



City of Avondale

City Council Meeting

Monday, July 7, 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 | Dale Nannenga, Assistant City Manager

Katie Gregory, Assistant 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, July 7, 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 ANNOUNCEMENTS

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

City Attorney's Office

- Danee Garone, Attorney II
- Ryan Johnston, Legal Intern

Engineering Department

- Carlos Corona, Senior Engineering Technician
- Sergio Perez, Traffic Signal Technician

Fire and Medical Department

- Jose Guzman, Engineer (Promotion)

b. PROCLAMATION - WORLD BRAIN DAY

City Council will present a proclamation recognizing July 22, 2025 as World Brain Day. This item is for discussion only.

c. PROCLAMATION - PARK AND RECREATION MONTH

City Council will read a proclamation recognizing July 2025, as Park and Recreation Month. This item is for discussion only.

d. PROPERTY ALL-STAR CURB APPEAL AWARD

City Council will recognize property owners in Avondale that demonstrate community pride and maintain their properties to a higher standard. 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 June 16, 2025 City Council meeting minutes. The Council will take appropriate action.

b. QUARTERLY BUDGET TRANSFER

City Council will consider requests to 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 1042-0725 - PARKS AND RECREATION ADVISORY BOARD BYLAWS

City Council will consider a request to adopt Resolution 1042-0725, amending the Parks and Recreation Advisory Board name and bylaws to change the name to the Parks, Recreation & Libraries Advisory Board and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTION 1043-0725 - AUTHORIZING GRANT ACCEPTANCE FROM AZ DEPARTMENT OF ADMINISTRATION FOR THE FY26 ARIZONA 911 GRANT PROGRAM

City Council will consider a request to: a) adopt Resolution 1043-0725, accepting grant funding from the Arizona Department of Administration for the AZ 911 Grant Program in the amount of \$169,775 for Fiscal Year 2026; b) authorize and direct staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution; and c) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. RESOLUTION 1044-0725 - FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR RECYCLING SERVICES

City Council will consider a request to adopt resolution 1044-0725, approving the Fourth Amendment to the Intergovernmental Agreement with the City of Phoenix for Fiscal Year 2026 recycling services and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. RESOLUTION 1045-0725 - FISCAL YEAR 2026 PROPOSED FEE CHANGES

City Council will consider a request to adopt Resolution 1045-0725, approving the Fiscal Year 2026 proposed user fee changes and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. RESOLUTION 1046-0725 AND 1047-0725 – MAINTENANCE IMPROVEMENT DISTRICT NO. 45 FOR ENTRADA – PHASE 6

City Council will consider a request to: a) approve the Petition for Formation; b) adopt Resolution 1046-0725, declaring its intention to form the City of Avondale Maintenance Improvement District No. 45, Entrada – Phase 6, providing for the assessment; c) adopt Resolution 1047-0725, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and d) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

h. RESOLUTION 1048-0725 - INTERGOVERNMENTAL AGREEMENT FOR PARTICIPATING IN THE ARIZONA CHILD ABDUCTION RESPONSE TEAM

City Council will consider a request to adopt Resolution 1048-0725, authorizing the Avondale Police Department's participation in an intergovernmental agreement (IGA) with the Arizona Child Abduction Response Team and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. ORDINANCE 2024-0725 – SRP POWER DISTRIBUTION EASEMENT FOR CIVIC CENTER PARK

City Council will consider a request to adopt Ordinance 2024-0725, authorizing the granting of a power distribution easement to the Salt River Project (SRP) in connection with the Civic Center Park Project and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

j. ORDINANCE 2025-0725 – 113TH AVENUE RIGHT-OF-WAY ANNEXATION AT ENTRADA

City Council will consider a City-initiated request to adopt Ordinance 2025-0725, authorizing the annexation of 113th Avenue right-of-way at Entrada located generally north of Broadway Road and east of Avondale Boulevard and 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. PUBLIC HEARING AND ORDINANCE 2026-0725 - HERMOSA RANCH TECHNOLOGY CAMPUS NORTH - MAJOR PLANNED AREA DEVELOPMENT AMENDMENT PL-25-0054

City Council will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to adopt Ordinance 2026-0725, amending the Hermosa Ranch Technology Campus North - Planned Area Development comprising approximately 239 gross acres and located at the southwest corner of Avondale Boulevard and Lower Buckeye Road and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The amendment will adjust the height restriction on the data center portion of the property and modify the PAD stipulations that address infrastructure phasing for the PAD. The Council will take appropriate action.

b. RESOLUTION 1049-0725 - CITY'S 2025 STRATEGIC PLAN

City Council consider a request to adopt Resolution 1049-0725, approving the 2025 Five-Year Strategic Plan and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The document will guide internal performance management and budget development and external service delivery. The Council will take appropriate action.

c. ORDINANCE 2027-0725 – AMENDMENT OF CITY CODE CHAPTER 7, ARTICLES I, II, III, IV, AND V – RELATING TO SPECIAL EVENTS

City Council will consider a request to adopt Ordinance 2027-0725, amending the Avondale City Code, Chapter 7, Articles I, II, III, IV, and V, relating to special event definitions and general requirements, 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 2028-0725 - AMENDMENT TO CITY CODE CHAPTER 24, ARTICLE V - WATER SERVICE AND WATER RESOURCE MANAGEMENT

City Council will consider a request to adopt Ordinance 2028-0725, amending the Avondale City Code, Chapter 24, Article V, relating to water service and water resource management and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS
(5 minutes)

7. EXECUTIVE SESSION

The Council will hold an executive session pursuant to:

a. Ariz. Rev. Stat. § 38-431.03 (A)(3); (A)(7) for discussion with designated representatives of the public body to consider its position and instruct its representatives regarding negotiations for the lease or sale of real property in the vicinity of I-10 and Avondale Blvd and for discussion or consultation with the City's Attorney for legal advice and to instruct the City's Attorney regarding a proposed development agreement with Whitten Development Inc.; and

b. Ariz. Rev. Stat. § 38-431.03 (A)(3);(A)(4) for discussion or consultation with the City Attorney for legal advice in order to consider its position and instruct the City Attorney on the Council's position regarding a proposed development agreement with Sierra Luna Energy Storage, LLC.

Reconvene immediately following the Executive Session

8. REGULAR AGENDA (CONTINUED)

a. RESOLUTION 1050-0725 - DEVELOPMENT AGREEMENT WITH SIERRA LUNA ENERGY STORAGE LLC

City Council will consider a request to adopt Resolution 1050-0725, approving a Development Agreement with Sierra Luna Energy Storage LLC and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

9. 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.