



City of Avondale

City Council Meeting

Monday, August 25, 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, August 25, 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 Manager's Office

- Basil Ribakare, Marvin Andrews Fellow

Information Technology Department

- Robert Begazo, Sr. Network Engineer

Engineering Department

- Eric Carrasco, Associate Engineer

Office of Public Safety

- Carolyn Aguilar, Municipal Security Officer

Fire and Medical Department

- Scott Kimme, Firefighter
- Javier Vargas, Firefighter

Public Works Department

- Angela Rojas, Solid Waste Equipment Opr.
- Joshua Begnoche, Solid Waste Equipment Opr.
- Sheldon Begaii, Water Reclamation Facility Opr.

b. INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION CREDENTIALLED MANAGER DESIGNATION

City Council will recognize Tracy Stevens, Assistant City Manager, for earning the Credentialed Manager designation from ICMA – the International City/County Management Association. This item is for discussion only.

c. PROCLAMATION - NATIONAL POLICE K-9 DAY

City Council will present a proclamation recognizing September 1, 2025 as National Police K-9 Day. 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. CITY COUNCIL MEETING SCHEDULE FOR 2026

City Council will consider a request to approve the 2026 City Council Meeting Schedule and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

b. APPOINTMENTS TO BOARDS AND COMMISSIONS

City Council will consider a request to approve appointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions 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. BUDGET TRANSFER FROM CONTINGENCY TO M0176 BRIDGE HOUSING

City Council will consider a request to approve a budget transfer from Contingency to M0176 Bridge Housing in the amount of \$280,000, approve a budget transfer from Contingency in the amount of \$75,000 for the operations of the Family Bridge Housing, increase the award authority for the project from \$2,709,061 to \$2,989,061 and for operations of \$150,000, and authorize Finance and Budget Department staff to take the steps necessary to execute the transfer. Council will take appropriate action.

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 623-333-1000 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 623-333-1000 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

ITEM NUMBER: 2.b.

SUBJECT: International City/County Management Association Credentialed Manager Designation

MEETING DATE: 8/25/2025

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: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

PURPOSE:

City Council will recognize Tracy Stevens, Assistant City Manager, for earning the Credentialed Manager designation from ICMA – the International City/County Management Association. This item is for discussion only.

BACKGROUND:

The International City and County Managers Association (ICMA) is the leading organization of local government professionals dedicated to creating and sustaining thriving communities throughout the world. ICMA offers membership, professional development programs, research, publications, data and information, technical assistance, and training to local government chief administrative officers, their staff, and other organizations around the globe.

ICMA Credentialed Managers are professional local government managers qualified by a combination of education and experience, adherence to high standards of integrity, and an assessed commitment to lifelong learning and professional development.

DISCUSSION:

Tracy Stevens, Assistant City Manager for the City of Avondale, Arizona, has earned the Credentialed Manager designation from ICMA. She joins more than 1,300 local government professionals recognized through ICMA's Voluntary Credentialing Program. To earn the credential, individuals must demonstrate significant executive-level experience in local government, a strong educational foundation, and a commitment to ongoing professional development and ethical standards. Tracy brings 30 years of experience in local government to include planning, development services, and economic development in Arizona's West Valley.

She joined the City of Avondale in 2007, advancing from Planning Manager to Development and Engineering Services Director, Deputy City Manager, and now Assistant City Manager from 2022. A graduate of the ICMA High Performance Leadership Academy, Stevens holds a Bachelor's in Public Administration from San Diego State University and a Master's degree in Educational Leadership from Northern Arizona University. She is a member of ICMA and the Arizona City/County Management Association (ACMA).

BUDGET IMPACT:

None.

RECOMMENDATION:

This item is for discussion only.

Contact person for document distribution: n/a

ITEM NUMBER: 2.c.

SUBJECT: Proclamation - National Police K-9 Day

MEETING DATE: 8/25/2025

TO: Mayor and Council

FROM: Ron Corbin, City Manager

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: Community Well-Being

Avondale is a city where all people feel safe, supported, and connected to resources that promote and enhance their well-being. The City prioritizes public safety, natural resources, healthcare, and wellness while promoting mental, physical, and emotional health for all to enjoy an enriching quality of life.

PURPOSE:

City Council will present a proclamation recognizing September 1, 2025 as National Police K-9 Day. This item is for discussion only.

BACKGROUND:

The City Council will present a Proclamation recognizing September 1, 2025 as National Police K-9 Day.

DISCUSSION:

September 1st is National Police K-9 Day, a day dedicated to recognizing the importance of our Police K-9s and a time for us to thank our City of Avondale Police K-9 Handlers.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.

Contact person for document distribution: n/a

Avondale

PROCLAMATION

NATIONAL POLICE K-9 DAY

Whereas, police K-9s are highly trained and courageous partners in law enforcement, relied upon by agencies across the nation to help ensure public safety, detect illegal substances, locate missing persons, apprehend suspects, and protect their human partners in the line of duty; and

Whereas, these loyal and skilled dogs perform critical roles that often require precision and speed beyond human ability, making them invaluable in enhancing the effectiveness of law enforcement operations and saving lives every day; and

Whereas, the City of Avondale proudly recognizes and honors the extraordinary contributions of police K-9 units across the nation on National Police K-9 Day and the outstanding service of its own Police K-9 Unit, whose tireless efforts strengthen public safety and demonstrate unwavering professionalism, dedication, and excellence; and

Whereas, National Police K-9 Day is an opportunity to express deep gratitude for the bravery and sacrifice of police K-9s, as well as the commitment and care of their handlers, who form strong bonds with their canine partners and exemplify the highest standards of service; and

Whereas, this day also serves to honor the memory of fallen K-9s who made the ultimate sacrifice in the line of duty and to reaffirm the City's support for the ongoing growth and safety of its K-9 program, including the opening of new K-9 facilities in 2025; and

Whereas, police K-9s also play a vital role in community outreach, helping to build trust and positive relationships between law enforcement and the public through demonstrations, school visits, and public events that educate and inspire community members of all ages; and

Whereas, September 1st is National Police K-9 Day, a day dedicated to recognizing the importance of our Police K-9s and a time for us to thank our City of Avondale Police K-9 Handlers;

NOW, THEREFORE, on behalf of the Avondale City Council, the City of Avondale, Arizona, hereby proclaims September 1st, 2025, as National Police K-9 Day and affirm our City's commitment to the Avondale Police K-9 Unit.

Proclaimed this 25th day of August 2025.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 4.a.

SUBJECT: City Council Meeting Schedule for 2026

MEETING DATE: 8/25/2025

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 & Engaged Community**. Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:

City Council will consider a request to approve the 2026 City Council Meeting Schedule and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

According to the Council Rules of Procedure, City Council shall approve the upcoming year's meeting schedule prior to the end of each calendar year. According to the Avondale City Charter Article II §12, City Council shall conduct two meetings a month. If a change in approved meeting time or place shall be made, the City Clerk shall take appropriate action to publicly announce the change and publish a seven-day notice as required in the Avondale Charter Article II §12.

DISCUSSION:

The 2026 City Council meeting calendar provides for a summer break. Work Session meetings are not included on the schedule but may be added throughout the year on an as-needed basis. All scheduled meetings will begin at 5:30 p.m.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff is recommending City Council approve the presented 2026 City Council Meeting Schedule.

Contact person for document distribution: n/a

2026 COUNCIL CALENDAR

with holidays and conferences

Approval Date: August 25, 2025

JANUARY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Jan 1 - New Year's Day

Jan 19 - MLK Jr. Day

Jan 28-30 - ACMA Winter Conf. (Sedona, AZ)

FEBRUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Feb 8 - Super Bowl

Feb 16 - Presidents' Day

MARCH						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

March 2 - Back-to-Back Meetings due to Spring Break

March 8-21 - Spring Break for Schools in Avondale

Mar 16-18 - NLC Conf. (Washington, D.C.)

APRIL						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

May 25 - Memorial Day

JUNE						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Jun 19 - Juneteenth

JULY						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

July 4 - Independence Day

July 14 - Aug 23 - Summer Break

July 13 - Virtualmeeting with no public hearings

July 22-24 - ACMA Summer Conf. (Tentative)

AUGUST						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

July 14 - Aug 23 - Summer Break

Aug 18-21 - Arizona League Annual Conference (Phoenix, AZ)

Aug 24 - Virtual meeting with no public hearings

SEPTEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Sept 7 - Labor Day

OCTOBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Oct 12 - Indigenous Peoples Day (not observed)

Oct 17 - 21 - ICMA Annual Conf. (California)

Oct 31 - Halloween (not observed)

NOVEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Nov 11 - Veterans' Day

Nov 18 - 21 - NLC Cities Summit (Nashville, TN)

Nov 26 - Thanksgiving Day

Nov 27 - Day After Thanksgiving

DECEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Dec 14 - Back-to-Back meetings due to holidays

Dec 24 - Christmas Eve (not observed)

Dec 25 - Christmas Day

Dec 31 - New Year's Eve (not observed)

	Virtual Meeting with No Public Hearings (Consent Items Only)
	Conferences
	Council Meeting
	Holidays

ALL PUBLIC HEARINGS SHOULD HAVE A PUBLISHED START TIME OF 5:30 P.M.

Avondale Area Schools Spring Break Dates: March 9-13: Avondale Elem., Agua Fria HS, Littleton, Pendergast Elm., Tolleson Union HS, Legacy Traditional School; and March 16-22: Estrella Mountain Comm. College.

CITY OF AVONDALE
2026 COUNCIL MEETING SCHEDULE

NOTICE IS HEREBY GIVEN to the general public that the following is the schedule of City Council meetings for the 2026 calendar year. Agendas are available 24 hours in advance of each meeting in the Office of the City Clerk, at 11465 West Civic Center Drive, Avondale, Arizona, Monday through Thursday, between the hours of 7:00 a.m. to 6:00 p.m. or online at www.avondaleaz.gov/councilmeeting. Councilmembers of the City of Avondale will attend either in person or by telephone conference call.

Note: All City Council meetings will begin at **5:30 p.m.** in the Council Chamber unless otherwise noted.

Month	2026 City Council Meeting Schedule Meeting Location: City Hall - Council Chamber 11465 West Civic Center Drive, Avondale, Arizona 85323
January	January 12, 2026
	January 26, 2026
February	February 9, 2026
	February 23, 2026
March	March 2, 2026
	March 23, 2026
April	April 6, 2026
	April 20, 2026
May	May 4, 2026
	May 18, 2026
June	June 1, 2026
	June 15, 2026
July	July 6, 2026
	July 13, 2026 <i>*Virtual Meeting</i>
August	August 24, 2026 <i>*Virtual Meeting</i>
	August 31, 2026
September	September 14, 2026
	September 28, 2026
October	October 5, 2026
	October 19, 2026
November	November 2, 2026
	November 16, 2026
December	December 7, 2026
	December 14, 2026

**Virtual Meeting – The noted City Council meeting will be hosted virtually with no public hearings.
Please visit www.avondaleaz.gov/councilmeeting for instructions on joining the meeting.*

Accommodations for Individuals with Disabilities. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Alojamiento para Personas incapacitadas. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

ITEM NUMBER: 4.b.

SUBJECT: Appointments to Boards and Commissions

MEETING DATE: 8/25/2025

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 & Engaged Community**. Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:

City Council will consider a request to approve appointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions 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 City Council Subcommittee on Boards, Commissions, and Committees (Subcommittee) makes recommendations for membership based on term expiration, vacancies from resignations, or changes to member eligibility status. The Subcommittee met on August 6, 2025 and made appointment recommendations. As required in the City Council Rules of Procedures, all candidates have been notified of the recommendations.

DISCUSSION:

The Subcommittee recommended the following:

Board of Adjustment:

- Sheri Fields as a Regular Member with a partial term to expire on 12/31/2026.

Sustainability Commission:

- Amanda Duncan-Billiman as an Alternate Member with a partial term to expire on 12/31/2027.

Municipal Art Committee:

- Yulio Valdes Cascales as a Regular Member with a partial term to expire on 12/31/2025.
- Jacqueline Garcia as an Alternate Member with a partial term to expire on 12/31/2026.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff is recommending that the Council approve the subcommittee's recommendations for the appointment of members of the city's boards, commissions, and committees.

Contact person for document distribution: n/a

ITEM NUMBER: 5.a.

SUBJECT: Budget Transfer from Contingency to M0176 Bridge Housing

MEETING DATE: 8/25/2025

TO: Mayor and Council

FROM: Christopher Lopez

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

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Community Well-Being**. Avondale is a city where all people feel safe, supported, and connected to resources that promote and enhance their well-being. The City prioritizes public safety, natural resources, healthcare, and wellness while promoting mental, physical, and emotional health for all to enjoy an enriching quality of life.

This agenda item supports the following Avondale Strategic Outcome Area: **Connected & Engaged Community**. Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:

City Council will consider a request to approve a budget transfer from Contingency to M0176 Bridge Housing in the amount of \$280,000, approve a budget transfer from Contingency in the amount of \$75,000 for the operations of the Family Bridge Housing, increase the award authority for the project from \$2,709,061 to \$2,989,061 and for operations of \$150,000, and authorize Finance and Budget Department staff to take the steps necessary to execute the transfer. Council will take appropriate action.

BACKGROUND:

M0176 Bridge Housing is an approved project in the Capital Improvement Plan (CIP). The project includes the construction of three duplex housing structures comprising six units. This will allow for temporary housing for up to ten families on an annual basis.

On July 5, 2021, the City Council approved \$650,000 in funding for the development of a Family Bridge Housing program with four to five two-bedroom, single-family units. On December 7, 2021, the City entered into an agreement with a Design-Build General Contractor selected through a competitive process for the design and construction of three units. The project budget was later increased to \$750,000 in the FY 2023 budget. However, on August 24, 2022, the project was paused due to supply chain difficulties, rising construction costs, and contractor performance issues, leaving a remaining project budget of \$640,000.

In April 2023, the City entered into an intergovernmental agreement (IGA) with Maricopa County accepting \$1,700,000 in American Rescue Plan Act (ARPA) funds with the city contributing \$613,000 of general fund

monies to the project. The published CIP budget for that year noted an additional \$110,000 spent in FY23 bringing the total contribution to \$723,000, including \$61,000 of permit fees that were later refunded and thus available for budget. In May 2024, the IGA was amended to revise the timeline of the project. In October 2024, the City and Maricopa County agreed to amend the IGA a second time, increasing the total ARPA contribution from Maricopa County to \$1,986,061.

On June 18, 2025, the City advertised for bids for IFB EN25-053. On July 23, 2025, the City received seven bids, all of which exceeded available funding and award authority. ARPA funding was mandated to be obligated by December 2025 and expended prior to December 2026. The agreement with Maricopa County obligated the funding. The construction duration is expected to be 175 calendar days from Notice to Proceed well in advance of the spending deadline.

The City currently receives supportive services for families experiencing homelessness from our community partner, and the intent is for that partner to act as the project operator upon building completion.

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:

This request will increase the City's contribution from \$723,000 to \$1,003,000 and the overall project budget to \$2,989,061.

The increase will allow the City to award the bid to the lowest responsive and responsible bidder. Other expenses on the project include project design, permitting, furnishings, security cameras, surveys and other land documents, and a negligible contingency.

Annual operational costs are estimated to be \$150,000. Due to an anticipated mid-year opening, estimated costs for FY26 are \$75,000.

BUDGET IMPACT:

The transfer will reduce general fund contingency by \$355,000. The \$150,000 on-going annual operating costs will be included in the City's long-range financial forecast.

RECOMMENDATION:

Staff recommends that City Council approve the transfer of \$280,000 from contingency to project M0176 Bridge Housing, approve the transfer of \$75,000 from Contingency for the operations of Family Bridge Housing, increase the award authority for the project from \$2,709,061 to \$2,989,061 and for operations of \$150,000, and authorize staff to modify the interfund transfer schedule to accommodate the transfers and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

Contact person for document distribution: James Milanese and Christopher Lopez