technology expenses, the Parks Supervisor position includes a vehicle, and the Fleet Coordinator is funded by revenue generated from services the Fleet Department provides.

Departmental highlights within the budget were reviewed and included.

- The City Auditor has one-time expenses for consultant assisted audits.
- The City Clerk has one-time expenses for the 2025 election.
- Human Resources has a one-time software enhancement expense.
- Inflationary increase of \$700,000 to WeRide on top of the \$3.6 million contract.
- One-time expense to build a plan that prioritizes annexations, access ways, and land acquisition along the Gila River Scenic district.
- One-time expense for software to manage inventories and services in the Fleet Department.
- Operational services include rate assumptions.

In April the City Manager's Recommended Budget will be presented to the City Council. In May, the Tentative Budget will be presented for adoption. Once the Tentative Budget is adopted, that sets the budget number that cannot be increased. In June the Final Budget will be presented for adoption and setting of the tax levy.

The Mayor and Councilmembers were given an opportunity to comment and ask questions.

- ▶ Mayor Pineda commented on the budget not fully representing the job and constraints staff are working under. He commended leadership on being efficient and staying withing the limitations of the budget.
- ▶ Councilmember Conde commented on many of her priorities for the city being incorporated in the budget. In addition, she recognized the hard-working staff and the need for additional employees as the city and workload continues to grow.
- ▶ Councilmember Garcia recognized City Manager Corbin for assisting her in understanding the budgeting process. Further commenting on the ability to provide additional personnel to support the hard-working city employees.
- ▶ Councilmember White noted WeRide is one of her priorities and commented on its success. Another priority is the Audit and Finance department and appreciates that outside support.
- ▶ Councilmember Weise thanked department directors and noted Councils support and appreciation. Further inquiring what the Economic Incentives were. Mr. Corbin explained it is monies used by Economic Development to attract and retain businesses in the community.
- ▶ Councilmember Solorio commented on the addition of staff within the Economic Development Department.
- ▶ Vice Mayor Nielson inquired if the potential changes in State Legislation will affect the Photo Radar positions. Mr. Corbin explained one position is for the Court, which is funded by revenue from the photo radar and if funding goes away the position will be retitled and funded through other sources. The second position is within the police department, and it is believed that position can be absorbed into other duties.

- ▶ Vice Mayor Nielson asked about the Fleet software and if it will track the buses. Mr. Corbin explained this is a result of an audit and the software will keep track of vehicle usage, gas usage, supplies, among other things.
- ▶ Vice Mayor Nielson inquired how the CIP carryovers fit into the “tentative” budget. Ms. Weatherless explained a contingency line is included that allows for transfers once the year is closed to true up carryovers.
- ▶ Mayor Pineda commented on the importance of funding programs and being aggressive in attracting restaurants and grocery stores to come to Avondale, which is a top priority for the Council and the community.

City Council recessed the Regular Meeting at 7:13 p.m.

City Council reconvened the Regular Meeting at 7:22 p.m.

Andrew Mesquita, Human Resources Director, presented and discussed employee compensation and benefits for Fiscal Year 26. The recommended compensation increases, and benefit changes are responsive to feedback from the Employee Benefits Committee and employees throughout the city.

Recommended compensation changes were reviewed for police officers and sergeants, Fire Department MOU, and general staff. A common theme was a two percent one-time merit payment for topped out employees. An exception is any general staff that have a range movement and receive more than a three percent COLA increase. The difference above three percent up to two percent would be paid as a one-time payment. An amended Fire MOU that incorporates the two percent one-time payment will be submitted at a future meeting for approval. As a result of the recent market study, it is recommended to amend the on-call and shift differential pay.

An overview of recommended changes through collaboration with the police department was provided. Included is an increase to the allotment for ballistic vest and uniform allowances for eligible employees. The implementation of a city contribution of \$5,000 to a Post Employment Health Plan (PEHP) account for sworn officers and sergeants who retire with twenty or more years of service. This plan contains similar verbiage to the fire department’s MOU and aid in recruitment and retention. The Public Safety Retention Program was implemented in Fiscal Year 25 to promote rewarding and retaining public safety employees by allowing eligible sworn employees to receive a retention pay out based on where they were in their twenty plus year career. Approximately, fifty eligible sworn employees opted to receive their retention cycle payout, which will be paid in July 2025.

The compensation market study utilized one-time funding to conduct a market study and ensure Avondale remains competitive and an employer of choice. The city engaged Public Sector Personnel Consultants to conduct the study specific to market ranges. 170 jobs were surveyed, representing fifty-two percent of the positions across the City of Avondale. Overall, eighty percent of the positions surveyed were withing

five percent of the market midpoint, leaving twenty percent needing further review and possible adjustments.

Approximately, eighty jobs were advanced one grade equating to a five percent increase above the five percent merit and three percent COLA increases. Thirteen jobs were identified for further review and possible reclassification evaluations and another market study. Twenty-one job titles were removed to clean up the compensation plan and ensure an accurate representation of jobs throughout the city.

An overview of the benefits noted a recommendation for increased deductibles for health plans based on IRS regulations. Changes from last year to the health plans were reviewed. The vision plan is voluntary and based on feedback is anticipated to change vendors to VSP Vision Care with an anticipated ten percent increase in premiums. The dental plan will have a five percent increase in premiums. Employee Assistance Program vendors are being reviewed to determine levels of service and enhanced employee resources. Open enrollment will be mid-April for a two-week period.

The Mayor and Councilmembers were given an opportunity to comment and ask questions.

- ▶ Councilmember White noted there were forty-seven people on the EPO health plan, and inquired how low it would have to go before it was sunset. Mr. Mesquita advised it is unclear what the number would be, but the decision would be made in consultation with the benefits manager and outside consultant and take into consideration how many employees migrate to other plans.
- ▶ Councilmember Solorio expressed appreciation for the switch to VSP Vision Care and for the clear understanding of the health plan options. Regarding the \$5,000 PEHP for sworn officers and sergeants, can it be clarified who Avondale Police United is. Mr. Mesquita advised it is an association out of the Avondale Police Department that represents sworn employees as well as different titles and positions within the police department who want to join. A discussion ensued regarding the number of Lieutenants and above who have twenty years or more with good standing. Mr. Corbin explained part of this long-term program was created from a similar agreement with the fire department and to fix prior inequities. This is a test run and will eventually come before the Council to expand beyond senior officers and firefighters. It is imperative to make sure whatever benefit is started can be sustained for the long haul. There are other options being considered such as converting sick leave into a contribution to the PEHP. Councilmember Solorio believes it is important to provide the \$5,000 to all sworn officers including the eleven Lieutenants and above, which total \$55,000 and can come from salary savings within the police department.

- ▶ Councilmember White expressed concern with ballistic vests not being provided to security officers. Mr. Corbin clarified anyone who buys a ballistic vest through the program is eligible for reimbursement.
- ▶ Councilmember Conde inquired how often compensation studies are conducted. Mr. Mesquita advised Chapter 5 and the Compensation Policy indicates every two years permitting budget funding is available. This study did not include classification but will be included in the next one.
- ▶ Mayor Pineda sought clarification on how competitive Avondale was based on the market study data. Mr. Mesquita advised, with eighty percent of the jobs within the market midpoint, the number of applications received by individuals interested in coming to Avondale, and working for the organization shows competitiveness. The Council's commitment to review this every couple of years speaks to the testament of ensuring that position is maintained.

James Milanese, City Projects Administrator, presented and discussed the capital improvement plan (CIP) update. An overview of the larger projects completed this year within the community was provided. A review of the \$70 million funding shows most funds have not been encumbered.

There are many projects scheduled for Fiscal Year 26 from a new fire station in Old Town, traffic signals and improvements at Friendship Park, sidewalk expansion and gap improvements, and the Bridge Housing project. Completing these projects and spending down the funding will flatten out the pyramid shown in Ms. Weatherless' charts.

Many projects will take multiple years for design and construction, such as the Old Town phases IV, V, and VI, Donatela Park, improvements to the intersection of Dysart Road and McDowell Road, trail improvements at Lower Buckeye Road and the connection to Festival Fields, the intersection of 111th Avenue and Thomas Road, and Phase II of the Water Reclamation Facility expansion. The Alamar Combined Public Safety Facility construction will begin upon Brookfield's completion of their work. The Aqua Fria Trail is in negotiations with the railroad company.

Mr. Corbin noted the staff and engine will come onboard prior to the completion of the building.

Mr. Milanese briefly discussed GOBs and the Bond Committee, noting they will be back on April 7, 2025, to present the projects and recommendation to The Council.

New capital projects for Fiscal Year 26 – 31 were discussed, noting a cashflow approach will be used going forward where the project funds will be shown in the budget for the year they will be expended, but can be adjusted based on the Council's priorities. This is because construction projects rarely go to design and construction in the first year. Additionally, a measured approach will be used on projects, which

means they will be done incrementally to have accurate data and to better estimate costs. Unfunded projects are programmed and awaiting potential funding.

Mr. Milanese reviewed and discussed facilities projects, parks projects, transportation projects, utilities projects, and asset and vehicle replacement for Fiscal Year 26.

The Mayor and Councilmembers were given an opportunity to comment and ask questions.

Councilmember Conde commented on the continued focus on improving the parks.

- ▶ Councilmember Garcia commented on the new transit shelters and continued improvements to Friendship Park, including a second outlet.
- ▶ Councilmember White commented on discrepancies in the presentation and the five-year CIP Plan. Mr. Corbin explained the discrepancies are due to the money that has been spent on studies and design. Construction remains unfunded pending sales tax numbers and approval of bond funding.
- ▶ Councilmember Weise noted appreciation for the ADA accommodation at the parks. In addition, she asked about the projected cost of the Pickle Ball court, because there is a \$15 million and \$19 million estimate. Further, would the city be committed to building the infrastructure if the \$1 million design fee is paid. Mr. Milanese explained this is the measured approach previously discussed, where the study has been completed, the next step is design, but there is no commitment until construction begins. Mr. Corbin explained the \$19 million was an early figure and \$15 million is the limit he set. This is a simple construction and does not include locker rooms, but something that can be usable for other things. Indoor recreation was a priority in the Parks and Recreation Plan to provide and improve a quality of life for residents.
- ▶ Vice Mayor Nielson sought to clarify where the Old Town projects are located. Mr. Milanese explained Phase III was in Cashion, Phases IV and V are in Old Avondale, and Phase VI is in the Las Ligas area.
- ▶ Mayor Pineda commented on the CIP plan that demonstrates diversification of projects, commitment to a citywide approach and ensuring the organization is prepared for anticipated growth. In addition, he suggested the Las Ligas Park project comes before the pickle ball design. Mr. Corbin advised it is possible, and bond funds would be used which are not available for several years. The first project to receive bond funding is the Alamar Public Safety Facility, but further discussion on funding will take place during the next budget cycle.

Mr. Corbin recognized Rob Baer, Budget Manager and his team for the professionalism and efforts on this budget.

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

Councilmember Solorio shared her experience in Washington, D.C. at the National League of Cities and that Avondale will be recognized as a Small City during Junes Small City Month. Vice Mayor Nielson and Councilmember White accompanied Councilmember Solorio to this event.

Councilmember Weise discussed her attendance at the United Way breakfast that highlighted Ladakh Core School and their literacy hub. Also, discussing her attendance at an online meeting for Read on Southwest Valley where they discussed families that attended Ladakh Core School and how it impacted their families.

Councilmember White discussed her attendance at the Neighborhood and Family Services, Youth Empowerment Summit and the Leadership West Class 31 visit to Luke Airforce Base.

Councilmember Garcia discussed her attendance at Historic Avondale Cafecitos – Coffee with the Community and Coffee with Council.

Vice Mayor Nielson discussed his experience at the National League of Cities, noting the highlight was breakfast with the Avondale Youth Advocacy Group.

Mayor Pineda discussed his attendance at the Empowerment event and the Aqua Fria Gala.

7. ADJOURNMENT

There being no further business before the Council, Councilmember Garcia 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 Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

The meeting was adjourned at 8:37 p.m.

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 24th day of March 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
March 25, 2025

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.

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

Members Present: Mayor Mike Pineda; Vice Mayor Curties Nielson; Councilmembers Tina Conde, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White.

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; Memo Espinoza, Police Chief; Craig Jennings, Judge; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 15 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. ADJOURNMENT INTO EXECUTIVE SESSION

Councilmember White moved to adjourn the Special Meeting and hold an Executive Session pursuant to (i) Ariz. Rev. Stat. § 38-431.03 (A)(3), discussion with the City Attorney for legal advice on the authority of City Council over the conduct of its members. (ii) Ariz. Rev. Stat. § 38--431.03(A)(1), discussion or consideration of disciplining Councilmember Garcia. Councilmember Solorio seconded the motion.

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

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

City Council adjourned the Special Meeting at 5:34 p.m.

City Council reconvened the Special Meeting at 7:13 p.m.

3. DISCUSSION OF COUNCILMEMBER GARCIA'S CONDUCT

Discussion of Councilmember Garcia's conduct pursuant to the Avondale City Charter and the City Council Code of Conduct.

On behalf of the City Council, Mayor Pineda read the following statement into the record:

"The Avondale City Council met in executive session for the purpose of discussion regarding discipline of one of our Councilmembers under the City Council code of conduct. The Council code of conduct serves as a guideline for our conduct as elected officials. In addition to the Council code of conduct, we are also bound by our City Charter which does not provide an avenue for the Council to remove another Councilmember from their seat. The Avondale City Charter makes it clear that the voters of Avondale are the ones who elect us into office, and that is the voters of Avondale who will determine whether or not we should represent them.

Please understand that under state law, we are not permitted to disclose what was discussed in executive session. The Council are also not permitted to take any action in executive session. There is also no action item on the agenda this evening, and therefore, Council will not be voting to take action tonight. I do want to take the opportunity to say a few words though about the matter.

One of the things that the Avondale City Council prides itself on is the ability to put our personal, political, or ideological differences aside and work together to make lives better for the residents of Avondale. That has been the case during the past eight years that I was on the City Council and as Mayor, that is my hope for the Council moving forward. I have no doubt in my mind that each member of the City Council loves their community and is passionate about the roles that they were elected to.

Some of us have been on the Council for much longer than others, having already served two terms. As a councilmember, what I have learned is that it's difficult to separate our roles as private citizens and elected officials. In the eyes of the community, we are always Mayor or Councilmember. Just like anyone else, I have the right to free speech as a private citizen, yet what I may say in public or on personal social media, as private citizens, can very well be seen as the words of the City of Avondale.

The Avondale code of conduct states that the professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, harassment, personal charges, or verbal attacks upon the character or motives of other members. Councils, boards, commissions, the staff, and the public members shall demonstrate civility and respect at all times. This remains true in both public and private encounters as members should be aware that the public nature of the office they hold means they are always on display. The Council had a full and frank discussion regarding the code of conduct with Councilmember Garcia and this matter will be scheduled for a further discussion and action at a future Council Meeting. In Closing, I would like to thank my fellow Councilmembers for their service and for honoring the privilege of serving the residents of Avondale."

4. ADJOURNMENT

There being no further business before the Council, Councilmember White 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 Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

The meeting was adjourned at 7:18 p.m.

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 25th day of March 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
March 31, 2025

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 6:00 p.m.

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

Members Present: Mayor Mike Pineda; Vice Mayor Curties Nielson; Councilmembers Tina Conde, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White.

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; Memo Espinoza, Police Chief; Jeffrey Scheetz, Chief Information Officer; and Pier Simeri, Marketing and Public Relations Director.

Audience: Approximately 20 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. DISCUSSION AND POSSIBLE ACTION REGARDING COUNCILMEMBER GARCIA'S CONDUCT

City Council discussed Councilmember Garcia's conduct and considered an enforcement course of action as authorized by the City Charter and the City Council Code of Conduct.

Councilmember Conde thanked the residents for sharing their comments. She explained City Council received an opportunity to speak to Councilmember Garcia regarding her actions. She suggested moving forward with a clean slate to continue to make lives better for the residents of Avondale.

Councilmember White moved to reprimand Councilmember Garcia for violating the City Council Code of Conduct and adopted the Statement of Reprimand dated March 31, 2025; Councilmember Solorio seconded the motion.

Upon vote, the motion was carried 6 to 1.

Councilmember Conde	Aye
Councilmember Garcia	Nay
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

Mayor Pineda read the following Statement of Reprimand into the public record.

Pursuant to the City of Avondale Charter (the "City Charter") and the City Council Code of Conduct (the "Code of Conduct") the City Council has adopted rules governing the conduct of its council members. The City Council is responsible for enforcing compliance with such rules. The City Charter provides that the City Council is the exclusive judge of the qualifications of its members.

The Code of Conduct, Paragraph 3 addresses the conduct of members and states:

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, harassment, personal charges or verbal attacks upon the character or motives of other members of Council, boards, commissions, the staff or public. Members shall demonstrate civility and respect at all times. This remains true in both public and private encounters as members should be aware that the public nature of the office they hold means they are always on display.

On October 14, 2024, you became a member of the City Council subject to these rules. Prior to taking office and since that time you have maintained a personal social media account on "X" formerly known as Twitter. On February 16, 2025, you made the following post on X:

"Hey pedo, @tomhanks,

"Not ALL #MAGA hat wearing patriots are white."

"In fact, most racism comes from the elite Democrats, you a**hole."

*The term "pedo" is commonly viewed as a short term for pedophile. Even accepting your explanation that you meant to refer to "fart" does not change the nature of the post. Further, you referred to Mr. Hanks as an a**hole. This statement, as a whole, was a personal charge or verbal attack upon the character of a member of the public. Your conduct was abusive and harassing. Instead of demonstrating civility and respect to the public, the post caused other members of the public to question the compliance of the City Council with its Code of Conduct.*

The City Council has discussed with you the importance of our Code of Conduct and the civility that we must show the public. Your conduct in making this social media post impacts the respect that the public has for this City Council as a body. Members of this City Council do not make personal charges and verbal attacks upon the public.

Therefore, on behalf of the City Council, this formal reprimand is being issued to you finding that your above social media post violated the City Council Code of Conduct.

3. ADJOURNMENT

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

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

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

The meeting was adjourned at 6:07 p.m.

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 31st day of March 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
April 07, 2025

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, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White.

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; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Craig Jennings, Judge; Corey Larriva, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Jodie Novak, Development Services Director; Abril Ruiz-Ortega, Court Administrator; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Jennifer Stein, Economic Development Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 50 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. AVONDALE FIRE AND MEDICAL CITIZEN'S ACADEMY

The following 2025 Fire and Medical Citizen's Academy graduates were recognized for completion of the program. This item was for discussion only.

- Brian Carillo
- Anthony Davidson,
- Amanda Duncan-Billiman
- DeAnn Franklin
- Anthony Helman
- Walter Gonzalez
- Mike Martin
- Joanne Spina
- Jessica Valdez

b. PROCLAMATION – MONTH OF THE MILITARY CHILD

City Council presented a proclamation recognizing April 2025 as the Month of the Military Child to celebrate and recognize City of Avondale employees who have served or are currently serving our nation as a member of our military while also being a parent or who have a partner who is serving or has served. This item was for discussion only.

c. PROCLAMATION – NATIONAL CRIME VICTIMS' RIGHTS WEEK

City Council presented a proclamation recognizing April 6th - 12th, 2025 as National Victims' Rights Week, focusing on the theme of "Kinship" to promote victim support and healing. This item was for discussion only.

d. PROCLAMATION – NATIONAL LIBRARY WEEK AND 2025 BOOKMARK CONTEST

City Council presented a proclamation recognizing April 6th - 12th, 2025 as National Library Week, celebrating the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities. Additionally, City Council recognized the following winners of the 2025 Bookmark Contest. This item was for discussion only.

- Grades K - 3: Grayson Muntz, Age 7
- Grades 4 - 8: Melanie Fimbres, Age 13
- Grades 9 - 12: Gurlee Kaur, Age 15

e. PROCLAMATION – WEEK OF THE YOUNG CHILD

City Council presented a proclamation to Valley of the Sun United Way, First Things First, and Arizona Association of Education of Young Children recognizing April 5 - 11 as the Week of the Young Child. The Week of the Young Child is an annual celebration that focuses public attention on the needs of young children and their families and recognizes the early childhood programs and services that meet those needs. This item was for discussion only.

f. PROCLAMATION – NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

City Council presented a proclamation recognizing April 13th - 19th, 2025 as National Public Safety Telecommunicators Week to honor and celebrate the crucial work of public safety telecommunicators, individuals who serve as the first point of contact for citizens during times of crisis. This item was for discussion only.

g. PROCLAMATION – COURT APPOINTED SPECIAL ADVOCATES VOLUNTEER WEEK

City Council presented a proclamation recognizing April 5 - 11, 2025 as CASA Volunteer Week honoring Court Appointed Special Advocates (CASA) who are trained volunteers, appointed by a judge to advocate for the best interests of children living in foster care, ensuring their voices are heard, and their needs are met in court proceedings, placement decisions, and other critical areas. This item was for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

Cesar Romero submitted a request to speak; however, they were not present during the meeting.

Teresa Desanti noted a Fire and Medical Department pickup truck responded to her neighbor's home over the past weekend and she requested a response as to why a fire engine was not the type of vehicle to respond to the call. She noted her neighbor had an incident that resulted in surgery.

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. Having no requests from Council, motion was made by Councilmember Conde, seconded by Councilmember Nielson, to approve the Consent Agenda.

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

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

a. MINUTES

City Council approved March 4, 2025, and March 5, 2025, City Council meeting minutes.

b. RESOLUTION 1015-0425 - FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF GLENDALE, THE CITY OF PEORIA, THE CITY OF SURPRISE, THE CITY OF AVONDALE, THE CITY OF EL MIRAGE, AND MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT FOR THE GLENDALE REGIONAL PUBLIC SAFETY TRAINING CENTER

City Council adopted Resolution 1015-0425, approving the first amendment to the Intergovernmental Agreement amongst the City of Glendale, the City of Peoria, the City of Surprise, the City of Avondale, and the Maricopa County Community College District, which adds the City of El Mirage to the partnership for the management of the Glendale Regional Public Safety Training Center and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

c. RESOLUTION 1016-0425 - PARKS AND RECREATION ADVISORY BOARD BYLAW CHANGES

City Council adopted Resolution 1016-0425, amending the bylaws of the Parks and Recreation Advisory Board to update meeting frequency requirements and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

d. RESOLUTION 1017-0425 - TITLE VI IMPLEMENTATION PLAN RELATING TO PUBLIC TRANSPORTATION SERVICES

City Council approved Resolution 1017-0425, adopting the City of Avondale Title VI Implementation Plan relating to public transportation to ensure compliance with the applicable requirements and be entitled to receive federal funds for the transit program, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. ORDINANCE 2011-0425 - AMENDMENT OF AVONDALE CITY CODE, CHAPTER 21, ARTICLE I, SECTION 21-2 - RELATING TO OBSTRUCTION OF STREETS OR SIDEWALKS

City Council adopted Ordinance 2011-0425, amending Avondale City Code, Chapter 21 (Streets and Sidewalks), Article I (In General), Section 21-2 (Obstruction of Streets or Sidewalks) which will allow for enforcement of urban camping restrictions in public spaces and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. ORDINANCE 2012-0425 - AMENDMENT OF AVONDALE CITY CODE, CHAPTER 15, ARTICLE I, SECTION 15-11 - C.4 - RELATING TO NOISE AND PETS

City Council adopted Ordinance 2012-0425, amending Avondale City Code, 15-11 C.4 Noise (Pets) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. ORDINANCE 2013-0425 – ACQUISITION OF REAL PROPERTY FOR PUBLIC USE – PUBLIC PARK

City Council adopted Ordinance 2013-0425 authorizing the acquisition of real property by Quiet Title, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. ORDINANCE 2014-0425 – ACQUISITION OF REAL PROPERTY FOR PUBLIC USE – FIRE STATION AND A PUBLIC SAFETY FACILITY

City Council adopted Ordinance 2014-0425, authorizing the acquisition of real property by Quiet Title, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. ORDINANCE 2015-0425 - REAL ESTATE PURCHASE FOR WATER SYSTEM IMPROVEMENTS

City Council adopted Ordinance 2015-0425, authorizing the acquisition of real property for water system use as a water production, treatment, storage and pressure boosting pump station site; authorized the necessary award authority, budget

transfers, and the creation of a capital improvement project; and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. MAP OF DEDICATION FOR PRIME DATA CENTER – SIERRA ESTRELLA AVONDALE BOULEVARD – APPLICATION PL-24-0304

City Council approved a request by William Ziegler of Olsson, Inc., on behalf of 11753 Lower Buckeye Property LLC, for approval of Application PL-24-0304, a Map of Dedication for Prime Data Center – Sierra Avondale Boulevard located generally north of Broadway Road and west of Avondale Boulevard, and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. RESOLUTION

City Staff presented the Citizen Bond Committee's recommendation and City Council considered a request to approve the Citizen Bond Committee's recommendation and adopt Resolution 1018-0425, ordering and calling a special bond election to be held on November 4, 2025, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Katie Gregory, Assistant City Manager, provided an overview of the purpose, role, timeline, proposed projects, and recommendations of the Bond Committee. The Citizen Bond Committee is comprised of nine members appointed by the City Council who were charged with evaluating, advising, and making recommendations to the City Council regarding the use of General Obligation Bond (GOB) funds for Capital Projects. Members of the Citizen Bond Committee were recognized.

The Citizen Bond Committee had four engaging meetings, beginning in December and each meeting provided a review of pertinent information for preparing a recommendation. The key objective was to identify a financing plan that did not increase the City's property tax rate and recommend a ballot question for City Council's consideration. A bond consultant presented statistically valid survey results in March that were utilized in formulating a recommendation.

Paul Bentz, Senior Vice President of Research and Strategy at Highground Public Affairs, Inc. conducted bond polling that provides an understanding of what voters are thinking as well as accurate and reliable survey results to aid in making decisions. The results from the 400-person live call survey conducted between February 10 and 13, 2025 were reviewed and discussed. It was noted the margin of error is 4.9 percent.

Generally, only seventy percent of the adult population are registered to vote in the State of Arizona. During an off-cycle election less than thirty percent of voters turn out, with over half being fifty or older. These factors, among others, were taken into consideration when collecting survey data. It was noted; seventy percent of the residents feel the City is headed in the right direction which represents trust in the City government.

An overview of the results was provided, noting that a Likert scale was used to rank survey responses. People are generally happy with their municipal services. The three most popular projects are shade structures at park amenities across Avondale, building a joint police and fire station in Southern Avondale, and developing and renovating neighborhood parks. Constructing a covered Pickle Ball facility fell below the means score as residents did not find this a priority. The one thing A ballot test was conducted to gain a starting point on where people will vote. The park proposals had fifty-six percent yes vote and public safety proposals had fifty percent yes votes. Both are at or above fifty percent threshold and are viable.

In response to Councilmember Garcia's comment, Mr. Bentz explained every zip code was used but the list will be double checked.

Katie Gregory, Assistant City Manager, reviewed and discussed the projects selected as priorities by the Citizen Bond Committee. There are four projects identified as priorities within Parks, Recreation, and Libraries that include new and expanded park shade, park and parking improvements, trail system improvements, and Civic Center Library improvements. There are five projects identified as priorities within Public Safety that include the Southern Avondale Fire/Police Substation, new Public Safety headquarters, Police Firearms Training facility, Police Station expansion, and City Court office expansion.

In response to Councilmember Garcia's question, Ms. Gregory concurred if the bond passes these are the targeted projects to be funded and completed over a ten-year period and changes cannot be made. However, the ballot questions are broad and allow some flexibility should there be extra funding available for very similar projects.

Robert Baer, Budget Manager, presented an overview of the slightly complicated property tax in Avondale. The property tax is based on the limited assessed valuation of a home and can only increase by five percent yearly. Residential property has an assessment ratio of ten percent.

There are two types of property tax in the City of Avondale with the Primary Property Tax going into the General Fund and supporting the day-to-day City operations. The Secondary Property Tax can only be used to repay GOB debt. The combined tax rate according to the city's financial policy cannot exceed \$2 per \$100 of assessed valuation. The current property tax rate is \$1.45 per \$100 of assessed valuation. The breakdown of the tax bill shows that seventy-five percent of the property tax goes towards the schools.

Mr. Baer reviewed comparable data showing Avondale has the second lowest debt per capita city within the Phoenix Metropolitan area. If the recommendations are approved by voters, the property tax rate will remain level throughout the next ten years. Approximately \$20 million of GOB would be issued every two years to ensure the rate remains stable.

In response to Councilmember Garcia's question, Mr. Baer explained if the ballots were not approved the property tax rate would decline as current approved projects are completed.

Katie Gregory, Assistant City Manager, reviewed the Citizen Bond Committee's charge of looking at projects, discussing priorities, and presenting a financing plan to forward to the City Council. The cost of projects and overall bond packages were reviewed. Voters are not asked to approve specific projects, rather they are asked to provide authorization to spend the GOB funds.

Prior to issuing bond debt, the recommendation is presented to the City Council to determine when and how it gets spent. At this time, the City Council will discuss their priorities and provide approval to add the GOB to the approved budget. The recommendation is presented to the City Council a second time for approval to issue the debt.

The Citizen Bond Committee's recommended questions are:

1. Parks, Recreation, and Libraries Improvement Bonds. In the amount of \$68 million. The purposes are listed.
2. Public Safety Improvement Bonds. In the amount of \$55 million. The purposes are listed.

Should the City Council approve the call for an election the next steps are:

- Inform Maricopa County of the need to hold an election in November 2025
- Develop informational and educational ONLY materials to distribute to the public
- Use the time prior to the election to discuss with residents what is in the package.
- The last date to submit any publicity pamphlet arguments is July 9, 2025
- The vote by mail election would open on October 8, 2025, and close on November 4, 2025.

Natosha Edmonds, Chair of the Citizen Bond Committee, shared the experience of being appointed to the first Citizen Bond Committee and the processes they went through to prepare the final recommendations this evening.

Councilmembers thanked the Citizen Bond Committee members and staff for their presentations and dedication in preparing the recommended ballot questions. Mayor Pineda shared that "*words matter*" and will be an important part of the educating the residents. In addition, he commended the present and past Councils for being good stewards of the citizens tax dollars. Vice Mayor Nielson commented on the importance of educating the residents to understand there is no impact on the tax rates.

In response to Vice Mayor Nielson's questions, Ms. Gregory explained how inflation has been considered in the projects and if the funding runs out before completing all the proposed projects, they will prepare another prioritization plan and funding

sources. Mr. Corbin added that the city is aware the funding assigned would not cover every project and would require a combination of funding. Ms. Sarmiento explained the process of submitting ballots at the last minute, noting there will be a ballot drop box at the City Hall.

Councilmember White moved to approve the Citizen Bond Committee's recommendation and adopt Resolution 1018-0425, ordering and calling a special bond election to be held on November 4, 2025, and authorizing the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Solorio seconded the motion.

Upon vote, the motion was carried 7 to 0.

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

b. PUBLIC HEARING

City Council held a public hearing and considered a request to adopt Ordinance 2016-0425, approving a request by Wendy Riddell of Berry Riddell, LLC, to rezone approximately six and a half (6.59) gross acres located west of the northwest corner of 4th Street and Lower Buckeye Road and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The rezoning would modify the existing General Industrial (A-1) zoning that limits the use to a mini-storage warehouse with ancillary recreational vehicle (RV) storage to A-1 zoning with revised conditions to allow for light industrial development.

Christina LaValle, Senior Planner, provided an overview of rezone request for SJ Acquisitions Industrial Development, Application PL-24-0201. The property was annexed into the City in 1960, and is in the historic Avondale infill area, west of the northwest corner of 4th Street and Lower Buckeye Road. The property is vacant with abandoned outbuildings and limited site improvements and is currently zoned General Industrial (A-1), limited to mini-storage warehouse with ancillary recreational vehicle (RV) storage. The General Plan designation is industrial

The request is to modify the existing zoning to General Industrial with revised conditions to allow for light industrial development. A site plan design will be required to evaluate the site and buildings. In accordance with the City's Industrial Design Guidelines for Employment Districts, when adjacent to residential zoning district, 75-foot building setbacks, 35-foot landscape buffer setbacks, and 8-foot solid block walls are required. Additionally, the building must have the look and feel of an upscale office building with a mix of materials and building articulations.

Staff analysis finds the rezone with revised conditions supports the goals of the General Plan by allowing a wider range of employment uses and diversified employment opportunities. In addition, the rezone supports the Specific Area Plan encouraging revitalization, investment and development of underutilized infill sites.

A neighborhood meeting was held on February 11, 2025, at the Aqua Fria High School with two attendees aside from the applicant's team and City staff. Primary discussion related to future road improvements on Lower Buckeye Road. One phone call was received in opposition due to a concern that future development would block the view of the mountains.

A public hearing was conducted before the Planning Commission on March 19, 2025, where questions were asked regarding the definition of light industrial development and the type of activities that would occur in the north portions of the site. Staff's response noted that light industrial activities involve manufacturing and assembly of prepared materials as opposed to working with raw materials and such fabrication must occur indoors. Staff noted the conceptual site plan does not show buildings in the northern portions, but that area may be used as outdoor storage. The Planning Commission voted 5-0 to recommend approval of the rezone request and forward this recommendation to City Council.

Mayor Pineda 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.

Mayor and Councilmembers were given an opportunity to comment and ask questions. In response, Ms. LaValle clarified the eight-foot block walls will be around the perimeter on the property line except for the side facing Lower Buckeye Road. The 75-foot setback would apply to the building itself from the eight-foot block wall creating a no-build zone. The applicant provided a traffic impact statement that was reviewed by the Traffic Engineer who did not recommend a deceleration lane. Part of the development requires the applicant to complete half street improvements, provide sidewalks and right-of-way landscaping. Councilmember Conde expressed concern about disturbing residents and asked City Manager Corbin if upon the building becoming occupied for it to be monitored. Mr. Corbin advised that can be done with the through Code Enforcement. He also noted that the plan also requires the applicant to add lighting to the Elm Street side and the current expectation is low traffic, but it will be monitored. The renderings presented are like the industrial neighbors on Eliseo Felix Jr Way and the City's storage facility that will be built to the west will be a similar two-story building. Once the applicant submits a design it will go through the review process to ensure it fits in the neighborhood and is respectful. This proposal is being developed with the expansion of Lower Buckeye Road in mind. Mayor Pineda commented on residents welcoming this opportunity.

Councilmember Weise moved to adopt Ordinance 2016-0425, approving application PL-24-0201, SJ Acquisitions Industrial, a request to rezone approximately six and a

half (6.59) gross acres located west of the northwest corner of 4th Street and Lower Buckeye Road. The rezoning would modify the existing General Industrial (A-1) zoning that limits the use to a mini-storage warehouse with ancillary recreational vehicle (RV) storage to A-1 zoning with revised conditions to allow for light industrial development, subject to seven (7) conditions of approval; Councilmember Solorio seconded the motion.

1. Development and use of the site shall conform to the SJ Acquisitions Industrial Development Project Narrative date stamped January 29, 2025, including a list of prohibited uses, and the Conceptual Site Plan date stamped February 18, 2025, except as modified by these stipulations.
2. All developments shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
3. All required off-site improvements shall be completed in the first phase of development and prior to the issuance of a Certificate of Occupancy or Certificate of Completion.
4. Adjacent to Elm Lane, streetlights shall be installed, and all existing driveways must be removed and replaced with a vertical curb, gutter, and sidewalk in the first phase of development.
5. No access to the site shall be allowed from Elm Lane except for a secondary point strictly for emergency access. Emergency access must be gated with a knox box available for use by emergency vehicles only.
6. Power lines less than 69kV shall be converted underground in the first phase of development and prior to issuance of a Certificate of Occupancy or Certificate of Completion.
7. The development shall be subject to the requirements of Zoning Ordinance Section 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment and Municipal Construction.

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

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

c. PRESENTATION AND DISCUSSION OF THE CITY MANAGER'S RECOMMENDED BUDGET

City Council received a general overview of the City Manager's proposed budget for fiscal year 2026 (FY2026). This item was for discussion only.

Renee Weatherless, Finance and Budget Director, reviewed and discussed the FY2026 City Managers Recommended Budget. Draft budgets have been presented and discussed with the City Council in January, February, and March and included the proposed utility rates which are included within this recommended budget. The recommended budget package includes a General Fund Forecast, supplemental and CIP project details, as well as authorized positions and state budget forums.

This presentation will cover changes from the last version presented in March.

- Carryover of Appropriation – means we are truing up the estimates of what is going to be spent this year and what will be carried over.
- Concert Mercado Series was moved from ongoing to one-time funding in FY26
- Litchfield Park Police Officer start date was adjusted to January 1, 2026
- There is a \$100,000 increase for Project Management Services in IT
- A Fleet Services Preventative Maintenance Tech position is funded
- Adjustments were made to CIP between the Access Portal for Permitting Software and Special Events
- Adjustments were made to the CIP report, the total project budgets were corrected including Old Town Phase IV, Intersectional Improvements, Avondale BLVD and MC-85 as well as Dysart Road Water line and pressure reducing valves.

The General Fund forecast is updated to affirm the recommended budget is structurally balanced with revenues exceeding expenses, due to reduced gaps and surplus from the loss of the Residential Rental Sales Tax revenue. Potential revenues from the Data Center projects are not included in the forecast. One-time expenditure peak carries over into FY26 for projects to be finished. The General Fund Forecast Fund Balance after stabilization and capital reserve has a projected balance of \$103.6 million at the end of FY2025. The forecasted General Fund balance in FY2030 is \$4.6 million, a positive balance beyond the reserves.

Additional changes include

- An FTE for Business Development Manager and \$1.2 million appropriated for the economic opportunities fund and business attraction.
- The Youth Summer Camp will be an ongoing funded expense
- The Parks Supervisor and Administrative Assistant position was funded in FY25 and will carry over into FY26. Inflationary increases for utilities and operational expenses were added.
- Public Safety has two FTE Police Officers called over hires who are funded from vacancy savings. The Forensic Interviewer and Clinical Supervisor are positions at the Family Advocacy Center. The Community Services Officer, a

Fire Fleet Technician and some overtime for training were included in the budget.

- \$200,000 is budgeted for the Contribution Assistance program along with Special Event Software and improvements to the planning and permitting software.
- Funding for WeRide Program for inflationary cost and maintaining current levels of service. In addition to funding for the Senior Service Bus, AI software, and a Traffic Control Inspector.
- 20.5 FTEs, a 2% merit increase, and a 3% COLA along with increases related to the compensation study are incorporated in the FY26 budget.

Next Steps:

- The Tentative Budget be presented for adoption in May.
- The proposed utility rates included in the tentative budget will be presented for adoption. Note: the tentative budget sets the expenditure limit for the City.
- The Alamar Community Facilities District (CFD) Tentative Budget will be presented for adoption
- A Final Budget hearing and Adoption will be held in June for the City and Alamar CFD.
- Chief Financial Officer designation, Pension Fund name policy and City's Financial Policy.
- The property tax levy will be set later in June.

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

- Councilmember White shared information from attending the Women in Transportation Scholarship event on Saturday.
- Councilmember Weise shared information about participating in cleaning up at Donnie Hale Park.
- Councilmember Garcia discussed the various events she attended and participated in, including clean-up at Donnie Hale Park, the Civic Center drop-off, and the STEAMfest.
- Mayor Pineda shared information from the Cesar Travis Dinner that supported the West Valley Foundation, clean-up at Donnie Hale Park, and the Resource Fair with Neighborhood and Family Services. In addition, he recognized Avondale Toyota for the free car show that benefited the West Side Recreational Program run by Judge Guzman.

7. ADJOURNMENT

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

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

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

The meeting was adjourned at 7:56 p.m.

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 7th day of April 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

ITEM NUMBER: 4.b.

SUBJECT: Quarterly Budget Transfer

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Renee Weatherless, Director of Finance and Budget

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government. This action will help ensure planned capital projects have adequate capacity and will enhance the flexibility within the budget, allowing the city to further innovate.
-

PURPOSE:

City Council will consider requests to approve the Fiscal Year 2025 budget for carryover appropriation and approve quarterly budget transfers as summarized in the attached Exhibit A, increase the award authority for the projects, and authorize Finance and Budget Department staff to take the steps necessary to execute the transfers. The Council will take appropriate action.

BACKGROUND:

Per the City's adopted Comprehensive Financial Policies, all budget transfers between departments, funds, and from contingency appropriation require Council approval. Additionally, budget transfers between capital projects greater than \$50,000 require Council approval.

DISCUSSION:

Operating Budget Adjustments

a. Solid Waste - Public Works Solid Waste Division is requesting a budget increase of \$220,000 due to increased costs for vehicle maintenance, increased need for trash and recycling bins, an increase in per ton Glendale landfill costs, and an increase in overtime due to increased workload (changes were made to routes in February to attempt to decrease the use of overtime). The increase in vehicle maintenance is due to the costly breakdowns of two vehicles that were unanticipated. The replacement of existing trash and recycling bins and the placement of bins at new home builds exceeded the division's forecast for the year. The Glendale landfill cost increase was received after the FY2025 budget was adopted, and the division is not able to cover the additional expenses within the existing budget.

b. Streets Maintenance Increase - Public Works Streets Maintenance is predominantly funded by Highway User Revenue Funds (HURF) with \$100,000 in general funds available for non-right-of-way-related activities such as encampment clean-ups, alley clean-ups, and other non-right-of-way activities. This year, Public Works updated their data tracking software to include fully burdened wage rates and updated hourly vehicle costs to accurately reflect the cost associated with risk management claims. As a result, the Department found that the annual cost of non-HURF related activities is approximately \$200,000. In order to cover the general fund expenses for the remaining of the fiscal year, Public Works Streets Maintenance is asking for a general fund budget increase of \$100,000.

c. Vegetation Removal - The City recently purchased the property located on 518 E. Western Ave. Public Works will hire a landscaping company to remove large trees, remove dead shrubs and grass, and apply post and pre-emergent herbicides to mitigate the growth of weeds on the property. The goal is to maintain the property in a presentable condition, as the City identifies future development for the property.

d. Information Technology Increase - The Information Technology department is requesting \$396,000 to cover the cost of operating obligations and salaries through the remainder of the fiscal year. The amount of \$322,300 is needed to cover larger than expected inflationary increases in operating costs. This includes costs for the City's payroll system, the Regional Wireless Cooperative which increases in relation to staffing increases in Fire and Police, and other technology software contractual maintenance. In addition, \$27,700 is needed to cover costs in salaries for vacation payout, which is normally covered through vacancy savings. Additionally, \$46,000 is needed for an increase in permitting software improvements.

e. Fire & Medical Increase - The Fire & Medical department is requesting \$545,000 to cover salaries through the remainder of the fiscal year. Staff in the department have taken parental leave, which caused additional costs in salaries due to the back filling of those positions as well as increased overtime. In addition, there were leave payouts resulting from a retirement and vacation sell-back. The department has not had sufficient vacancies throughout the fiscal year to offset these costs. The department is also requesting an additional \$250,000 for vehicles repairs. Fire and Medical has had unanticipated major vehicle repairs this fiscal year. This caused the department to spend a significant portion of the maintenance budget in the first month of the fiscal year on transmission and axle rebuilds. Reserve engines have been unavailable since late July due to the constant repairs, which required units to be out of service and reserve engines placed in front line service. The department has worked very diligently to triage repairs and strategically move units around to maintain the best response possible to the community.

f. City Attorney Increase - The City Attorney's Office is requesting \$200,000 for additional funds needed for outstanding and upcoming invoices for outside legal services. The City has several larger litigation matters that have yet to be resolved and are still ongoing from past years. The additional funds are needed to continue using the current representation in these matters.

g. Special Event Permit Software - The Information Technology Department submitted a supplemental request for a special event permitting software as part of the FY26 Recommended Budget. Understanding that improving the special event permitting process is a priority for the City, staff are requesting the \$152,000 in one-time funding for that supplemental request be expedited and funded this fiscal year. Staff and the software consultant are ready to start work as soon as funding is available.

Capital Improvement Project Adjustments

h. Relocate Detention Center and Police Substation (S0105) - The General Obligation Bond 2021 construction fund has \$71,998 plus accumulated interest available to be used on the Relocate Detention Center and Police Substation project (S0105) before closing out the bond. This transfer will swap out general funds for the additional bond funds but will not increase the total project budget. Once the transfer is complete, all the bond proceeds will be spent.

i. Traffic Signal - 116th Ave and McDowell (T0408) - Staff is requesting an additional \$300,000 to install a trombone-style traffic signal, along with cocoa double mast arms and poles. The cost of trombone-style traffic

signals and the associated permit fees have significantly increased since this project was established, bringing the total expense to \$1,200,000.

j. SCADA Security Asset Replacement Projects (A0115/A0277/A0396) - The transfers will move the Supervisory Control and Data Acquisition (SCADA) Asset Replacements projects (A0115/A0277/A0396) from the Information Technology Department to the Public Works Department to align with how the program is managed within the City. There is no change to the project budgets; however, moving the funding between departments requires City Council approval.

BUDGET IMPACT:

a. The transfer will reduce the solid waste contingency and increase the Solid Waste budget by \$220,000 in FY2025.

b-f. These transfers will reduce the general fund contingency by \$1,601,000.

g. This item was included in the recommended FY2026 budget. This transfer will allow this project to start prior to July 1.

h. Shifting the budget source from general capital fund to the use of bond funds provides additional capacity in the General Fund.

i. The McDowell Rd and 99th Ave Improvements project (T0415) has \$320,000 in available funding that is no longer needed. The transfer will reduce the project budget of the McDowell Rd and 99th Ave Improvements project (T0415) and increase the total project budget and award authority of the Traffic Signal - 116th Ave and McDowell project (T0408) by \$300,000.

j. The transfers will move project funding from under the Information Technology Department to the Public Works Department. There will be no budget impact to the projects.

RECOMMENDATION:

Staff recommends that City Council approve the transfer of budget capacity listed in the attached Exhibit A, increase award authority to include the additional budget for projects, and authorize staff to modify the interfund transfer schedule to accommodate the transfers in Exhibit A.

Contact person for document distribution:

Exhibit A: Quarterly Budget Transfer Schedule - April 21, 2025

FY2025

Operating Budget Adjustments

Transfer	From Account	From Account Description	To Account	To Account Description	Amount	Notes
(a)	56190000-99000	Solid Waste Contingency	56170300-Various	Solid Waste	220,000	
(b)	10190000-99000	General Fund Contingency	10170400-Various	Street Maintenance	100,000	
(c)	10190000-99000	General Fund Contingency	10170000-61800	Public Works Administration	10,000	
(d)	10190000-99000	General Fund Contingency	10116001-Various 10116002-Various	Information Technology	73,700 322,300	
(e)	10190000-99000	General Fund Contingency & Dedicated Sales Tax Contingency	10134100-Various	Fire & Medical	256,500	
	10190000-99000		10134521-62550		250,000	
	20490000-99000		20434100-Various		288,500	
(f)	10190000-99000	General Fund Contingency	10112000-60050	City Attorney Legal Services	200,000	
(g)	10190000-99000	General Fund Contingency	10116001-61800	Technology Services	152,000	Special event permitting software

Capital Improvement Project Adjustments

Transfer	From Account	From Account Description	To Account	To Account Description	Amount	Notes
(h)	11030900-82000-S0105	Relocate Detention Center and Police Substation (S0105)	33130900-82000-S0105	Relocate Detention Center and Police Substation (S0105)	71,998 + accumulated interest	
(i)	20340901-86000-T0415	McDowell Rd and 99th Ave Improvements (T0415)	20340901-86000-T0408	Traffic Signal - 116th Ave and McDowell (T0408)	300,000	
(j)	51216910-84000-A0115	SCADA Security Asset Replacements (A0115)	51270910-84000-A0115	SCADA Security Asset Replacements (A0115)	33,772	
	54216910-84000-A0115		54270910-84000-A0115		10,673	
(j)	51216910-84000-A0277	SCADA Security Asset Replacement FY2024 (A0277)	51270910-84000-A0277	SCADA Security Asset Replacement FY2024 (A0277)	188,000	
	54216910-84000-A0277		54270910-84000-A0277		188,000	
(j)	51216910-84000-A0396	SCADA Security Asset Replacement FY2025 (A0396)	51270910-84000-A0396	SCADA Security Asset Replacement FY2025 (A0396)	188,000	
	54216910-84000-A0396		54270910-84000-A0396		188,000	

ITEM NUMBER: 4.c.

SUBJECT: Resolution 1019-0425 - Amendment No. 4 to the Intergovernmental Agreement with Maricopa County Human Services Department - Community Action Program (CAP) Services

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Chris Lopez, Neighborhood Family Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

Public Health and Safety - Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources. The Avondale CAP office is a reputable service provider in the Central West area. For many years, the CAP office has been dedicated to assisting residents with rental and utility needs. Moreover, they go beyond mere financial aid by offering valuable referrals and linking residents to various support services.

PURPOSE:

City Council will consider a request to adopt Resolution 1019-0425, approving Amendment No. 4 of the Intergovernmental Agreement with Maricopa County administered by its Human Services Department for the provision of the Community Action Program services, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The Community Action Program (CAP) has been providing assistance to the residents of Avondale since 1964. Services cater to individuals and/or families who require support for various reasons. Often, families living below the poverty line struggle to save money for unexpected crises. Consequently, they rely on assistance during significant household changes, including shifts in employment, medical emergencies, divorces, caring for elderly family members, or unexpected vehicle expenses.

The Community Action Program (CAP) offers assistance to individuals and/or families experiencing financial hardship by providing support for rental and utility assistance. The specified service area covered by the contract encompasses Avondale, Goodyear and Litchfield Park, as well as unincorporated areas extending north to Glendale Avenue, and east/south to Laveen, excluding all other areas of Laveen. This particular area is referred to as the Central West CAP region in Maricopa County.

In FY24, the Avondale CAP office assisted a total of 939 households with rental and utility assistance. To date, in FY25 the Avondale CAP office provided a total of 659 households with rental and utility assistance.

DISCUSSION:

This fourth amendment to the Intergovernmental Agreement (IGA) with the Maricopa County Human Services Department will continue to provide \$297,000 and an additional \$88,000 for the new Housing Stability Flex Program, for a total award of \$385,000. The funding is available as cost reimbursement to the City. The new Housing Stability Flex Program award of \$88,000 to begin effective April 1, 2025, to June 30, 2026, which will expand and allow more flexibility in assisting individuals and/or families with needs beyond utility and rental assistance, such as auto repairs, legal aid, and rental application fees/deposits. The grant term of \$297,000 begins July 1, 2025, and will be in effect until June 30, 2026.

BUDGET IMPACT:

The total funding provided by Maricopa County Human Services Department is \$297,000 and an additional \$88,000 for the new Housing Stability Flex Program for the administration of the Avondale Community Action Program, for a total award of \$385,000. All funds will be utilized for the following purposes; personnel, employee-related expenses, professional & outside services (contracted temporary staff), training, materials & supplies, and operating services. Maricopa County Human Services Department requires a 25% cash match of the \$297,000, which is equal to or greater than \$74,250. Three general funded positions are counted toward the cash match which exceeds the required match contribution that is included in the proposed FY2026 budget.

RECOMMENDATION:

Staff recommends City Council adopt a resolution and approve a fourth amendment to the Intergovernmental Agreement with MCHSD to receive \$297,000 and an additional \$88,000 for the new Housing Stability Flex Program for the administration of the Avondale Community Action Program, for a total award of \$385,000.

Contact person for document distribution: Jerie Guajardo

RESOLUTION NO. 1019-0425

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING AMENDMENT NO. 4 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY TO PROVIDE FUNDING TO OPERATE THE COMMUNITY ACTION PROGRAM

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. Amendment No. 4 to the Intergovernmental Agreement between the City of Avondale (the “City”) and Maricopa County, Arizona for a grant award to operate the City’s Community Action Program for fiscal year 2025-2026 (the “Fourth Amendment”) is hereby approved substantially in the form and substance attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2. The Mayor, the City Manager, the City Clerk, and the City Attorney are hereby authorized and directed to cause the execution of this Amendment and to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, April 21, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1019-0425

[Fourth Amendment]

See following pages.

**AMENDMENT NO. 4 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF AVONDALE**

- I. Maricopa County ("County"), administered by its Human Services Department, and the City of Avondale, ("Contractor") entered into a financial Intergovernmental Agreement ("Agreement"), on or about July 21, 2022. The purpose of the Agreement is for the Contractor to provide Community Action Program (CAP) services to include crisis case management, coordination of services to assist low-income households in crisis situations, and assistance to move closer to economic self-sufficiency in Avondale. The County and the Contractor collectively are referred to as the "Parties."

The Parties entered into Amendment No. 1 on or about September 22, 2023. Amendment No. 1 extended the term of the Agreement through June 30, 2024. Amendment No. 1 replaced Section 3 Work Statement in its entirety. The Operating Budget in Section 4 (Budget and Compensation), Paragraph 1.5 was replaced in its entirety with a not to exceed amount of \$297,000 for the funding period from July 1, 2023, through June 30, 2024.

The Parties entered into Amendment No. 2 on or about September 22, 2023. The Operating Budget in Section 4 (Budget and Compensation), Paragraph 1.5 (Operating Budget) was revised to correct the line-item budget Total Costs in the Travel and Operating Services budget categories. The total funding amount in Amendment No. 2 was not changed.

The Parties entered into Amendment No. 3 on or about July 11, 2024. The term of the Agreement was extended through June 30, 2025. The Work Statement in Section 3 was revised and replaced. The Operating Budget in Section 4 (Budget and Compensation), Paragraph 1.5 (Operating Budget), was replaced in its entirety with a not-to-exceed amount of \$297,000 for funding period from July 1, 2024, through June 30, 2025. Required contract language was added to the Agreement.

- II. The Parties agree to enter into this Amendment No. 4 to amend the Agreement as follows:
- A. Extend the Agreement term from July 1, 2025, through June 30, 2026.
 - B. Increase the Agreement funding by an amount not to exceed \$88,000 in American Rescue Plan Act (ARPA) State and Local Fiscal Recovery funds (SLFRF) under (ALN) 21.027 to support the ADOH Housing Stability Flex Program. The funding reimbursement period for the ADOH Housing Stability Flex Program is 4/01/2025 through 6/30/2026. The funding period of availability for the FY25 Operating budget CAP Services (which excludes the ADOH Housing Stability Flex Program) remains unchanged and expires June 30, 2025.

- C. Revise the Maricopa County Representative name and contact information and replace it with the following:

Maricopa County Representative:
Human Services Department
Community Resilience Division
Siman Qassim, Assistant Director
234 N. Central Avenue, 3rd Floor
Phoenix, AZ 85004
602-506-4841
siman.qaasim@maricopa.gov

- D. Revise Paragraph 6.0 (Administrative Change Orders) in Section 1 (General Provisions), by removing it in its entirety and replacing it with the following:

6.0 ADMINISTRATIVE CHANGE ORDERS

6.1 The Chairman of the Board of Supervisors is authorized, upon the recommendation of the Human Services Department Director and Legal Counsel, to review and execute administrative changes to the Agreement on behalf of the County through Administrative Change Orders. Administrative Change Orders will be effective upon execution by both the Parties. Administrative Change Orders shall address any of the following changes:

- 6.1.1 Modifications to the project timeline if the last day of the project timeline is within the Agreement term;
- 6.1.2 Modifications to Budget line items if the Agreement Amount remains unchanged;
- 6.1.3 Modifications required by federal, state, or County regulations, ordinances, or policies; and/or
- 6.1.4 Modifications to Administrative requirements such as changes in reporting periods, frequency of reports, or report formats required by the federal, state or local regulations, policies, or requirements.

- E. Revise Section 1 (General Provisions) to add the following Paragraph to the Agreement:

58.0 ACRONYMS AND DEFINITIONS

Acronyms and Definitions found under 2 C.F.R. §§ 200.0 & 200.1 are hereby incorporated by reference.

- F. Revise Section 3 (Work Statement), by removing it in its entirety and replacing with the following:

1.0 PROGRAM GOALS

Maricopa County is a designated Community Action Agency, authorized under the federal Community Services Block Grant (CSBG) Act to address the causes and conditions of poverty in local areas. The Maricopa County Human Services Department/Community Resilience Division (MCHSD/CRD) administers the Community Action Program activities, the

primary purpose of the CRD is to provide a range of programs or services that are intended to:

- pursue the reduction of poverty,
- the revitalization of low-income communities; and
- the empowerment of low-income families and individuals to become fully self-supportive.

Through partnerships with local municipalities or private, non-profit organizations, community action programs and services are provided to residents in the local area.

2.0 SCOPE OF WORK

Community Action Program Services shall include the delivery of crisis services, internal/ external program navigation, and program referrals intended to assist in the stabilization of immediate/ emergent needs for families that are facing eviction, disruption in utilities, experiencing insufficient food and/or nutrition, and/or are unemployed/ underemployed. Services shall be delivered in a wrap around, comprehensive manner to address the needs of the household and to move families closer to economic stability.

2.1 MCHSD Crisis Financial Assistance Services

Eligibility for financial assistance is determined and benefit payments made on behalf of program participants, these include but are not limited to, temporary emergency shelter, emergency rent, move-in assistance, utility payments or deposits, and emergency utility payments.

2.1.1 Clients seeking assistance will apply via HSD Dynamics client portal and will be placed in a queue based on an assigned priority level.

2.1.2 Eligibility criteria for financial assistance funds is defined in the MCHSD/CRD Policy & Procedure Program Manual.

2.1.3 Financial assistance funds are managed and allocated by MCHSD. Funds will be made available to the Contractor through HSD Dynamics.

2.1.4 MCHSD/CRD will make payment directly to vendors upon authorization by County.

2.1.5 Available Financial Assistance Services shall include the following:

2.1.5.1 Utility Assistance

2.1.5.1.1 Utility payments and deposits for heating and cooling;

2.1.5.1.2 Rental assistance where utility payment is included in rent.

2.1.5.2 Rental Assistance

2.1.5.2.1 Rental assistance to prevent eviction; and

2.1.5.2.2 Move in assistance to include rental deposits and first month rent.

2.1.6 MCHSD Crisis Financial Assistance Service Requirements

2.1.6.1 Contractor shall conduct application intake for MCHSD Crisis Financial Assistance Services to

- clients that apply in person with a paper application or needing assistance applying online.
- 2.1.6.2 On-site application process shall include the following:
- 2.1.6.2.1 Provide paper applications, or assist clients with completing the online application process;
 - 2.1.6.2.2 Collect client eligibility documents for identified services, as required in the MCHSD/CRD Policy & Procedure Program Manual;
 - 2.1.6.2.3 Information from the paper application shall be entered into HSD Dynamics within 24 hours of receipt;
 - 2.1.6.2.4 Upload a copy of the paper application in HSD Dynamics;
 - 2.1.6.2.5 Create an application in HSD Dynamics, as well as the program application (s) the client is eligible for;
 - 2.1.6.2.6 Upload eligibility documents in HSD Dynamics;
 - 2.1.6.2.7 Research each household member to determine if they have received previous assistance; and
 - 2.1.6.2.8 Research and enter vendor/provider information in Dynamics.
- 2.1.6.3 The Contractor will also process applications submitted through the HSD Dynamics portal and shall follow the process outlined below:
- 2.1.6.3.1 Contractor will assign and disposition twenty (20) program applications per week, to Client Services Specialist;
 - 2.1.6.3.1.1 If Contractor receives less than twenty (20) program applications in the week, 100% of the applications shall be assigned and dispositioned.
 - 2.1.6.3.2 Upload eligibility documents in HSD Dynamics; and
 - 2.1.6.3.3 Research and enter provider information within twenty-four (24) hours from receiving provider documentation.
- 2.1.6.4 Contractor shall adhere to the following:
- 2.1.6.4.1 Use the MCHSD/CRD Policy & Procedure Program Manual, as amended, in the provision of services;
 - 2.1.6.4.2 Document all services provided and supported by County funds in HSD Dynamics;

- 2.1.6.4.3 Manage and monitor application queue in HSD Dynamics based on application submission date;
- 2.1.6.4.4 Document client's program involvement and progress in the required case note/timeline section of HSD Dynamics per the MCHSD/CRD Policy and Procedure Program Manual;
- 2.1.6.4.5 Research provider profile and submit vendor information related to the County vendor registration process, if applicable;
- 2.1.6.4.6 Conduct quality assurance review and ensure controls on all submitted service authorizations per MCHSD/CRD Policy and Procedure Program Manual;
- 2.1.6.4.7 Resolve rejected service authorizations and data entry errors within two (2) business days from the rejection date; and
- 2.1.6.4.8 Maintain funds depletion patterns as required by MCHSD/CRD.

2.2 Navigation Services

Navigation services are offered to clients following the completion of the HSD Dynamics application. This is a staff assisted function that includes the collection of eligibility documents and completion/ submission of program application for both contractor's internal program (non-County funded) along with external program services.

2.2.1 Navigation to Low-Income Energy Assistance Program (LIHEAP) Services:

2.2.1.1 Contractor shall provide application assistance which may include the following:

- 2.2.1.1.1 Answering questions about program eligibility and the application process.
- 2.2.1.1.2 Entering application data directly into the DES portal on behalf of the Client.
- 2.2.1.1.3 Scanning and uploading required documents, if needed.
- 2.2.1.1.4 Provide paper applications to clients, upon request, and enter information directly into the DES portal on Client's behalf.
- 2.2.1.1.5 Provide assistance in completing the ID.me identity verification process to include scanning required documents and uploading to the ID.me website (www.ID.me.com).
- 2.2.1.1.6 Screen for crisis circumstances to ensure priority will be given to Life Threatening Crisis Assistance Applicants.

2.2.1.1.7 Conduct initial screening and reporting of potential Welfare Fraud.

2.2.1.2 Navigation to Internal Program Services

2.2.1.2.1 Contractor shall identify a minimum of two (2) internal program based on the most recent MCHSD Community Needs Assessment. Contractor will submit a logic model (Exhibit 1) by July 31, 2025, to be approved by MCHSD. The logic model shall provide the following information for each program service:

2.2.1.2.1.1 Community need

2.2.1.2.1.2 Anticipated

program

outcome(s)

2.2.1.2.1.3 Description of program service

2.2.1.2.1.4 Projected number of individuals/ households to be served

2.2.1.2.1.5 Projected number of individuals/ households who will achieve anticipated program outcome(s)

2.2.1.2.1.6 Data collection methodology

2.2.1.2.2 Contractor shall conduct follow up contact with clients to assess for additional needs and to track program outcomes as it relates to the outcomes identified in the Contractor's logic model.

2.2.1.2.2.1 Follow up services shall be conducted at intervals of 3 months, 6 months, and 9 months following the receipt of program services.

2.2.1.3 Navigation Service Requirements

2.2.1.3.1 Clients shall have a completed application in HSD Dynamics prior to receiving navigation services to DES portal for LIHEAP services or internal program services.

2.2.1.3.2 Contractor shall ensure that all income eligible clients will be navigated to the Arizona Department Economic Security (DES) portal for LIHEAP services.

2.2.1.4 Contractor shall provide navigation services as it relates to Internal Program services to clients that have been

disposed in the HSD Dynamic queue.

2.2.1.5 Navigation services shall be provided and documented, in accordance with the MCHSD/CRD Policy and Procedure Manual.

2.2.1.6 Navigation services shall be reported in MCHSD/CRD quarterly ROMA reports.

2.2.1.7 Contractor shall use the MCHSD approved logic model template for internal program navigation.

2.3 Information and Referrals

2.3.1 Contractor shall provide information and referrals to include but not limited to the following:

2.3.1.1 SOLARI (formerly known as AZ 211) crisis case management services.

2.3.1.2 Community Legal Services (CLS) for households who are facing immediate eviction for non-payment of rent or who receive assistance and have a judgement that is not satisfied.

2.3.1.3 DES Child support enforcement services for clients who are custodial parents in single parent households.

2.3.1.4 Assistance completing applications for SNAP, AHCCCS, and Unemployment Insurance.

2.3.1.5 Food and nutrition services to counteract the impacts of starvation or malnutrition.

2.3.2 Information and Referrals Service Requirements

2.3.2.1 Clients shall have a completed program application in HSD Dynamics prior to the delivery of information and referral services.

2.3.2.2 Contractor shall document all referrals in HSD Dynamics and follow referral procedures in accordance with the MCHSD/CRD Policy and Procedure Manual.

2.3.2.3 Information regarding program referrals shall be reported in the MCHSD/CRD quarterly ROMA reports.

2.4 Housing Stability Flex Program

The Housing Stability Flex Program expands existing housing stability services to qualified clients for the purpose of eliminating barriers for those “at risk” of homelessness and can maintain housing after the “one-time” assistance. Services include the delivery of “one-time” financial assistance and referral, case management, and follow up contact.

2.4.1 Financial Assistance

2.4.1.1 Contractor shall assess and triage eligible resources using funding as an option of last resort, or to meet

participant's immediate need that other funding sources are unable to cover.

2.4.1.2 The use of these funds is limited to a one-time payment of no more than \$3,000 paid on behalf of the participant who was determined program suitable with an ability to maintain housing after the one-time financial assistance utilizing an eligible financial resource. Program shall not to be used for ongoing assistance.

2.4.2 Case Management

2.4.2.1 Contractor shall determine eligibility, program suitability, and assess participants for the program. Develop a case plan with the client to include goals that focus on the household's ability to maintain a lease and address barriers to housing retention, including maximizing their ability to pay rent; improving understanding of landlord/tenant rights and responsibilities; and addressing other issues that have, in the past, resulted in housing crisis or housing loss.

2.4.2.2 Contractor shall maintain an updated list of community resources and low-income housing assistance programs (and their eligibility requirements) to which participants can be referred.

2.4.2.3 Referrals will be made to appropriate community and mainstream resources, including, but not limited to income supplements/benefits (TANF, Food Stamps/SNAP, etc.), non-cash supports (healthcare, food supports, etc.), legal assistance, credit counseling, and subsidized childcare.

2.4.2.3.1 Contractor shall follow up with client regarding the outcome of the referrals.

2.4.3 Post Financial Assistance Follow-up Services

2.4.3.1 Contractor shall conduct follow up contact with participants following the delivery of the one-time financial assistance to determine participant's housing status, impact of funding, and the need for additional connections to other program resources outside of the one-time payment assistance.

2.4.3.2 Contractor shall assess the participant's housing status and document progress utilizing the case plan at 3, 6, and 12 months and update Dynamics as outlined in the MCHSD/CRD Policy and Procedure Program Manual.

2.4.3.3 Follow up contact shall be conducted based on the client's preferred method of contact. Contact may be provided via text, in person, virtual, and/ or telephonic.

2.4.4 Housing Stability Flex Program Service Requirements

2.4.4.1 Contractor shall provide program related financial assistance services to a minimum of 90 qualified clients for the timeframe of April 1, 2025, to December 31, 2025.

2.4.4.2 Qualified clients shall have a household income at or below 80% Average Median Income (AMI) and meet the following criteria per MCHSD/ CRD Policy and Procedures Handbook:

2.4.4.2.1 Client must be a U.S. Citizen or meet Qualified Noncitizen Immigrant status;

2.4.4.2.2 Client is a current renter or residing in a temporary shelter through evidence of participation in a housing assistance program;

2.4.4.2.3 Client must demonstrate the household is experiencing or expects to experience a crisis;

2.4.4.2.4 Client's household is determined to be at risk of homelessness; and

2.4.4.2.5 Client is able to demonstrate the household's ability to maintain housing after receiving one-time financial assistance services.

2.4.4.3 Contractor shall verify qualified clients' household housing status, income, and suitability for program services per CRD/ MCHSD Policy and Procedures Manual.

2.4.4.4 Qualified clients shall have: 1) an active program application in HSD Dynamics, or 2) are assisted in the creation of an HSD Dynamics active program application.

2.4.4.5 Contractor shall record all program services and activities in HSD Dynamics to include financial/ non-financial services, client progress, and follow up outcomes.

2.4.4.6 Financial assistance funds are managed and allocated by MCHSD. Funds will be made available to the Contractor through HSD Dynamics.

2.4.4.7 MCHSD/CRD will make payment directly to vendors upon authorization by County.

2.4.4.8 Contractor shall continue to conduct and demonstrate evidence of post financial assistance follow up services with clients through June 30, 2026.

2.4.4.9 The County reserves the right to add, remove, or revise requirements to meet program goals.

2.5 Facility Requirements

- 2.5.1 Contractor shall ensure staff on-site are able to navigate to websites and provide generalized assistance to clients. Staff shall provide access to through self-maintaining or partnership agreements, a computer lab to include multiple computers with internet access, fax machines, copier, phones, and basic office supplies to allow individuals access to the following:
 - 2.5.1.1 AZDES LIHEAP Application Portal;
 - 2.5.1.2 HSD Client Portal;
 - 2.5.1.3 Online applications for AZDES Unemployment Insurance, Supplemental Nutrition Assistance Program (SNAP), and AHCCCS Health Insurance;
 - 2.5.1.4 Online job search and submission of application/resume; and/or
 - 2.5.1.5 Information regarding scholarships and federal financial aid.
- 2.5.2 Contractor shall ensure adequate space for the following:
 - 2.5.2.1 On-site workshops and training classes;
 - 2.5.2.2 Local job/career fairs; and
 - 2.5.2.3 Eligibility determination where confidential information cannot be overheard.

2.6 Reporting Requirements

- 2.6.1 Contractor shall submit programmatic and financial reports to MCHSD as listed below:
 - 2.6.1.1 Results Oriented Management and Accountability (ROMA/ROMA Next Gen) data and/or reports no later than the 10th business day after the end of each quarter of the fiscal year.
 - 2.6.1.2 Monthly invoices/claims with supporting documentation no later than the 10th business day, following the end of the month.
 - 2.6.1.3 The County reserves the right to add, remove, or revise reporting requirements to meet program goals.
 - 2.6.1.4 Failure to submit required reports in the designated timeframe listed may result:
 - 2.6.1.4.1 in a forfeiture of payment, if not submitted by the forty-fifth (45th) calendar days following the end of a month.
 - 2.6.1.4.2 in a forfeiture of final payment, if final program and fiscal reports is not submitted within the designated time period, determined by MCHSD following the Contract term.

2.7 HSD Dynamics Access

- 2.7.1 Access to HSD Dynamics will be provided by MCHSD/CRD upon request from Contractor.
- 2.7.2 Contractor shall provide MCHSD/CRD information regarding staffs' name, position title, contact information, and confirmation of successful completion of all required background checks, to include Fingerprint and Central Registry Submission/Clearances.
- 2.7.3 MCHSD reserves the right to immediately remove access if it is determined Contractor's personnel is a risk to the County operations for any of the following reasons but not limited to:
 - 2.7.3.1 Approving clients for services they are not eligible for;
 - 2.7.3.2 Denying eligible clients services; and
 - 2.7.3.3 Accessing the HSD Dynamics for any purpose other than areas of responsibility.
- 2.7.4 MCHSD will provide Contractor programmatic ad hoc reports, as requested.
- 2.7.5 MCHSD reserves the right to deny Contractor's access to program data.

2.8 Staff Requirements

- 2.8.1 Contractor shall:
 - 2.8.1.1 Ensure staff and/or volunteers do not provide direct services to clients until all appropriate Background Checks, Fingerprint and Central Registry clearances have been completed with satisfactory results and procedures are in place if results are unsatisfactory;
 - 2.8.1.2 Maintain documentation that key staff have received appropriate training or hold appropriate certification/licensure in accordance with roles, responsibilities and job descriptions;
 - 2.8.1.3 Ensure that staff and volunteers do not have any conflicts of interest in the provision of services and management of programs;
 - 2.8.1.4 Provide staff and volunteers with supervision, equipment, materials and supplies necessary to perform contracted services;
 - 2.8.1.5 Provide training to all new employees and volunteers providing services under this Agreement, to include but not limited to the following:
 - 2.8.1.5.1 An overview of the MCHSD/CRD Policy and Procedure Manual; and
 - 2.8.1.5.2 Requirements of ARS §46-140.01 and ARS §1-501 and ARS § 1-502 regarding eligibility for state and local benefits.
 - 2.8.1.6 Maintain documentation that verifies case management staff have received relevant training and provide documentation upon request to MCHSD;

2.8.1.7 The Contractor shall be required to notify MCHSD of staff changes and vacant positions within two (2) business days of staff changes. The Contractor shall open the recruitment to fill case worker vacancies, no later than thirty (30) days after the vacancy occurs, to ensure service availability and clients are not turned away due to lack of staff. MCHSD may assist in the selection of the replacement candidate.

2.8.2 Code of Conduct:

2.8.2.1 The Contractor shall avoid any action that might create or result in the appearance of:

2.8.2.1.1 Inappropriate use or divulging of information gathered or discovered pursuant to the performance of its duties under the Contract.

2.8.2.1.2 Actions on behalf of the County without appropriate authorization.

2.8.2.1.3 Providing favorable or unfavorable treatment to anyone.

2.8.2.1.4 Making a decision on behalf of the County that exceeds their authority, displaying preferential treatment or actions that would have unfavorable consequences for the County.

2.8.2.1.5 Misrepresenting or otherwise impeding the efficiency, authority, actions, policies, or adversely affect the confidence of the public or integrity of the County.

2.8.2.1.6 Loss of impartiality when advising the County.

2.9 **Community Action Program Meetings**

2.9.1 MCHSD will facilitate quarterly meetings with CAP contractors to communicate new developments, discuss problems, address barriers to services, share ideas for improvements, and to address other identified topic areas.

2.9.2 Contractor shall ensure that a designated staff member participates in CAP meetings, as scheduled.

2.10 **Cooperation in Strategic Planning and Community Needs Assessment:**

2.10.1 Contractor shall participate in strategic planning initiatives which lead to the development of the five (5) year strategic plan and the annual Community Action Plan and provide information regarding the causes/condition of poverty within the designated geographic service area.

2.11 Training and Technical Assistance

2.11.1 To ensure successful program service delivery, MCHSD will provide/conduct training and technical assistance on:

- 2.11.1.1 MCHSD/CRD Policy & Procedure Program Manual;
- 2.11.1.2 MCHSD funded financial assistance services;
- 2.11.1.3 Use of HSD Dynamics;
- 2.11.1.4 Reports and forms, as required;
- 2.11.1.5 Results Oriented Management and Accountability (ROMA)/ROMA Next Gen;
- 2.11.1.6 Trauma Informed Care
- 2.11.1.7 Motivational Interviewing
- 2.11.1.8 Review of all applicable federal, state, and county regulations, laws, and rules related to specific funding sources used;
- 2.11.1.9 Review of program monitoring findings; and
- 2.11.1.10 Other training and technical assistance as needed/required.

2.12 Limited English Proficiency

2.12.1 The Contractor shall ensure that all services provided are culturally relevant and linguistically appropriate to the population to be served.

2.12.2 Applicable Program Rules and Regulations:

- 2.12.2.1 Contractor shall comply with all applicable federal, state, and county regulations, laws, and rules as amended, including but not limited to the following:
- 2.12.2.2 COATS Human Services Reauthorization Act of 1998;
- 2.12.2.3 2 CFR 200 Uniform Administrative Requirements;
- 2.12.2.4 Personal Responsibilities and Work Opportunity Reconciliation Act of 1996;
- 2.12.2.5 Stewart B. McKinney Homeless Assistance Act;
- 2.12.2.6 ARS §46-241-State Short Term Crisis Services;
- 2.12.2.7 ARS §46-731–Utility Assistance;
- 2.12.2.8 ARS §46-741–Neighbors Helping Neighbors;
- 2.12.2.9 ARS §46-140.01-Verification of identity and citizenship and/or immigration status; and
- 2.12.2.10 ARS§§1-501-1-502, regarding eligibility for federal, state, or local public benefits.
- 2.12.2.11 The requirements related to reporting to a peace officer or child protective services incidents of crimes against children as specified in A.R.S. §13-3620 as may be amended.
- 2.12.2.12 P.L. 101-121, Section 319 (31 U.S.C. section 1352) as may be amended, and 29 C.F.R. Part 93 as may be amended which prohibit the use of federal funds for lobbying and which state, in part: Except with the express authorization of

Congress, the Contractor, its employees or agents, shall not utilize any federal funds under the terms of this contract to solicit or influence, or to attempt to solicit or influence, directly or indirectly, any member of Congress regarding pending or prospective legislation. Indian tribes, tribal organizations and any other Indian organizations are exempt from these lobbying restrictions with respect to expenditures that are specifically permitted by other federal law.

2.12.2.13 A.R.S. § 23-722.01 as may be amended relating to new hire reporting,

2.12.2.14 A.R.S. § 23-722.02 as may be amended relating to wage assignment orders to provide child support, and A.R.S. § 25-535 as may be amended relating to administrative or court-ordered health insurance coverage for children.

2.12.3 Administrative Simplification rules in Title II of the Health Insurance Portability and Accountability Act of 1996 (Public Law 104-191) and all Federal regulations that are applicable to the operations of the Contractor by the dates required by the implementing Federal regulations as well as all subsequent requirements and regulations as published.

2.13 **MCHSD Grievance Procedures**

2.13.1 Contractor shall advise all applicants for and recipients of contract services of their right, at any time and for any reason, to present to the Contractor and the County any grievances arising from the delivery of contract services, including, but not limited to, ineligibility determination, reduction of services, suspension or termination of services, or quality of services.

2.13.2 Individuals seeking/receiving County funded assistance who feel that they have not been treated fairly may submit a written grievance to the MCHSD/CRD.

2.13.3 Contractor shall act as first reviewer of grievances for their respective site following their prescribed written process submitted to county. All grievances are documented in HSD Dynamics. MCHSD acts as second review for all escalated CAP grievances. Follow grievance procedures as outlined in the MCHSD/CRD Policy & Procedure Program Manual

2.14 **Pandemic Award Performance**

2.14.1 The Contractor shall establish a written plan that illustrates how the services and contract performance standards will be met in the event of a pandemic occurrence.

2.14.2 The pandemic performance plan shall include:

2.14.2.1 Key succession and performance planning if a sudden significant decrease in Contractor's workforce should occur.

- 2.14.2.2 Alternative methods to ensure services are available.
- 2.14.2.3 An up-to-date list of Contractor contacts and organizational chart.
- 2.14.2.4 In the event of a pandemic, as declared by the Governor of Arizona, U.S. Government, or the World Health Organization, which makes performance of any term under this Award impossible or impracticable, the MCHSD shall have the following rights:
- 2.14.2.5 After the official declaration of a pandemic, MCHSD may temporarily void the Award in whole or specific sections if the Awardee cannot perform to the standards agreed upon in the initial terms.
- 2.14.2.6 MCHSD shall not incur any liability if a pandemic is declared, and emergency procurements are authorized by the Director of the Arizona Department of Administration per A.R.S. § 41-2537 as may be amended by the Arizona Procurement Code.
- 2.14.2.7 Once the pandemic is officially declared over and/or the Contractor can demonstrate the ability to perform, MCHSD, at its sole discretion may reinstate the temporarily voided Award.

- G. Incorporate Federal Award Identification Number (FAIN), and Award Date into the Agreement by adding the following to Section 4 (Budget and Compensation), Paragraph 1.2 (Funding), Subparagraph 1.2.4:

FAIN / AWARD DATE: 21.027: SLFRP0146 awarded 5/18/2021

- H. Revise Section 4 (Budget and Compensation), Paragraph 1.5 (Operating Budget) by incorporating the new attached Operating Budget for the ADOH Housing Stability Flex Program into the Agreement. The County shall provide the Contractor with a not to exceed amount of \$88,000 for the period of April 1, 2025 (Fiscal Year 2025), through June 30, 2026 (Fiscal Year 2026). Unexpended funds from Fiscal Year 2025 shall be available for expenditures in Fiscal Year 2026.

- I. The new total Agreement funding amount is \$385,000.

- III. Section II above contains all the changes to the Agreement made by this Amendment No. 4. The Agreement is amended to incorporate the changes contained in the Amendment No. 4. All other terms and conditions of the Agreement and all previously fully executed Amendments shall remain the same and in full force and effect as executed by the Parties. This Amendment No. 4 is subject to and incorporates the provisions of A.R.S. §38-511.

- IV. The Parties have authorized the undersigned to execute this Amendment No. 4, and it shall be effective upon approval and signature by both Parties.

IN WITNESS, the Parties have approved and signed this Amendment No. 4:

APPROVED BY:
CITY OF AVONDALE

APPROVED BY:
MARICOPA COUNTY

Mike Pineda, Mayor Date

Thomas Galvin, Chairman Date
Board of Supervisors

Attested To:

Attested To:

City Clerk Date

Juanita Garza Date
Clerk of the Board

IN ACCORDANCE WITH A.R.S. §§ 9-240, 9-500.11, 11-952, AND 46-241, ET SEQ., THIS AMENDMENT NO. 4 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF AVONDALE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 4 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

BY: _____
Attorney for the City Date

BY: _____
Deputy County Attorney Date

Fiscal Year 2025 Operating Budget*

City of Avondale Operating Budget – CAP Services			
Contract Period	July 1st, 2024, through June 30th, 2025		
Funding			
County Funds		\$297,000	
Cash Match Contributions		\$198,467	
		\$495,467	
Budget Category	Direct Cost	Administration Cost	Total Cost
Total Expenses	\$350,101	\$145,366	\$495,467

*Funding period of availability remains unchanged as July 1, 2024 through June 30, 2025

Operating Budget for the ADOH Housing Stability Flex Program**

ITEMIZED SERVICE BUDGET				
CONTRACT SERVICE: ADOH Housing Insecurity Flex Funds				
CONTRACT PERIOD: 04/01/2025 to 6/30/2026				
		*D = % Direct Service Functions	*A = %10 Administrative Functions	
I PERSONNEL				
Total FTE's dedicated to this contract:	1.00	\$ 70,200	\$ 7,800	TOTAL: \$78,000
II EMPLOYEE RELATED EXPENSES		\$ 9,000	\$ 1,000	TOTAL: \$10,000
III PROFESSIONAL AND OUTSIDE SERVICES		\$0	\$0	TOTAL: \$0
IV TRAVEL		\$0	\$0	TOTAL: \$0
V SPACE		\$0	\$0	TOTAL: \$0
VI MATERIALS AND SUPPLIES		\$0	\$0	TOTAL: \$0
VII OPERATING SERVICES		\$0	\$0	TOTAL: \$0
		TOTAL COST for Direct Service	for Administrati ve Service	Proposed Cost to MCHSD
		\$79,200.00	\$8,800.00	\$88,000

**Funding period of availability is April 1st through June 30, 2026, there is no cash match contribution requirement

EXHIBIT 1

MHSD Logic Model Template

**ROMA Logic Model – Family Level****National Community Action Network Theory of Change**

Community Action Goal 1: Individuals and families with low incomes are stable and achieve economic security.

Agency: _____

Need	Outcome <i>General statement of results expected</i>	Service	Projected Indicator <i># to achieve/ # to be served; time frame</i>	Measurement Tool	Data Procedures	Frequency <i>Data collection and reporting</i>
				Output Tool:	Who does it?	Data Collection:
				Outcome Tool:	What is the process?	Data Reporting
					Where is data stored?	
Mission:						

ITEM NUMBER: 4.d.

SUBJECT: Ordinance 2017-0425 – Acquisition of Real Property by Quiet Title and Ordinance 2018-0425 - Acquisition by Dedication of Real Property for Public Right-of-Way and in exchange, Conveying a Portion of City Property to a Private Owner

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to adopt Ordinance 2017-0425, authorizing the acquisition of real property by quiet title action, and Ordinance 2018-0425, authorizing the acquisition by purchase, condemnation or dedication of real property for public right-of-way and in exchange, conveying a portion of City property to a private owner and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

This item corrects irregularities in the City's land rights in relation to a parcel of land located at the corner of South 4th Street and East Elm Lane. This property is near Mountain View Park, and City staff discovered incorrect ownership of several parcels while studying the area and designing for improvements to the streets around Mountain View Park.

On March 6, 1960, the City Council adopted Ordinance 111 extending and increasing the corporate limits of the City of Avondale. The annexation included an area from Mountain View Drive to Lower Buckeye Road and between 4th Street and Central Avenue.

DISCUSSION:

Sometime after the annexation, Elm Lane street improvements were constructed adjacent to the property located at 1202 South 4th Street and identified by Assessor's Parcel Number (APN) 500-56-026D (Parcel 1). Although the City street improvements should have included a dedication of right-of-way, research of public records did not uncover any right-of-way dedication for the south half of Elm Street adjacent to Parcel 1.

In addition, the City owns property that is identified as APN 500-56-026P, which is an irregularly shaped 16-foot-wide alley that serves Parcel 1 and the other private properties along 4th Street (Parcel 2). A portion of Parcel 2 is located between Parcel 1 to the north and the property to the south located at 1204 South 4th Street and identified by APN 500-56-026E. Said portion of Parcel 1 is 25-feet wide, and houses a carport that was constructed by previous owners of Parcel 1.

Additional discrepancies in land ownership include:

- A 60' x 9' strip of property adjacent to the City's alley that runs behind Parcel 1 and within Elm Lane right-of-way that does not belong to the City nor to the owner of Parcel 1.
- An error in the conveyance of the overall alley to the City.

To resolve the issues with title and obtain proper title for the street improvements, the City must file a quiet title action. The quiet title action will result in the following:

- The City will obtain title to the portion of property that includes the Elm Lane street and sidewalk improvements adjacent to Parcel 1 and a portion of the 60' x 9' strip within the Elm Lane right-of-way. Said portion is 25' x 9' and contains 225 square feet.
- The City will quit claim its interest in a portion of Parcel 2 to the owner of Parcel 1.
- Correct the error in the original conveyance of the overall alley to the City.

Through the quiet title action, the City will correct all measurement and land rights related to the right-of-way and the alley. The City will use an outside law firm to represent the City on this matter.

BUDGET IMPACT:

An independent state-certified appraiser appraised the land as a remnant interest in the amount of \$100. Sufficient budget capacity exists in the Engineering Department's operating budget to cover all costs associated with the quiet title action.

RECOMMENDATION:

Staff recommends City Council adopt an Ordinance authorizing the acquisition of real property by quiet title action and an Ordinance authorizing the acquisition by purchase, condemnation or dedication of real property for public right-of-way and in exchange, conveying a portion of City property to a private owner and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore



Vicinity Map



City Alley - Parcel 2

Existing Parcel 1

500-56-026E

60' x 9' Strip-Unowned

Not to Scale





Vicinity Map



 Proposed Right Of Way

Not to Scale





Vicinity Map



Proposed Unowned Parcel

Not to Scale





Vicinity Map



 Portion of Alley To Be Quit Claimed

Not to Scale



ORDINANCE NO. 2017-0425

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AUTHORIZING THE ACQUISITION BY QUIET TITLE OF REAL PROPERTY FOR PUBLIC USE.

WHEREAS, Article I, Section 3 of the Avondale City Charter authorizes the City of Avondale (the “City”) to acquire real property in fee simple or any lesser interest, inside or outside its corporate limits for any City purpose, as the City’s interest may require; and

WHEREAS, on March 6, 1960, the City Council of the City of Avondale (the “City Council”), by Ordinance No. 111, authorized the annexation of real property that included an area from Mountain View Drive to Lower Buckeye Road between South 4th Street and Central Avenue in Avondale, Arizona; and

WHEREAS, the City constructed Elm Lane street improvements within the annexed area and adjacent to a privately owned parcel (“APN 500-56-026D”) located at 1202 South 4th Street; and

WHEREAS, the City owns an irregularly shaped alleyway parcel within the annexed area that was improperly dedicated to the City and serves the private property owners along South 4th Street (“APN 500-56-026P”), described and depicted in Exhibit 1; and

WHEREAS, the City determined that a 25-foot by 9-foot strip of real property, that runs north and south extending into Elm Lane, generally located between APN 500-56-026P and APN 500-56-026D, totaling $\pm$ 225 square feet and described and depicted on Exhibit 2, is not owned by anyone (the “Unowned Property”); and

WHEREAS, a quiet title action is required to obtain clear title and ownership of APN 500-56-026P and the Unowned Property; and

WHEREAS, the City Council desires to authorize a quiet title action to correct the dedicated ownership of APN 500-56-026P and to acquire the Unowned Property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The quiet title action to correct the improper dedicated ownership of APN 500-56-026P described, depicted and attached hereto as Exhibit 1 and the acquisition by quiet title of real property totaling ± 225 square feet, generally located between APN 500-56-026P and APN 500-56-026D, as described, depicted and attached hereto as Exhibit 2, are hereby authorized.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, April 21, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT 1
TO
ORDINANCE NO. 2017-0425

[Legal Description and Map]

See following pages.

EXHIBIT "A"
IN MARICOPA COUNTY, STATE OF ARIZONA

A Parcel of Land in the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township One (1) North, Range One (1) West, of the Gila & Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at a found brass cap in Hand Hole at the South Quarter Corner (S 1/4) of said Section Fifteen (15) from which a Calculated point at the Southeast Corner (SE Cr) of the Southwest (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 15, bears South 89°44'00" East, a distance of 1320.24 feet based on the Results of Survey, recorded in book 910, Page 49 of the Maricopa County Recorder's Office;

THENCE along said line South 89 degrees 44 minutes 00 seconds East, a distance of 1169.28 feet;

THENCE Departing said line, North 00 degrees 16 minutes 00 seconds East, a distance of 33.00 feet, to the **Point of Beginning**;

THENCE North 01 degrees 23 minutes 58 seconds West a distance of 627.01 feet;

THENCE South 89 degrees 44 minutes 39 seconds East a distance of 15.94 feet;

THENCE South 01 degrees 23 minutes 58 seconds East a distance of 60.07 feet;

THENCE South 89 degrees 44 minutes 39 seconds East a distance of 109.04 feet;

THENCE South 01 degrees 23 minutes 58 seconds East a distance of 25.41 feet;

THENCE North 89 degrees 44 minutes 39 seconds West a distance of 109.04 feet;

THENCE South 01 degrees 23 minutes 58 seconds East a distance of 541.54 feet;

THENCE North 89 degrees 44 minutes 00 seconds West a distance of 15.94 feet to the **Point of Beginning**;

Containing 12,762 sqft or 0.29 acres more or less

Prepared by:

Thomas Lavalette, RLS.

AZ # 37258

Engineering Alliance, Inc.

1423 S. Higley Rd., Suite 121, Building 9

Mesa, Arizona 85206

Phone: (602) 757-6032

Email: tlavalette@eaincglobal.com

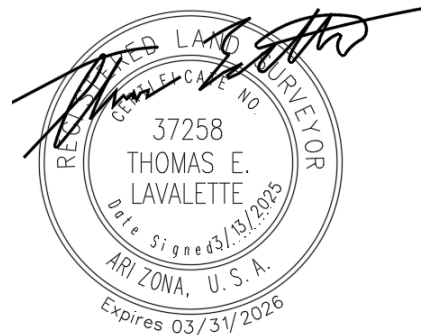
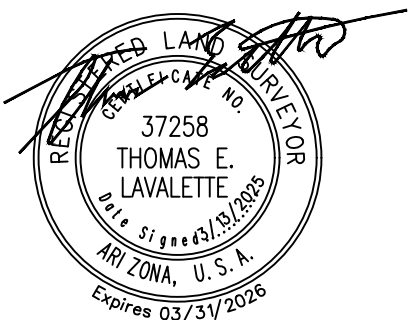
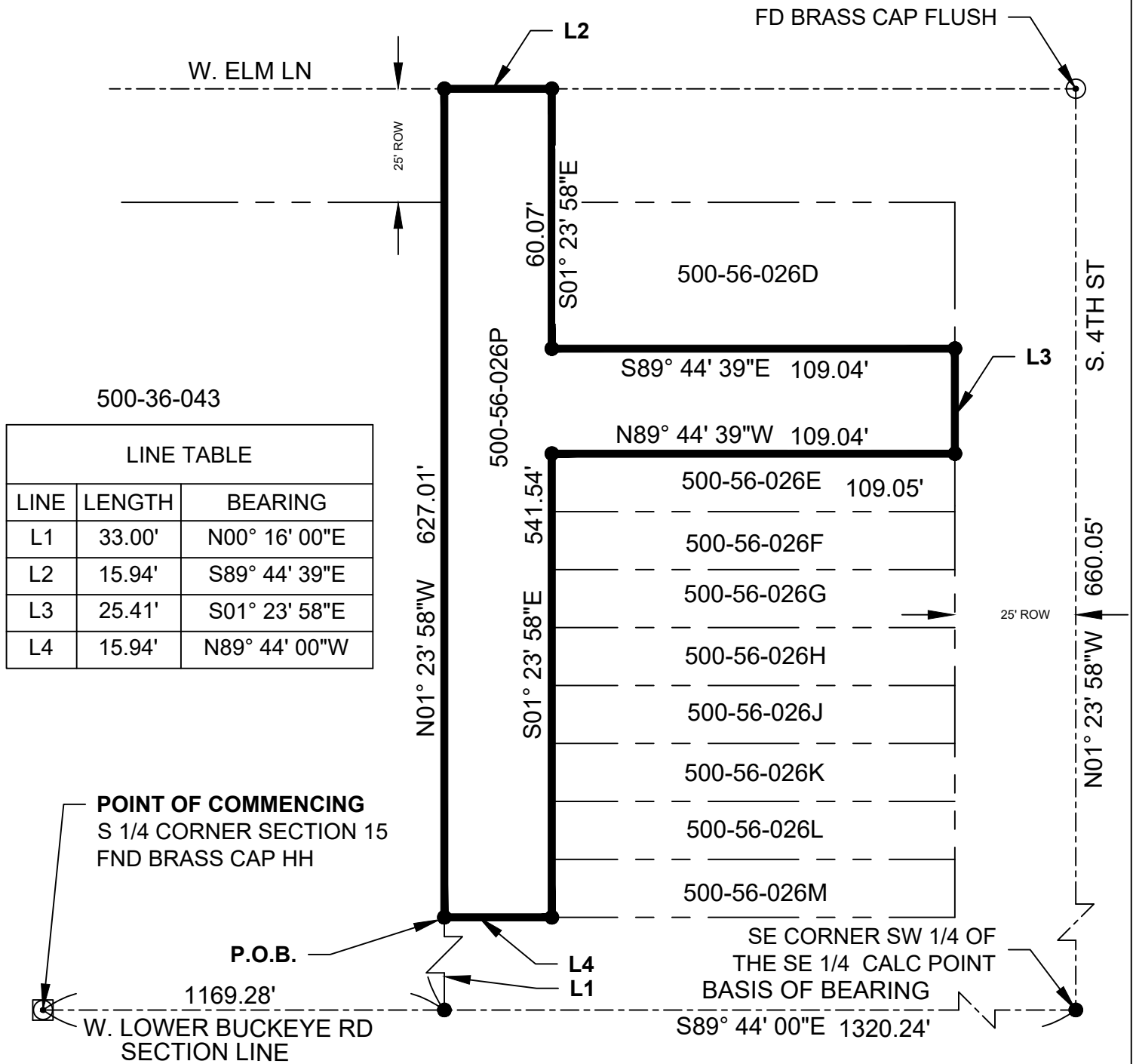


EXHIBIT "A"



SCALE:
NTS

T1N R1W



ENGINEERING ALLIANCE
I N C

PROJECT: 2024-M-090

DATE: 3-13-2025

CHKD BY: TL

DRN BY: BL

SCALE: N.T.S.

TITLE:

APN: 500-56-026P

SHEET NO: 1 OF 1

EXHIBIT 2
TO
ORDINANCE NO. 2017-0425

[Legal Description and Map]

See following pages.

EXHIBIT "A"
SUBJECT PROPERTY
IN MARICOPA COUNTY, STATE OF ARIZONA

A Parcel of Land in the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township One (1) North, Range One (1) West, of the Gila & Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at a found brass cap in Hand Hole at the South Quarter Corner (S 1/4) of said Section Fifteen (15) from which a Calculated point at the Southeast Corner (SE Cr) of the Southwest (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 15, bears South 89°44'00" East, a distance of 1320.24 feet based on the Results of Survey, recorded in book 910, Page 49 of the Maricopa County Recorder's Office;

THENCE along said line South 89 degrees 44 minutes 00 seconds East, a distance of 1167.72 feet;

THENCE Departing said line, North 00 degrees 16 minutes 00 seconds East, a distance of 634.76 feet, to the **Point of Beginning**;

THENCE North 01 degrees 23 minutes 58 seconds West a distance of 25.00 feet;

THENCE South 89 degrees 44 minutes 39 seconds East a distance of 9.00 feet;

THENCE South 01 degrees 23 minutes 58 seconds East a distance of 25.00 feet;

THENCE North 89 degrees 44 minutes 39 seconds West a distance of 9.00 feet to the **Point of Beginning**;

Containing 225 sqft or 0.00 acres more or less

Prepared by:
Thomas Lavalette, RLS.
AZ # 37258
Engineering Alliance, Inc.
1423 S. Higley Rd., Suite 121, Building 9
Mesa, Arizona 85206
Phone: (602) 757-6032
Email: tlavalette@eaincglobal.com

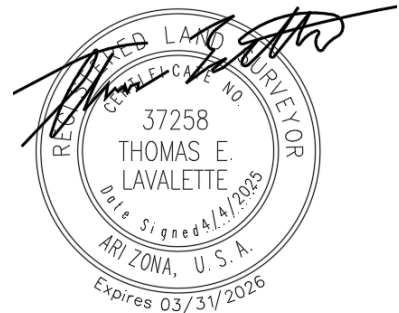
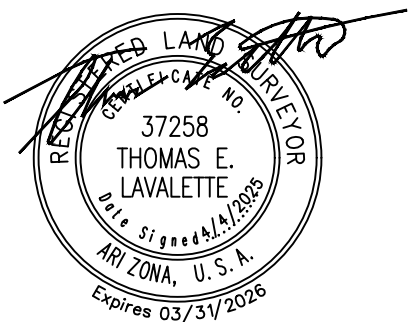
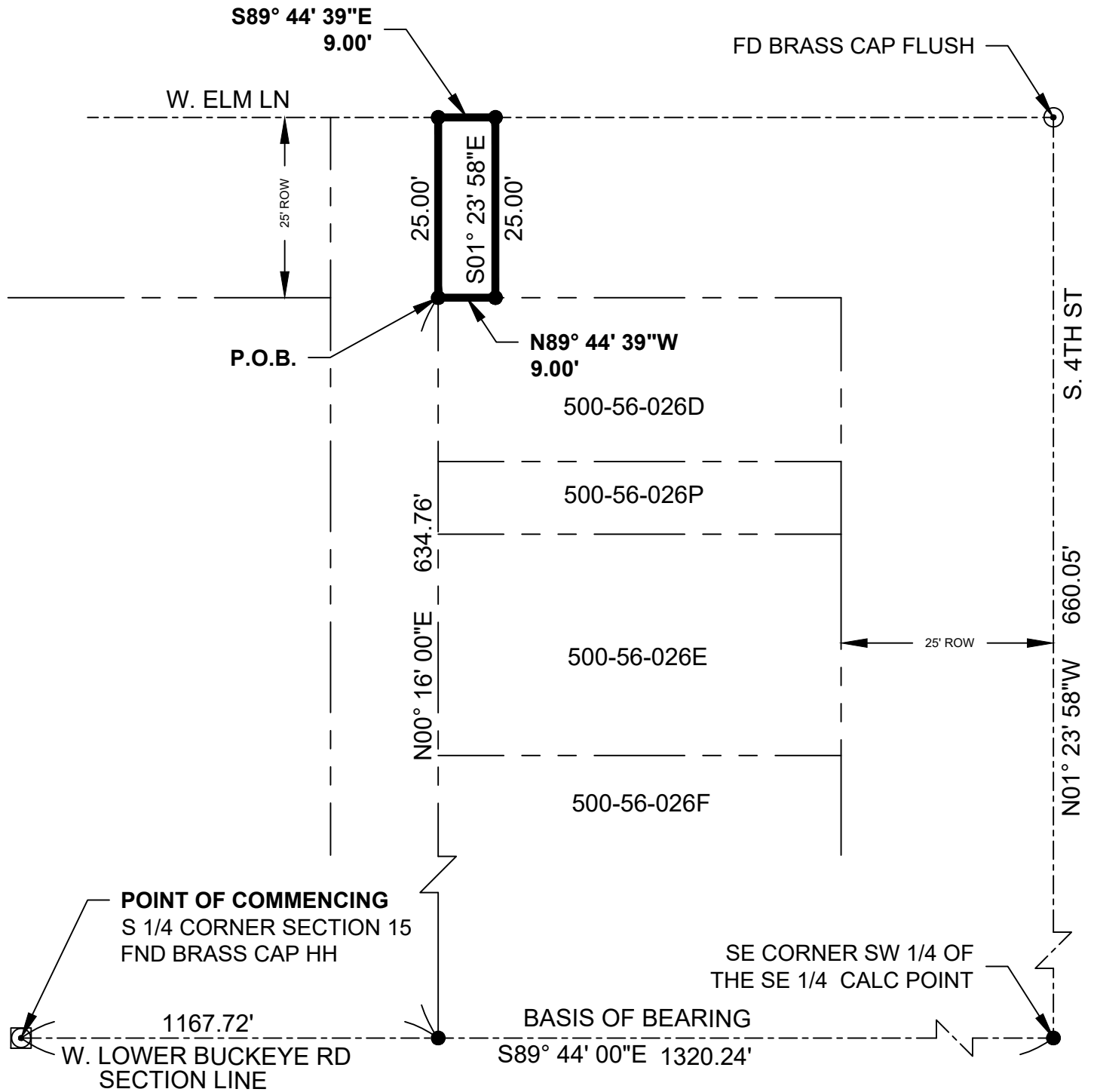


EXHIBIT "A"



SCALE:
NTS
T1N R1W



ENGINEERING ALLIANCE
I N C

PROJECT: 2024-M-090	
DATE: 4-4-2025	CHKD BY: TL
DRN BY: BL	SCALE: N.T.S.
TITLE:	
SUBJECT PROPERTY	
SHEET NO: 1 OF 1	

ORDINANCE NO. 2018-0425

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AUTHORIZING THE ACQUISITION, BY PURCHASE, CONDEMNATION OR DEDICATION OF REAL PROPERTY FOR PUBLIC RIGHT OF WAY AND CONVEYING A PORTION OF A PUBLIC ALLEYWAY LOCATED EAST OF CENTRAL AVENUE AND WEST OF 4TH STREET.

WHEREAS, Article I, Section 3 of the Avondale City Charter authorizes the City of Avondale (the “City”) to acquire real property in fee simple or any lesser interest, inside or outside its corporate limits for any City purpose, as the City’s interest may require; and

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to authorize the acquisition by purchase, condemnation or dedication of certain real property necessary for use as public right-of-way on the south half of West Elm Lane, generally located east of Central Avenue and west of 4th Street in Avondale, from the private owner of the parcel identified as APN 500-56-026D and located adjacent to the public right-of-way (“Parcel 1”); and

WHEREAS, in exchange for the dedication of the public right-of-way, the City Council desires to authorize the conveyance of the 26-foot-wide east-west segment of city-owned alleyway that is no longer needed and identified as APN 500-56-026P (the “Conveyed Portion”) to the property owner of Parcel 1 to accommodate their existing structures; and

WHEREAS, the City Council has determined that the Conveyed Portion of city-owned alleyway is no longer needed and therefore, it is necessary and appropriate to convey said portion.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The acquisition, by purchase, condemnation or dedication, of real property totaling ± 0.06 acres, generally located east of Central Avenue and west of 4th Street on the south half of West Elm Lane, as more particularly described and depicted on Exhibit 1 attached hereto and incorporated herein by reference, is hereby authorized.

SECTION 3. The Conveyed Portion of the city-owned alleyway, as more particularly described and depicted in Exhibit 2, attached hereto and incorporated by reference, is hereby conveyed to the owner of Parcel 1.

SECTION 4. Upon recordation of this Ordinance in the office of the Maricopa County Recorder, the ownership in the Conveyed Portion of city-owned property shall be forever extinguished.

SECTION 5. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, April 21, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT 1
TO
ORDINANCE NO. 2018-0425

[Legal Description and Map]

See following pages.

EXHIBIT "A"
SUBJECT PROPERTY
IN MARICOPA COUNTY, STATE OF ARIZONA

A Parcel of Land in the Southeast (SE 1/4) of Section Fifteen (15), Township One (1) North, Range One (1) West, of the Gila & Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at a found brass cap in Hand Hole at the South Quarter Corner (S 1/4) of said Section Fifteen (15) from which a Calculated point at the Southeast Corner (SE Cr) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 15, bears South 89°44'00" East, a distance of 1320.24 feet based on the Results of Survey, recorded in book 910, Page 49 of the Maricopa County Recorder's Office;

THENCE along said line, South 89 degrees 44 minutes 00 seconds East, a distance of 1320.24 feet;

THENCE North 01 degrees 23 minutes 58 seconds West, a distance of 623.76 feet to a point along 4th Street.

THENCE South 88 degrees 36 minutes 02 seconds West a distance of 25.00 feet to a point on the South Right-of Way line of Elm Lane and the point of Beginning also being the beginning of a Counterclockwise, Non-Tangent curve, having a Radius of 12.00 Feet and whose Center Bears North 89°44'39" West;

THENCE Northwesterly along the arc of said curve, through a Central Angle of 91°39'19" having an arc Length of 19.20feet;

THENCE North 89 degrees 44 minutes 39 seconds West a distance of 88.04 feet;

THENCE North 01 degrees 23 minutes 58 seconds West a distance of 25.01 feet;

THENCE South 89 degrees 44 minutes 39 seconds East a distance of 100.04 feet;

THENCE South 01 degrees 23 minutes 58 seconds East a distance of 37.01 feet to the Point of Beginning;

Containing 2,529.8 sqft or 0.06 acres more or less

Prepared by:
Thomas Lavalette, RLS.
AZ # 37258
Engineering Alliance, Inc.
1423 S. Higley Rd., Suite 121, Building 9
Mesa, Arizona 85206
Phone: (602) 757-6032
Email: tlavalette@eaincglobal.com

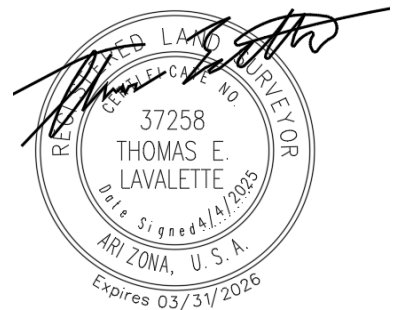
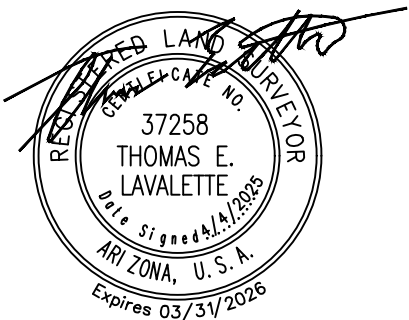
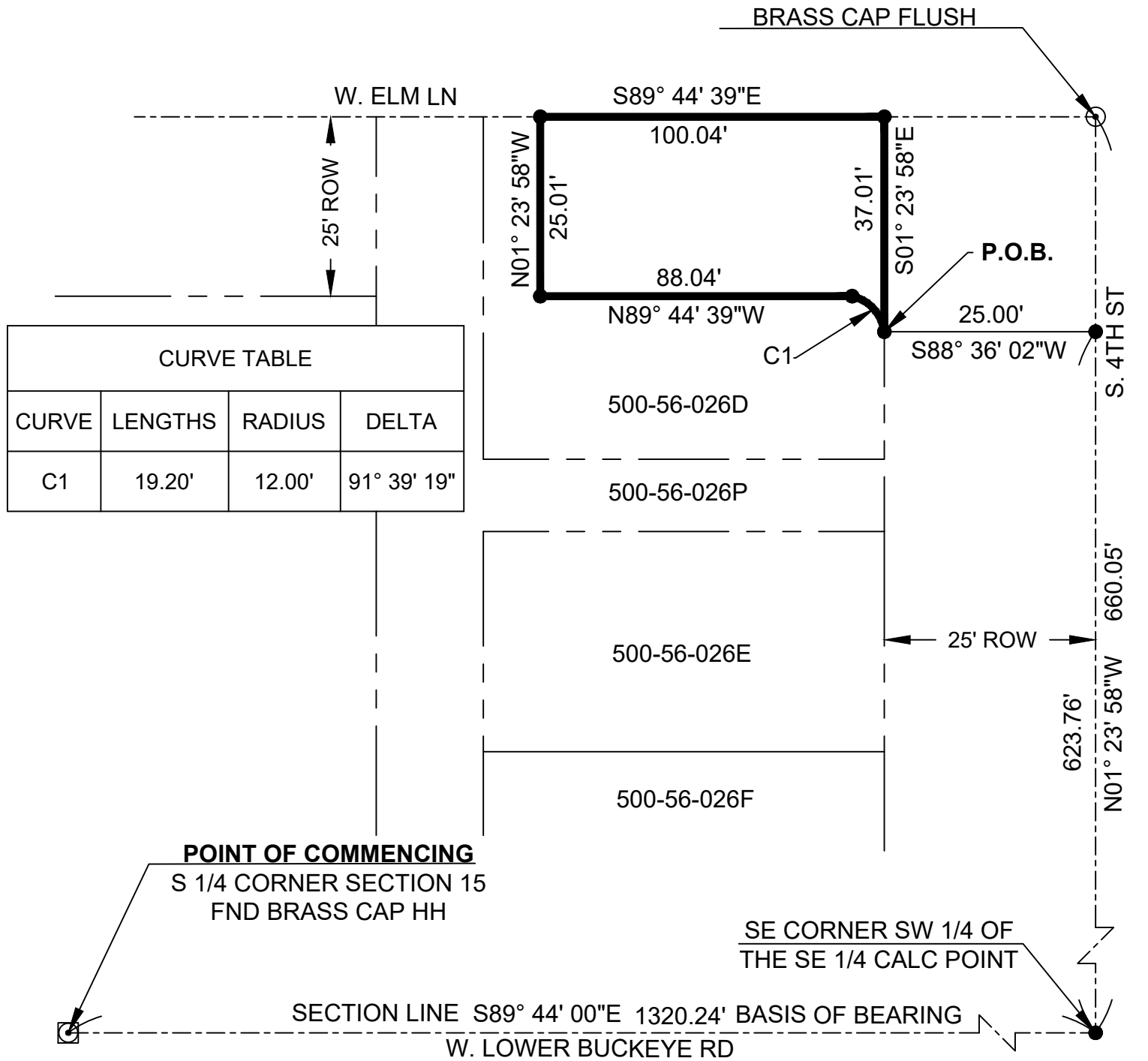


EXHIBIT "A"



ENGINEERING ALLIANCE
— I N C —

PROJECT: 2022-M-115

DATE: 4-4-2025

CHKD BY: TL

DRN BY: BL

SCALE:N.T.S.

TITLE:

SUBJECT
PROPERTY

SHEET NO: 1 OF 1

SCALE:
NTS

T1N R1W

EXHIBIT 2
TO
ORDINANCE NO. 2018-0425

[Legal Description and Map]

See following pages.

EXHIBIT "A"
SUBJECT PROPERTY
IN MARICOPA COUNTY, STATE OF ARIZONA

A Parcel of Land in the Southeast (SE 1/4) of Section Fifteen (15), Township One (1) North, Range One (1) West, of the Gila & Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

Commencing at a found brass cap in Hand Hole at the South Quarter Corner (S 1/4) of said Section Fifteen (15) from which a Calculated point at the Southeast Corner (SE Cr) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 15, bears South 89°44'00" East, a distance of 1320.24 feet based on the Results of Survey, recorded in book 910, Page 49 of the Maricopa County Recorder's Office;

THENCE along said line, South 89 degrees 44 minutes 00 seconds East, a distance of 1320.24 feet;

THENCE North 01 degrees 23 minutes 58 seconds West, a distance of 574.97 feet to a point along 4th Street.

THENCE South 88 degrees 36 minutes 02 seconds West a distance of 25.00 feet to a point on the West Right-of-Way line of 4th Street and the point of Beginning;

THENCE North 89 degrees 44 minutes 39 seconds West a distance of 109.00 feet;

THENCE North 01 degrees 23 minutes 58 seconds West a distance of 25.77 feet;

THENCE South 89 degrees 44 minutes 39 seconds East a distance of 109.00 feet to a point on the West Right-of-Way Line of 4th Street;

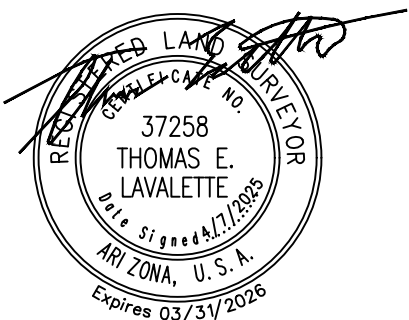
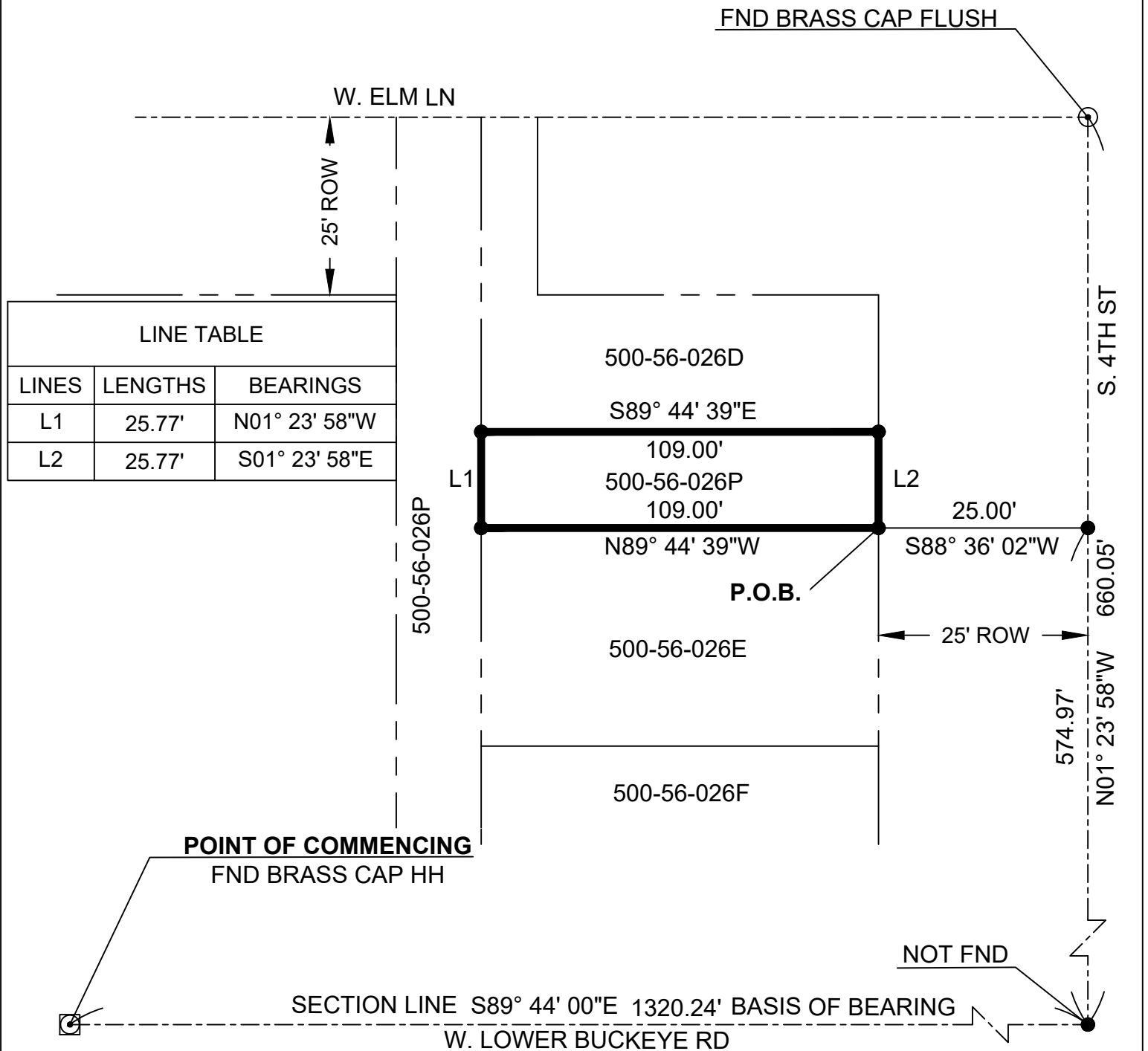
THENCE Along Said line South 01 degrees 23 minutes 58 seconds East a distance of 25.77 feet to the Point of Beginning;

Containing 2,988.8 sqft or 0.07 acres more or less

Prepared by:
Thomas Lavalette, RLS.
AZ # 37258
Engineering Alliance, Inc.
1423 S. Higley Rd., Suite 121, Building 9
Mesa, Arizona 85206
Phone: (602) 757-6032
Email: tlavalette@eaincglobal.com



EXHIBIT "A"



SCALE:
NTS

T1N R1W



ENGINEERING ALLIANCE
INC

PROJECT: 2022-M-115

DATE: 4-7-2025

CHKD BY: TL

DRN BY: BL

SCALE: N.T.S.

TITLE:

**SUBJECT
PROPERTY**

SHEET NO: 1 OF 1

ITEM NUMBER: 4.e.

SUBJECT: Ordinance 2019-0425 - Amendment of City Code Chapter 19 Planning and Development, Article VI Subdivision Regulations

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Kimberly Moon, PE, Director / City Engineer

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.
-

PURPOSE:

City Council will consider a request to adopt Ordinance 2019-0425, amending Avondale City Code Chapter 19 Planning and Development, Article VI Subdivision Regulations and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The council will take appropriate action.

BACKGROUND:

The Avondale City Code Chapter 19 Planning and Development was initially adopted in 1971, with revisions through 2021, and it provides governance policy for the implementation and enforcement of land use regulations, ensuring that development projects are in compliance with local laws and policies to preserve the quality of life for the community.

Land use planning and zoning regulations include public engagement and policy decisions to meet the goals of the community, to ensure sustainable growth, and compatible adjacent land uses. Changes to land use plans or zoning are brought forth to the city council for consideration and approval. There are no changes proposed to the land use planning and zoning process at this time.

Development review and subdivision of land ensures compliance with the land use planning and zoning regulations, as well as technical assessment of traffic, public infrastructure, and additional services. Subdivision of land utilizes final plats and similar land documents. Final plats are detailed drawings for division of land into parcels, streets, and other tracts, including locations and dimensions of lot lines, easements, rights-of-way, and provisions for public infrastructure. Final plats and similar land documents become official public records.

Recent changes to state law allow for administrative approval of final plats and land documents. Benefits of

administrative approval of final plats and similar land documents include simplified procedures, fewer documents, and shorter timeframes for development of land.

The purpose of this ordinance is to authorize the city engineer, or authorized designee, to approve final plats and similar land documents, such as replats, maps of dedication (MODs), minor land divisions (MLDs), municipal improvement districts (MIDs), map revisions, dedication of right-of-way, deeds, easements, and abandonments. This does not include purchase and sales agreements.

DISCUSSION:

The Planning Commission and the City Council will continue to review and approve changes to land use and zoning. Final plats and similar land documents, which are required to be in compliance with land use and zoning as approved by the City Council, will be approved administratively by the City Engineer. With the streamlined administrative approval of final plats and similar land documents, zoning and land use change requests will be simpler with fewer documents and shorter timeframes for approvals.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Staff recommends City Council adopt an Ordinance amending the Avondale City Code Chapter 19 Planning and Development, Article VI Subdivision Regulations and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

Contact person for document distribution: Kimberly Moon, PE, Director / City Engineer

ORDINANCE NO. 2019-0425

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE CITY CODE, CHAPTER 19 (PLANNING AND DEVELOPMENT), ARTICLE VI (SUBDIVISION REGULATIONS), DIVISION 1 (IN GENERAL) AND DIVISION 2 (PLATTING PROCEDURES AND REQUIREMENTS) ALL PERTAINING TO THE REGULATIONS, PROCEDURES AND FINAL DECISION-MAKING AUTHORITY FOR PLATS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Avondale City Code, Chapter 19 (Planning and Development), Article VI (Subdivision Regulations), Division 1 (In General), Section 19-102 (Request for Waiver), and Section 19-105 (Definitions), are amended as follows:

19-102 – Request for waiver.

Subdividers may request waivers of city engineering standards. Such waiver requests shall be submitted to the city engineer ~~or authorized designee~~ with the applicable fee on a form supplied by the city not later than thirty (30) calendar days prior to consideration of the preliminary plat by the development review committee. The subdivider shall specifically identify the requirement that is requested for waiver or modification, list possible impacts caused by granting of the waiver or modification and identify proposed mitigation measures that address the possible impacts. A waiver may be approved by the city engineer, following approval by the development review committee, when any one (1) or more of the following or similar conditions are present:

...

19-105 – Definitions.

...

“CITY ENGINEER” MEANS THE PERSON DESIGNATED AS THE CITY ENGINEER OR HER AUTHORIZED DESIGNEE.

“City engineering standards” means ~~that~~ the most recently-adopted (by the city) editions of the following:

- (a) The city transportation plan AND ACTIVE TRANSPORTATION PLAN
- (b) The ~~City~~ AVONDALE General Engineering Requirements Manual (GER), AND REVISIONS THERETO.
- (c) The ~~City of~~ Avondale Supplement to Maricopa Association of Governments (MAG)

Standard Specifications and Details for Public Works CONSTRUCTION.

...

- (l) The ~~water master plan~~ Avondale Integrated Utility Master Plan (IUMP) for water resources, water, wastewater, and reclaimed water.
- (m) ~~The sewer master plan.~~ THE CURRENT MARICOPA COUNTY FLOOD CONTROL DISTRICT AREA DRAINAGE MASTER PLANS (ADMPS) AND MASTER STUDIES (ADMSS) APPLICABLE TO THE CITY OF AVONDALE, INCLUDING BUT NOT LIMITED TO THE WHITE TANKS / AGUA FRIA ADMP AND THE DURANGO ADMP.

“City master planning documents” means the latest editions (adopted by the city) of the following documents:

...

- (e) ~~Tres Rios Greenway Specific Plan~~ RESERVED.

...

- (l) COMMUNITY Sustainability Plan.

...

...

“Final plat approval” means approval of a final plat by the ~~council~~ CITY ENGINEER, as evidenced by certification thereon by the city engineer ~~or designee~~.

...

“Preliminary plat approval” means approval of a preliminary plat upon recommendation by the director of development ~~and engineering~~ services, as evidenced by a certification placed on copies of the plat. Preliminary plat approval authorizes the subdivider to proceed with ~~final engineering plans and~~ final plat preparation.

“Project manager” means the assigned city staff member ~~of the planning division~~ who has the overall responsibility of leading the project team from submittal through approval for all development applications related to a specific project.

...

“Zoning administrator” means the planning manager of the planning division or other designee designated by the development ~~and engineering~~ services director to interpret and enforce the adopted zoning ordinance, subdivision regulations, and planning documents.

SECTION 2. The Avondale City Code, Chapter 19 (Planning Development), Article VI (Subdivision Regulations), Division 2 (Platting Procedures and Requirements), Sections 19-120 (Outline of Procedures), 19-121 (Preliminary Plat in General), 19-123 (Preliminary Plat Review),

19-124 (Preliminary Plat Approval), 19-125 (Preliminary Plat Time Extension), 19-140 (Final Plat Stage in General), 19-141 (Final Plat Submission), 19-142 (Final Plat Review) and 19-143 (Final Plat Approval and Recordation) are amended as follows:

19-120 - Outline of procedures.

The preparation, submission, review and official action concerning all subdivision plats for locations within the city shall proceed through the following progressive stages:

- (a) ~~Pre-application stage, as set forth in section 19-80 above and Section 105 of the Zoning Ordinance.~~
- (ba) Preliminary plat stage.
- (eb) Final plat stage.

19-121 – Preliminary plat in general.

...

(b) Multi-family and non-residential developments ~~will not~~ MAY be processed through the preliminary plat stage. These developments will go through the site plan process and either a final plat or a minor land division will be required for division of lots or units within the development.

(c) The preliminary plat shall be designed to meet all requirements of the zoning district in which it is located; however, in the event that an amendment of zoning is deemed necessary, such application shall accompany submission of the preliminary plat. Any application for a zoning amendment must be approved by the council prior to any ~~commission~~ action on the preliminary plat.

19-123 – Preliminary plat review.

(a) Prior to the approval of a final plat, a preliminary plat application shall be submitted for review and approval by the director of development ~~and engineering~~ services.

(b) ~~RESERVED. The applicant shall furnish the names and addresses, and addressed, stamped envelopes, for all property owners within one thousand (1,000) feet of the property. Within five (5) business days of the receipt of the application, including the addressed, stamped envelopes, the planning division shall mail a notice of preliminary plat review to each owner of property situated wholly or partly within one thousand (1,000) feet of the property to which the site plan relates.~~

(c) ~~RESERVED. Proof of adequate school facilities:~~

- (1) ~~The applicant shall notify all applicable school districts within four (4) business days of the submittal of a preliminary plat involving a residential component.~~
- (2) ~~The applicant shall provide the planning division with written certification that the applicant has contacted the school district. Such certification shall be submitted to the planning division prior to the consideration of the preliminary plat and approval by the director of development and engineering services.~~
- (3) ~~The applicant shall provide the planning division with a certificate of adequate school facilities filled out by the school district prior to the consideration of the~~

~~preliminary plat and approval by the development of development and engineering services.~~

19-123 - Preliminary plat approval.

(a) When the project manager deems the review complete, the preliminary plat shall be forwarded to the director of development ~~and engineering~~ services for their review. The project manager shall include any recommendations from the development review committee, which recommendations may include additional requirements for preparation of and approval of the final plat. The director of development ~~and engineering~~ services OR AUTHORIZED DESIGNEE shall act upon the preliminary plat.

(b) If approved by the director of development ~~and engineering~~ services, an approved preliminary plat shall be valid for a period of two (2) years. Except as set forth below, if the final plat has not been recorded within two (2) years after the date of the preliminary plat approval, the preliminary plat shall be considered expired, and the process shall start from the beginning with a ~~pre-application meeting~~ PRELIMINARY PLAT APPLICATION. If the approved preliminary plat includes areas to be phased over time, a final plat for the first phase, or a map of dedication, must be recorded within two (2) years after preliminary plat approval.

19-125 - Preliminary plat time extension.

(a) Prior to the expiration of the two-year time period, the property owner or authorized representative may submit an application for a preliminary plat extension to the ~~planning division~~ DEVELOPMENT SERVICES DEPARTMENT. ~~Preliminary Plat extension requests shall be placed on an available commission agenda.~~

(b) A preliminary plat extension shall only be granted if it is determined that all of the following requirements have been met:

- (1) The preliminary plat meets the requirements of this chapter and any other applicable codes, plans, and standards in place at the time the preliminary plat extension is requested, unless previously exempted by the ~~commission~~ ZONING ADMINISTRATOR OR THE CITY ENGINEER.

...

(c) If the required criteria have been met, the ZONING ADMINISTRATOR OR DESIGNEE ~~commission~~ may grant up to two (2) one-year extensions. If at the end of the extension period a final plat or map of dedication has not been recorded or is no longer valid, the preliminary plat shall be considered expired without further action ~~of the commission~~.

19-140 - Final plat stage in general.

The final plat stage includes final design of the subdivision, engineering of public improvements, dedications of rights-of-way, easements and any other land, submittal of plat and

plans by the subdivider, AND plat review AND DECISION by the city engineer, ~~and final hearing by the council.~~

19-141 - Final plat submission.

...

(d) The final plat, the infrastructure plans, and the appropriate number of copies thereof, in accordance with the city engineering standards, together with the recordation fee, shall be filed with the ~~zoning administrator~~ CITY ENGINEER ~~or designee.~~

(e) The information required for the final plat submission shall be in accordance with the city engineering standards. In addition to the information required for the preliminary plat submission set forth in section 19-122 above, the following information is required for final plat submission:

...

(10) Certification of approval by the city ~~manager or authorized designee~~ ENGINEER.

(11) Certification of city ~~manager or authorized designee~~ ENGINEER approval by the city clerk.

19-142 - Final plat review.

The project manager shall check the submittal of the final plat and infrastructure plans for completeness; if incomplete, it shall be returned to the subdivider. If complete, and if the final plat substantially conforms to the approved preliminary plat, the development review committee, through the project manager, shall summarize its recommendations for presentation to the ~~council~~ CITY ENGINEER.

19-143 - Final plat approval and recordation.

(a) Upon notification from the project manager that the final plat is in order, the ~~city clerk shall enter the case on the agenda for a council meeting, whereupon the council~~ CITY ENGINEER shall approve or reject the plat.

(b) If the ~~council~~ CITY ENGINEER rejects the plat for any reason whatsoever, the reasons for rejection shall be ~~recorded in the minutes~~ SET FORTH IN A LETTER TO THE APPLICANT. If the ~~council~~ CITY ENGINEER approves the plat, the city clerk shall transcribe a certificate of approval upon the plat, first making sure that the other certificates required in the city engineering standards have been duly executed.

SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, April 21, 2025.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

ITEM NUMBER: 4.f.

SUBJECT: Final Plat for Stack Avondale - PL-24-0053

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to: a) approve Application PL-24-0053, a request from Jake Torpey, PE, of Kimley-Horn, on behalf of John Thatcher of Stack Infrastructure, for approval of Final Plat for Stack Avondale located at the southeast corner of Lower Buckeye Road and Litchfield Road, and b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The Stack Avondale (Stack) is a ±76.27 gross acre site located at the southeast corner of Lower Buckeye Road and Litchfield Road. The site is currently zoned A-1 and is bounded to the north by Lower Buckeye Road, to the east by commercial development and Festival Fields Park, to the south by residential and undeveloped sites and to the west by Litchfield Road.

DISCUSSION:

The applicant is requesting approval of the Final Plat for Stack Avondale. The proposed plat subdivides the ±76.27 gross acre site into four (4) lots to accommodate three, one-story data storage buildings, mechanical and electrical equipment, two (2) retention ponds for on-site stormwater management, and a future substation. The lots consist of the following sizes:

Lot 1: 17.790 acres (774,942 square feet)

Lot 2: 20.624 acres (898,401 square feet)

Lot 3: 20.839 acres (907,747 square feet)

Lot 4: 14.550 acres (633,819 square feet)

Access to the site will be provided by one driveway on Litchfield Road and one driveway on Lower Buckeye Road, with the Litchfield Road driveway being the primary access for the site. This driveway will be a secure entrance for the site. The Lower Buckeye Road driveway will serve as emergency access for the site. The plat will dedicate right-of-way and public utility easements along Lower Buckeye Road and Litchfield Road.

Maricopa County currently maintains their Litchfield Road street improvements along Stack's frontage. As part of their development, the City will require Stack to dedicate 15-feet of half-street right-of-way for Litchfield Road and 35-feet of right-of-way at the intersection of Litchfield Road and Lower Buckeye Road for a future right turn lane. Stack will also be required to dedicate 17-feet of half-street right-of-way for Lower Buckeye Road for a total of 50-feet of right-of-way.

The proposed Final Plat has been reviewed by the City's contracted Registered Land Surveyor (R.L.S.) and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.

Approval of the Final Plat conforms to the boundaries of the Final Plat certified by the R.L.S. dated March 31, 2025.

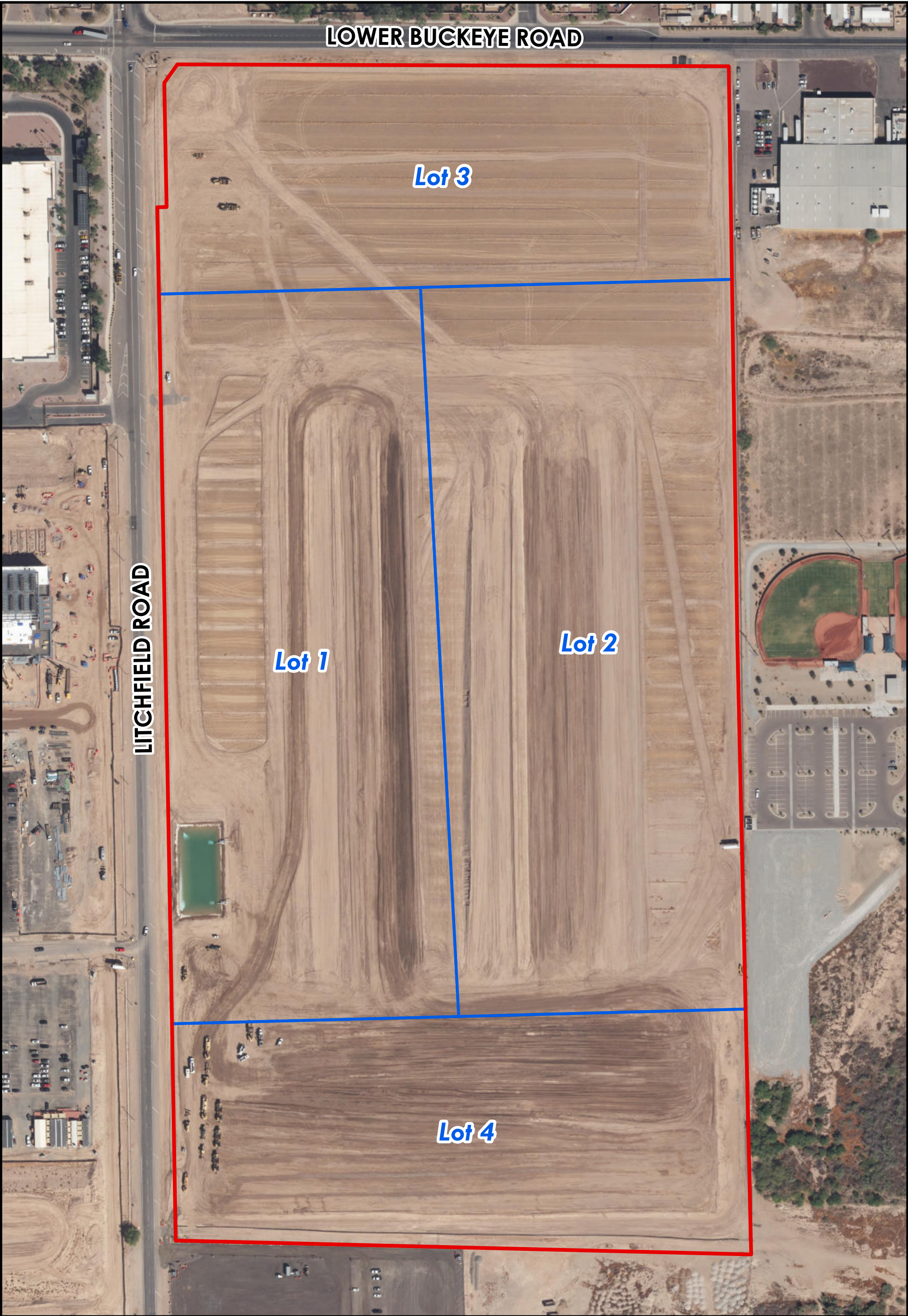
BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council approve Application PL-24-0053, Final Plat for Stack Avondale and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore, Mark Ivanich, Terry Dorschied



Vicinity Map





Proposed Lot Boundary

Proposed Parcel Boundary

Not to Scale



FINAL PLAT

"STACK AVONDALE"

LOWER BUCKEYE ROAD AND LITCHFIELD ROAD

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA §

COUNTY OF MARICOPA §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SI PHX01A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "STACK AVONDALE" BEING A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY IN THIS PLAT.

SI PHX01A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES IN FEE, ALL RIGHTS, TITLE AND INTEREST TO THE CITY OF AVONDALE FOR USE AS SUCH, THE STREET RIGHT OF WAYS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE 8' PUBLIC UTILITY EASEMENT IS DEDICATED AS SHOWN HEREON TO THE CITY OF AVONDALE.

FIRE LANE, ACCESS AND UTILITY EASEMENT IS DEDICATED HEREON.

IN WITNESS WHEREOF, SI PHX01A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 20____.

SI PHX01A, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY:

TITLE:

ACKNOWLEDGEMENT

STATE OF COLORADO §

COUNTY OF DENVER §

ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	INTERNAL BOUNDARY LINE
	CENTERLINE OF ROAD

LEGEND

M.C.R.	MARICOPA COUNTY RECORDS
	PROPERTY CORNER SYMBOL

LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX:
1 - COVER SHEET
2 - PLAN SHEET

LAND AREA TABLE:
GROSS AREA OF PROJECT 76.27 ACRES
RIGHT OF WAY: 2.467 ACRES
LOT 1: 17.790 ACRES
LOT 2: 20.624 ACRES
LOT 3: 20.839 ACRES
LOT 4: 14.550 ACRES

100 YEAR ASSURED WATER SUPPLY:

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

OWNER:

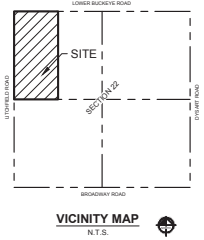
SI PHX01A, LLC
1700 BROADWAY, SUITE 1750
DENVER, CO 80202
CONTACT: JOHN THATCHER

ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: (617)-717-7561
CONTACT: JAKE TORPEY, P.E.

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: (602)-837-5511
CONTACT: CHAD W. HUBER, RLS



NOTES:

- ALL LANDSCAPING WITHIN THE LOCAL, COLLECTOR AND ARTERIAL STREET RIGHT-OF-WAY IS TO BE MAINTAINED BY OWNER.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36 HOURS. OWNER MUST TAKE CORRECTIVE ACTIONS TO BRING THE BASIN INTO COMPLIANCE.
- LANDSCAPING IN LOWER BUCKEYE ROAD RIGHT OF WAY, THE FIRE LANE, ACCESS AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE OWNER.
- THE FIRE LANE, ACCESS AND UTILITY EASEMENT ARE ALSO PRIVATE EASEMENTS.

BASIS OF BEARING:

BASIS OF BEARING IS S89°48'23"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1.

APPROVALS AND ACCEPTANCE OF DEDICATION:

PLAT APPROVED AND DEDICATED RIGHT OF WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA THIS _____ DAY OF _____, 2025.

MAYOR _____ DATE _____

ATTEST, CITY CLERK _____ DATE _____

CITY ENGINEER _____ DATE _____

LAND SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2024. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

REGISTERED LAND SURVEYOR #35316

DATE _____



Kimley»Horn

7740 N. 16th Street, Suite 300
Phoenix, Arizona 85020
FIRM # 10194503
Tel. No. (602)-944-5500
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KHA	CWH	MAR 2025	064569502	1 OF 2

ITEM NUMBER: 5.a.

SUBJECT: Fiscal Year 2026 Contributions Assistance Program

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Chris Lopez, Neighborhood and Family Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

Community-Oriented Lifelong Learning Opportunities

- Work with community partners to expand employment opportunities for residents through job training and placement programs
- Strengthen education-based partnerships

Connected Community

- Expand community engagement opportunities through volunteerism, civic education and service Public Health and Safety
- Partner with key stakeholders to implement integrated community health and wellness programs

Public Health and Safety

- Avondale is a city where all people feel safe and secure, relying on trusted public and community-based resources.
-

PURPOSE:

Staff will provide an update to City Council regarding the Contributions Assistance Program, including an overview of eligibility requirements, funding levels, and evaluation criteria for Fiscal Year 2025-2026. This item is for discussion and feedback only; no Council action will be taken.

BACKGROUND:

The Contributions Assistance Program was established to provide a supplemental funding source for organizations providing services to residents of the City of Avondale. This program has evolved over time to reflect Council priorities and the financial constraints of the budget. Since 2003, City Council has limited funding to organizations providing health and human services. Organizations must be a designated 501(c)(3) non-profit organization. Level funding for FY2026 of \$200,000 will be included in the proposed budget. The

Contributions Assistance Program Subcommittee includes Council Members Conde, Nielson and Garcia who was newly appointed this year.

For the past four fiscal years, the Contributions Assistance Program had been funded by the American Rescue Plan Act (ARPA) funds. However, ARPA funds have been expended and program support will revert back to the City's General Fund. Furthermore, the maximum award amount of up to \$20,000 per proposal, as approved by the City Council in April of 2022, will be maintained.

DISCUSSION:

A staff committee will conduct an initial review of all applications and will forward eligible applications to the Council Subcommittee for their evaluation, selection and determination of funding levels. The following criteria will be used to evaluate and prioritize applications.

1. Provision of direct services which improve the health and welfare of Avondale residents.
2. Priority will be given to services and initiatives that support and address City Council's goals.
3. Services provided at the Arizona Complete Health Avondale Resource Center will be given priority.
4. Priority will be given to special projects. However, requests for operating support toward direct and measurable services will be considered.
5. Organizations that receive funding will participate in quarterly reviews and demonstrate satisfactory progress towards stated goals and objectives.
6. Current, timely and accurate reports from current recipients.
7. Ability to generate revenue from other sources.
8. All awards should be at or above the minimum amount requested by the organization. The minimum amount is established to provide the organization with adequate funding to effectively complete the project as proposed.

BUDGET IMPACT:

Funding for the Contributions Assistance Program is included in the Neighborhood and Family Services department budget. For FY2026, the City is proposing to fund this program with a total of \$200,000 to support this program.

RECOMMENDATION:

This item is for discussion and feedback only; no Council action will be taken.

Contact person for document distribution: Mayra Garibo-Davila

ITEM NUMBER: 5.b.

SUBJECT: Update on Park Development and Improvement Projects

MEETING DATE: 4/21/2025

TO: Mayor and Council

FROM: Corey Larriva, Parks, Recreation and Libraries Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Areas: Diverse Recreation and Entertainment Opportunities – The projects all provide new or enhanced parks, recreation and facilities with exciting new recreation opportunities benefiting residents across the city; and Natural Resources and Open Spaces – The parks projects are helping to add open space and recreation throughout the city and make parks accessible to all residents.

PURPOSE:

Parks, Recreation, and Libraries staff will present an update on park development and improvement projects. This item is for discussion only.

BACKGROUND:

Parks and Recreation currently has several projects in various stages of design and development. All projects are in the 5-year Capital Improvement Plan (CIP). Staff will provide an update on five (5) key projects.

DISCUSSION:

The purpose of this presentation is to provide the City Council with information and facilitate discussion regarding planned park development and improvement projects.

Dog Park Enhancements at Friendship Park

This project will renovate the one-acre dog park at Friendship Park, adding shade canopies, benches, water fountains, lighting, improved entry areas, trees, and upgraded irrigation. A public art feature will also be included. The park is heavily used but has received criticism for its lack of amenities.

- Construction Documents are at 90% and undergoing review by Engineering Services.
- Project Budget: \$1,334,000
- Funding included in FY25 budget.

Pickleball Court Construction at Friendship Park

This project will add eight pickleball courts to the southwest corner of Friendship Park. Features include

shaded seating, energy-efficient sports lighting, landscaping, and improved sidewalk access. With only four existing courts in Alamar and four in Festival Fields, additional facilities are needed to meet the rising demand. Pickleball participation grew 51.8% nationally in 2023, according to the National Parks and Recreation Association (NRPA).

- Construction Documents are at 90% and undergoing review by Engineering Services.
- Project Budget: \$1,442,000
- Funding included in FY25 budget.

Dessie Lorenz Park Improvements

This project will convert open turf at Dessie Lorenz Park into demonstration gardens featuring drought-tolerant, pollinator, and xeriscape landscaping, acting as educational spaces for residents. Additional improvements include educational signage and designated public art areas. The park spans Main Street/MC 85/Buckeye Road, from 4th Street to Central Avenue, adjacent to the Union Pacific Railroad.

- Construction Documents are at 60% and undergoing review by Engineering Services.
- Project Budget: \$1,387,000
- Funding included in the FY25 budget (\$117,000) and the proposed FY26 budget (\$1,270,000).

Dysart Road & Western Avenue Pocket Park

This project will develop 0.72 acres along Western Avenue with landscaping, decorative fencing, signage, a walking path, and public art to enhance the entry to Historic Old Town Avondale with new passive recreation opportunities. It will also add benches and trash cans along Western Avenue.

- Construction Documents at 30% are in design.
- Project Budget: \$1,000,000
- Funding included in the FY25 budget (\$770,000) and the proposed FY26 budget (\$230,000).

Donatela Neighborhood Park Development

This project will develop a 5.37-acre neighborhood park at 113th Avenue and Palm Lane. Features include open turf, a basketball court, restroom, perimeter walking trail, inclusive fenced playground, lighting, landscaping, and site amenities such as benches, picnic tables, signage, trash receptacles, and limited parking. Sustainable elements include energy-efficient lighting, smart irrigation, and EV chargers. Pending approval from the National Park Service via Arizona State Parks & Trails under the LWCF conversion of the former Coldwater Park.

- Construction Documents are at 100% and undergoing review by Engineering Services.
- Project Budget: \$5,474,000
- Funding included in the FY25 budget (\$200,000) and the proposed FY26 & FY27 budgets (\$5,274,000).

BUDGET IMPACT:

All projects are in the 5-year Capital Improvement Plan (CIP). Ongoing operating and maintenance costs have been included with department operating budget requests.

RECOMMENDATION:

Not applicable; Discussion item

Contact person for document distribution: