

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
June 16, 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 5:31 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; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Albert Bates, Assistant Police Chief; Kirk Beaty, Public Works Director; Barbara Coppage, City Auditor; Joel Evans, Facilities Director; Corey Larriva, Parks and Recreation Director; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Jennifer Stein, Economic Development Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 15 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. PROCLAMATION – SMALL CITIES MONTH

City Council presented a proclamation recognizing June 2025 as Small Cities Month. This item was for discussion only.

b. PROCLAMATION – WESTMARC DAY

City Council presented a proclamation recognizing June 23, 2025, as WESTMARC Day. This item was for discussion only.

c. RECOGNITION OF THE COMMITTEE MEMBERS OF THE AVONDALE CITIZEN BOND COMMITTEE

City Council recognized the Avondale Citizen Bond Committee Members for their dedicated service to the community. This item was for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

Jamie Aldama, Executive Director of Unified Initiatives for Sounds of Autism, Goodyear, Arizona, addressed the Council with concerns related to teenage vaping. The various ways vaping is negatively affecting teenagers were discussed, such as health risks, lack of competitiveness in sports and academics, their social life, and addictiveness. There were 250 West Valley teenagers surveyed, and 50 percent reported purchasing vape items from local retailers.

Mr. Aldama asked the Council to consider creating a policy or ordinance that mandates the age for purchasing vape and vape products from 18 to 21 years of age. In addition, to work with the Police Department to increase enforcement of the illegal sale of vape products to teenagers.

Teresa DeSanti, addressed the Council regarding the additional \$800,000 for the Fire Department and its allocation. Ms. DeSanti also discussed a possible change in contracted ambulance services and suggested there is a “good ole boy” system in place interfering with the process.

Linda Yeager, a resident of Litchfield Park, addressed the Council regarding allegations related to the previous Fire Chief Adams and Deputy Fire Chief Ben Avitia. Ms. Yeager suggested background checks include speaking with prior employees to learn more about the applicant.

City Manager Corbin stated he did not appreciate the Chief’s or the staff’s integrity being attacked and he was aware of all the situations discussed. The Avondale Fire Department is above par on ethics and ability to serve the community.

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 with the exception of agenda items 4f and 4h.

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 June 2, 2025, City Council meeting minutes.

b. REAPPOINTMENT OF MICHAEL KIELSKY AND DAVID GARRISON TO THE JUDICIAL ADVISORY BOARD

City Council reappointed Michael Kielsky and David Garrison to the Judicial Advisory Board for an additional term to expire on June 30, 2029.

c. AMENDMENT TO THE PROFESSIONAL SERVICES AND EMPLOYMENT AGREEMENT WITH BARBARA COPPAGE (CITY AUDITOR)

City Council approved an amendment to the Professional Services and Employment Agreement (the "Employment Agreement") with Barbara Coppage, City Auditor and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

d. AMENDMENT TO THE PROFESSIONAL SERVICES AND EMPLOYMENT AGREEMENT WITH RON CORBIN (CITY MANAGER)

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

e. AMENDMENT TO THE PROFESSIONAL SERVICES AND EMPLOYMENT AGREEMENT WITH NICHOLLE HARRIS (CITY ATTORNEY)

City Council approved an amendment to the Professional Services and Employment Agreement with City Attorney, Nicholle Harris and authorized the Mayor, Special Legal Counsel and City Clerk to execute the necessary documents.

f. RESOLUTION 1034-0625 - WATER CONSERVATION REBATE ADJUSTMENTS

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

g. RESOLUTION 1035-0625 - ADOPTION OF PROPERTY TAX LEVIES FOR MAINTENANCE IMPROVEMENT DISTRICTS (MIDS)

City Council adopted Resolution 1035-0625, adopting property tax levies for Maintenance Improvement Districts (MIDs) and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. RESOLUTION 1036-0625 - ADOPTION OF THE CITY OF AVONDALE PUBLIC TRANSPORTATION AGENCY SAFETY PLAN (PTASP)

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

i. RESOLUTION 1037-0625 - INTERGOVERNMENTAL AGREEMENT BETWEEN ARIZONA FIRE & MEDICAL AUTHORITY AND THE CITIES OF AVONDALE, BUCKEYE, EL MIRAGE, GLENDALE, GOODYEAR, PEORIA, SURPRISE, TOLLESON AND THE FIRE DISTRICTS OF DAISY MOUNTAIN AND SUN CITY FOR USE OF FIRE APPARATUS.

City Council adopted Resolution 1037-0625, authorizing an Intergovernmental Agreement between the Arizona Fire & Medical Authority, the Cities of Avondale, Buckeye, El Mirage, Glendale, Goodyear, Peoria, Surprise, Tolleson, the Fire and Medical Districts of Daisy Mountain and Sun City for use of fire apparatus and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

j. RESOLUTION 1038-0625 - INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT), THE CITY OF AVONDALE AND THE CITY OF PHOENIX FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE OF A TRAFFIC SIGNAL AT 99TH AVENUE AND ENCANTO BOULEVARD

City Council adopted Resolution 1038-0625, authorizing an Intergovernmental Agreement (IGA) with MCDOT and the City of Phoenix for the design, construction, operation, and maintenance of a traffic signal at 99th Avenue and Encanto Boulevard and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

k. RESOLUTION 1039-0625 - AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH THE REGIONAL PUBLIC TRANSPORTATION AUTHORITY (RPTA) – FISCAL YEAR 2026 TRANSIT SERVICES

City Council adopted Resolution 1039-0625, approving an Amendment to the Intergovernmental Agreement with the Regional Public Transportation Authority for Fiscal Year 2026 (Contract #106-75-2026-14-00) relating to public transportation services and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

l. RESOLUTION 1040-0625 - AMENDMENT NO. 4 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY HOME CONSORTIUM

City Council adopted Resolution 1040-0625, authorizing Amendment No. 4 to the Intergovernmental Agreement (IGA) with Maricopa County to allow the City to receive an allocation of federal funding under the HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) in the amount of \$371,794 and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

NOTE FROM THE CITY CLERK: THE FOLLOWING ITEMS WERE PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY.

f. RESOLUTION 1034-0625 - WATER CONSERVATION REBATE ADJUSTMENTS

City Council considered a request to adopt Resolution 1034-0625, adopting a smart irrigation controller rebate for residential water users and a rain barrel/water cistern rebate for residential and non-residential water users and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Cole Pihl, Water Resources Manager, presented and discussed the Water Conservation Rebate Program. An overview of the program was presented including Amber Hughes, Conservation Coordinator's role in promoting, processing, and educating residents about the rebates and the requirement by State Law through the Arizona Department of Water Resources.

Mr. Phil reviewed the requirements for residents and business owners to qualify for the rebates. The current rebates offered focus on water savings outside of the home and reduces water consumption per capita, which is one of the Sustainability goals. Included is a \$100 per household rebate for use of a smart irrigation controller. These controllers are more accurate, efficient, and save water in the long term. The second rebate is \$100 per rain barrel with a limit of two per household, and a non-residential \$100 rebate for use of a rain barrel or \$150 for a larger water cistern. The use of a rain barrel is waterwise by conserving rainwater for use in gardens as well as other outside needs.

The AquaSmart Program, funded through the Water Infrastructure Finance Authority (WIFA) Grants, offers residents the opportunity to have their water bills monitored for a year. If a 10 or 20 percent reduction in water usage is seen, they will receive a rebate in the amount of the savings. During the month of June 2025, thirteen residents received rebates. It is anticipated that approximately 113 residents will participate in the program over the next year.

Mayor Pineda stated this is knowledge an education that residents may not be aware of, and the Council should assist in getting the word out.

Councilmember Conde moved to adopt Resolution 1034-0625, adopting a smart irrigation controller rebate for residential water users and a rain barrel/water cistern rebate for residential and non-residential water users and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Weise 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

h. RESOLUTION 1036-0625 - ADOPTION OF THE CITY OF AVONDALE PUBLIC TRANSPORTATION AGENCY SAFETY PLAN (PTASP)

City Council considered a request to adopt Resolution 1036-0625, approving the City of Avondale Public Transportation Agency Safety Plan (PTASP) in compliance with the Department of Transportation Federal Transit Administration 49 CFR Part 673 and 49 U.S.C. § 5329 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Kirk Beaty, Public Works Director, presented and discussed the Public Transportation Agency Safety Plan (PTASP). The U.S. Department of Transportation Federal Transit Administration requires public transit agencies to have and implement a safety plan. This plan must enhance safety across transportation systems with a proactive stance regarding safety and employee involvement.

Since the inception of November 2022, WeRIDE has received \$1.5 million in federal funding. Establishing and maintaining a PTSAP ensures federal funding for the transit services if it is available, protects the City from liability, ensures systematic safety management, and maintains a level of quality and accountability in the transit program.

Mr. Beaty reviewed the four main components being the establishment of a safety policy, risk management, safety monitoring, and safety training. The key requirements include training, creating a safety committee, quarterly meetings, and acquiring direct input from operators in the field. The key personnel are the Accountable Executive and Chief Safety Officer.

If the resolution is adopted, the plan goes into effect immediately, with annual reviews, quarterly safety reports provided to the Council, and any changes will be presented to the Council for approval.

Councilmember White noted that the City of Avondale is still eligible for direct federal funding which expands the portfolio of transit options available to residents.

Councilmember White moved to adopt Resolution 1036-0625, approving the City of Avondale Public Transportation Agency Safety Plan (PTASP) in compliance with the Department of Transportation Federal Transit Administration 49 CFR Part 673 and 49 U.S.C. § 5329 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Weise 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

5. REGULAR AGENDA

a. PUBLIC HEARING – SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE - BLVD MART

City Council held a public hearing and considered a request to recommend denial to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Maan Nawfal Ghazool for the sale of alcohol at the proposed BLVD Mart located at 645 N Avondale Boulevard #100 in Avondale and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

Marcella Sarmiento, City Clerk, presented the proposed liquor license application for a Series 10 Beer and Wine Store located at the BLVD Mart at 645 North Avondale BLVD, suite 100. The applicant received permission to develop a specialty retail business; however, the Avondale Zoning Ordinance does not permit beer and wine store use in the BLVD District, Park Avenue Subdistrict. The applicant has not paid the \$250 application fee. All required postings were completed, and no public comments have been received.

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

Mayor Pineda stated he supports small businesses and small business owners. Unfortunately, this is an area where the zoning ordinances restrict certain types of businesses.

Councilmember White moved to recommend **denial** to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Maan Nawfal Ghazool for the sale of alcohol at the proposed BLVD Mart located at 645 N Avondale Boulevard #100 in Avondale and authorize the City Clerk to execute the necessary documents; Vice Mayor Nielson seconded the motion.

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

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye

Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

b. PUBLIC HEARING AND ORDINANCE 2023-0625 - AVONDALE 10 REZONE - APPLICATION PL-24-0221

City Council held a public hearing and considered a request to adopt Ordinance 2023-0625, approving a request by Jessica Sarkissian of Upfront Planning and Entitlements LLC, to rezone an approximately 8.73 net acre property located approximately 1,284 feet south of the southwest corner of Lower Buckeye and El Mirage roads and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed Avondale 10 PAD will allow for a 37-lot single-family residential development with a density of approximately 4.0 dwelling units per acre. The Council will take appropriate action.

Monika Smriti, Senior Planner, provided an overview of the rezone request for Avondale 10, Application PL-24-0221. The property was annexed into the City in 1990, and is in the Las Ligas neighborhood, south of the southwest corner of Lower Buckeye Road and El Mirage Road. The 9.1 net acre property is developed with two single family homes and a storage building. The property is presently zoned R1-6 Urban Residential with a General Plan designation medium density residential.

To the north, west and south, the properties are developed with single family homes, and zoned R1-6 Urban Residential. East of El Mirage Road, the property is zoned Cantada Ranch Planned Area Development (PAD). The site is surrounded by Medium Density Residential General Plan designations. The site is located within the Avondale Elementary School and Tolleson Union High School District, and both indicated they have sufficient capacity.

The request is to rezone the site from R1-6 to PAD with underlying R1-6 zoning with deviations to allow for up to 37 single family homes with a density of 4 dwellings per acre. The proposed deviations are to reduce the minimum lot width from 65 feet to 50 feet, reduce the minimum side yard setbacks and total side yard setbacks from minimum of 18 feet to 13 feet, and to increase the minimum lot length from 100 feet to 115 feet.

There will be two access points, one from El Mirage Road and the second on Pioneer Street, both with full turning movements with dedicated rights-of-way. A trail on the north end of the property will connect to the sidewalk on El Mirage Road. The site plan shows 16.7 percent open space that includes landscaping, pedestrian pathways, seating areas, a mix of block and retention walls, and many amenities. A minimum of three elevations will be provided with a mix of one- and two-story homes to be reviewed administratively by staff and must meet all requirements in the single-family residential design manual.

Staff analysis finds the rezone request is compatible and complimentary with existing development patterns in the area, it meets the R1-6 standards with the requested deviations and meets the required findings to rezone to PAD. The project is consistent with the goals in the General Plan and Specific Area Plan for Old Town, Cashion, Las Ligas, and Rio Vista by increasing residential density.

A pre-neighborhood meeting was held on October 22, 2024, with five attendees and a neighborhood meeting was held on February 13, 2025, with two attendees. Discussion topics included drainage, current use, view corridors, and improvement of Pioneer Street. One comment in support of the project was received through Avondale Connect. Staff recommends approval.

A public hearing was held during the May 21, 2025, Planning Commission meeting, where commissioners inquired about drainage provisions. Staff advised the preliminary drainage report was reviewed and approved by City staff and a more detailed technical review will take place during the platting process. The rezone project was recommended for approval unanimously by the Planning commission with a vote of 6 to 0.

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

Councilmember White expressed gratitude for the development of residential properties on larger lots and the continued upscaled growth of southern Avondale.

Councilmember Weise stated it is great to have single family homes coming to this area.

Mayor Pineda spoke about the options and opportunities this development brings to residents, and the proposed two-story single-family homes.

Councilmember Solorio moved to adopt Ordinance 2023-0625, approving application PL-24-0221 Avondale 10, a request to rezone an approximately 8.73 net-acre property from Urban Residential (R1-6) to Planned Area Development (PAD), subject to 6 conditions of approval as listed in the staff report; Councilmember White 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

c. PUBLIC HEARING – RESULTS OF BIENNIAL AUDIT OF DEVELOPMENT IMPACT FEES

City Council held a public hearing on the development impact fee biennial certified audit, as required by A.R.S. 9-463.05. This item was for a public hearing and discussion only.

Rob Baer, Budget Manager, presented results of the Biennial Audit of Development Impact Fees for the Fiscal Year 2023 and 2024. A review of the purpose of the Development Impact Fees was provided. The City can create an Infrastructure Improvements Advisory Committee or have a Biennial Certified Audit completed by an outside professional. The City elected to have an audit conducted and the results showed one finding, which was the variances between the projected growth and actual growth of land use assumptions. Mr. Baer noted the land use assumptions were updated in Fiscal Year 2023 and projections should be more accurate moving forward. No further action is required.

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

d. RESOLUTION 1041-0625 - SETTING THE FISCAL YEAR 2026 PRIMARY AND SECONDARY PROPERTY TAX LEVY

City Council considered a request to adopt Resolution 1041-0625, setting the primary and secondary property tax levy for the fiscal year ending June 30, 2026, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

Renee Weatherless, Finance and Budget Director, presented and discussed the proposed Property Tax Levy for Fiscal Year 2026. A combined total of \$10,381.734 and a tax rate of \$1.4592 would be the result of the proposed tax levies. It was noted that the Truth in Taxation only refers to the primary tax levy. A levy is composed of growth from new development and a two percent increase in aggregate per statute. The portion of the tax rate associated with the levy increase is 1.19 cents. Where the tax rate is proposed to remain flat, any increase in a tax bill would be due to an increase in the property's net assessed valuation that could change annually.

In response to the Council's concerns related to the impact any property tax increase would have on the residents, Ms. Weatherless reviewed and discussed programs available through the Maricopa County Assessors Office which included a link to their website for more information. The City is impacted from the property tax rate as well, by a reduction in General Fund revenue that affects the future forecast because the prior levy is used to calculate the future levy. Because of the long-term effect tax levies

have on revenue, the next budget cycle will have a more in-depth overview of revenues and setting the property tax levy to ensure the City Managers recommended budget is structurally balanced.

Although the resolution does not include the secondary levy, State Statute requires both to be approved to collect property tax revenue.

Councilmembers were given an opportunity to comment and ask questions.

- Mayor Pineda stated appreciation for including information provided at briefings. Information and assistance related to the programs provided through the County Assessor can be obtained at the Resource Department at the Community Center.
- Vice Mayor Nielson expressed gratitude for the understandable presentation and discussing the valuable assistance programs.
- Councilmember Garcia explained her dissenting vote that is related to a desire to decrease property tax rates and educating residents about bonds that need to be paid back.
- Councilmember White discussed the lifestyle residents have become accustomed to, and services provided to the community that have a cost to the City.
- Mayor Pineda discussed sharing resident feedback when the budget process begins in November to ensure services continue to be provided to residents.

Councilmember White moved to adopt Resolution 1041-0625, setting the primary and secondary property tax levy for the fiscal year ending June 30, 2026, and authorize 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 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

e. PRESENTATION – FISCAL YEAR 2026 PROPOSED FEE CHANGES

City Council heard a presentation on the Fiscal Year 2026 proposed fee changes, including any public feedback received. This item was for discussion only.

Renee Weatherless, Finance and Budget Director, presented and discussed the proposed fee changes for Fiscal Year 2026. In response to The Council requesting staff to take a universal approach to updating fees going forward, MGT Consulting Group was hired to conduct a fee assessment. The objectives were reviewed and discussed.

Ms. Weatherless provided an overview and discussed user fees that are set to recover the City's cost to complete a service. The various considerations used when setting the user fees were reviewed. The City has a total of 764 fees within the departments; however, the fee study focused on Development Services, Engineering, and Fire and Medical Services that represent 60 percent of all fees. They found that many of the fees had not been amended for five to ten years or more.

The final report concluded that approximately 43 percent to 85 percent of costs were being recovered, which is equal to \$120,000 to \$1,673,000 of costs being subsidized by the General Fund and other funding sources. The recommendation is to determine what a full cost recovery pricing model is, while remaining business friendly and competitive in the market. Additionally, the public benefit, factors mandated by law, and The Council's discretion will be considered. Smaller, frequent, and incremental changes will be implemented in the future.

Ms. Weatherless presented and discussed samples from the fee study and the related recommendations. This included fee consolidation, replacement of old fees with outdated language and structure, and increase of fees to stay competitive with neighboring jurisdictions. The study also revealed that some fees generate an excess of 100 percent costs recovery, and these fees will be reduced to equal the 100 percent cost recovery. Overall, a total of 45 new fees will be added, 169 fees will be eliminated, 192 fees will be amended, and 125 fees will remain unchanged within these three departments. Although not part of the fee study adjustments are recommended for the City Clerk copy fee, fee correction for the City Court, and special events fees.

The process for changing fees was reviewed, noting public notice was provided on May 5, 2025, which included supporting methodology, increased fees, and date/time of the City Council Meeting where action will be taken, July 7, 2025. The proposed fees were posted on Avondale Connect on May 7, 2025, on May 22, 2025, a Business Ambassador event was held for stakeholders, a targeted email was sent to the Homebuilders Association and Arizona Multi-Housing Association, the proposed fees were posted on social media on May 22, 2025, and Council feedback is sought this evening.

All outreach efforts resulted in feedback from on Telecommunication Service provider, which was a request to revise the City's boring, potholing, handhold, and bore pit installation fees. After considering this proposal, staff recommended a fee change, which has been updated and included in this recommended fee schedule. Next steps include a social media post 15 days prior to July 7, 2025, City Council Meeting where action will be sought, and the new fees will take effect on September 1, 2025.

Councilmembers were given an opportunity to comment and ask questions.

- Vice Mayor Nielson stated he likes the general broadness of the recommended fees and how it was presented. He further inquired about the total number of fees after the recommended reductions and whether other fees will be reviewed. Ms.

Weatherless advised she did not have the total count available and noted some of the changes were implemented to make it easier for the customers. Other fees that were not assessed this year will be looked at; however, utilities have already been addressed

- Councilmember Conde inquired how often the fees should be reviewed. Ms. Weatherless explained the fee changes are brought forward annually. The fee study created a baseline for the full cost recovery rate which will continue to be monitored, especially as labor costs change.
- Councilmember Garcia inquired about the cost for the consultant and why all the fees were not looked at. Ms. Weatherless stated she did not have the cost of the consultant with her. She explained given the timeframe to complete the study and propose fee amendments the scope was narrowed to these three areas. City Manager Corbin elaborated on the review of the fees, noting many have already occurred or are in process. He noted the cost of the consultant will be provided to the Council later.
- Mayor Pineda commended the Finance and Budget team on the ambassador's event and engaging with the customers and listening to valuable feedback. He spoke about the term "competitive" that was used and the importance of being a fair and competitive business friendly community.

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

Councilmember White shared information about the Juneteenth celebration at the Amphitheater on June 14, 2025, and how the celebration of freedom was embraced by the community. Information was shared about Councilmember White representing the City at the WESTMARC Health Care Summit.

Vice Mayor Nielson shared information about the new West Valley Islamic Center, noting they are excited to get involved with the interfaith partnership and volunteering. Information was shared about Vice Mayor Nielson's participation in the Father's Day event at the Senior Center.

Mayor Pineda shared information about the Leadership Alliance at the Vic Bar and Kitchen, which he participated in for the Aqua Fria Union High School, where WESTMARC was the lead convenor. Students from the Aqua Fria Union High School will be able to attend Academies for an array of educational opportunities geared toward their career path.

Councilmember Conde shared information about the free family event provided by the Parks and Rec department at the Mountain View Park which she attended after discovering it on social media.

7. ADJOURNMENT

There being no further business before the Council, Councilmember Garcia moved to adjourn the Regular Meeting into Executive Session pursuant to Ariz. Rev. Stat. §38-431.03 (A)(4) for discussion or consultation with the City Attorney in order to consider its position and instruct the City Attorney on the Council's position regarding contract negotiations with Sierra Luna Energy Storage, LLC.; 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

The meeting was adjourned at 7:08 p.m.


Mike Pineda (Jul 9, 2025 09:50 PDT)
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 16th of June 2025. I further certify that the meeting was duly called and held, and that the quorum was present.


Marcella Sarmiento, City Clerk

July 7, 2025
Date Approved by City Council