

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
July 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.

Shawn Letford 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.

*Councilmember Conde attended the meeting virtually.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Tracy Stevens, Assistant City Manager; Katie Gregory, Assistant City Manager; Dale Nannenga, Deputy City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Julie Knoll; Deputy City Clerk; 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; 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 75 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE ANNOUNCEMENTS

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

City 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

City Council presented a proclamation recognizing July 22, 2025, as World Brain Day. This item was for discussion only.

c. PROCLAMATION – PARK

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

d. PROPERTY

City Council recognized property owners in Avondale that demonstrate community pride and maintain their properties to a higher standard. This item was for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

None.

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Councilmembers may pull items from consent if they would like them considered separately.

Mayor Pineda asked if any Councilmember wished to have an item removed from the Consent Agenda. Councilmember Solorio requested agenda item 4e be removed for separate consideration. Motion was made by Councilmember White, seconded by Councilmember Solorio, to approve the Consent Agenda with the exception of agenda item 4e.

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 16, 2025, City Council meeting minutes.

b. QUARTERLY BUDGET TRANSFER

City Council approved quarterly budget transfers as summarized in the attached Exhibit A, increase the award authority for the projects, and authorized Finance and Budget Department staff to take the steps necessary to execute the transfers.

c. RESOLUTION 1042-0725 - PARKS AND RECREATION ADVISORY BOARD BYLAWS

City Council adopted 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 authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

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

City Council a) adopted 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) 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.

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

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

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

City Council adopted Resolution 1045-0725, approving the Fiscal Year 2026 proposed user fee changes and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

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

City Council a) approved the Petition for Formation; b) adopted 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) adopted 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 authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

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

City Council adopted Resolution 1048-0725, authorizing the Avondale Police Department's participation in an intergovernmental agreement (IGA) with the Arizona Child Abduction Response Team and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

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

City Council adopted 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 authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

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

City Council adopted 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 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.

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

City Council considered 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 authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Harold Siguenza, Public Works Assistant Director, presented and discussed an update on the agreement with the City of Phoenix for processing the City of Avondale's recyclable materials collected from residents at the Material Recovery Facility. This fourth amendment is the final amendment within the current agreement that ends in Fiscal Year 2026.

The cost history was reviewed which included the cost per ton fee charged by the Phoenix Recycling Facility, which has increased over the years. Also included were the Blended Rates collected by the Phoenix Recycling Facility for recyclable materials that have value and paid per ton quarterly to the City of Avondale. This revenue is used to offset the recycling fees. Mr. Siguenza explained how the recycling market is volatile but appears to be stabilizing. A breakdown of the costs during Fiscal Years 2022, 2023, and 2024 were reviewed.

In Fiscal Year 2025, 28,550 tons or 20 percent of trash was diverted from the landfill. Residents are encouraged to recycle and follow the list of recommended items provided. The Drop Off Center opened August 2024 as an initiative to provide recycling services to multifamily homes and residents. The community adopted the concept and has followed the rules since inception with almost 20 tons of recycling materials collected.

The volatile recycling market will continue to be monitored, updates will be provided to the City Council on where the industry is heading, what recycling practices local

Phoenix cities are doing, and review options for processing recycling materials in preparation for Fiscal Year 2027. All options for processing recyclable materials will be reviewed because the agreement with Phoenix ends with Fiscal Year 2026.

Mayor Pineda and Councilmembers were given an opportunity to comment or ask questions. In response, Mr. Siguenza explained recyclable materials are more valuable than others; however, because of the volatility of the market the Phoenix Recycling Center provides a Blended Rate, and it does not benefit the City of Avondale by focusing on the material that is currently the most valuable. The current Drop Off Centers can accommodate the community usage with the bins being serviced weekly.

Vice-Mayor Nielson commented on the presentation that provided valuable information and a better understanding of the process to the City Council and the community.

Mayor Pineda commented on the efficiency of this program and how it aligns with the strategic plan. Additionally, noting how this communication benefits the community.

Councilmember Solorio moved 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 authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Vice Mayor Nielson seconded the motion.

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

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

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 held 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.

Josh Orton, Lead Senior Planner, presented and discussed Application PL-25-0054, the Hermosa Ranch Technology Campus North – Major Planned Area Development (PAD) Amendment. The 239-acre parcel was a former dairy farm and is located at the southwest corner of Lower Buckeye Road and Avondale BLVD. The property was annexed in 2006 and 2008 with a rezone to PAD in 2024. General Plan land use designations are Business Park and Local Commercial. The surrounding zoning districts and land uses were reviewed.

The PAD Amendment requests two substantive changes, the first is to adjust the development standards for the data center parcel, and the second is to modify the PAD stipulations to address development phasing and clarify the required on and off-site improvements. The five amended Development Standards reviewed included increases in building height, parapet wall height, screening of mechanical equipment, an increase in height for the elevator to access the penthouses and screening for the elevator equipment, and a ten-foot setback for the equipment screening to reduce visibility from the street. The Applicant provided perspectives for review with views two and four highlighted.

Additionally, the applicant is requesting not to modify the stipulations from the original rezone ordinance, rather the modifications would bring together the required on and off-site improvements to the development of the parcels. Parcel A is approved for a commercial center with a grocery store anchor, other retail services, and restaurant PADs. This parcel is required to install in and adjacent to the right-of-way on Avondale BLVD and Lower Buckeye Road and contribute \$500,000 to a traffic signal at the intersection of Miami Avenue and Avondale BLVD. Parcel B is approved for the Data Center and is required to make improvements to the right-of-way and contribute to a traffic signal the intersection of 119th Street and Lower Buckeye Road. Additionally, they are required to install a trail in accordance with the Transportation Action Plan along the regional powerline corridor on the west side of the property.

Staff's analysis found the amendment meets all five required findings for a PAD. A neighborhood meeting was held at City Hall on May 6, 2025, with six public participants who discussed the scale of the Data Center, height change, and timeline among other things. Staff received twenty written responses in opposition through email or Avondale Connect. The major concerns presented related to commercial development and the timeline. Additional concerns were raised regarding the increased height and in response the applicant provided perspectives showing what the increased height would look like.

At the Planning Commission meeting on June 18, 2025, members asked questions related to the number of amendments and the timeline for future development. Staff noted this is the first amendment requested. The timeline for the grocery store anchor and data center were provided by the applicant. The Planning Commission recommended approval of PL-25-0054 by a vote of 5-0.

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.

Carolyn Oberholtzer, Esq., from Bergin, Frakes, Smalley & Oberholtzer, spoke to the Council on behalf of the applicant. The Fry's Marketplace accelerated the project and created the need for this amendment request. The site plan has been approved and upon approval of the PAD amendments their construction drawings will be submitted to the City with a proposed opening before the end of 2026. The Data Center Campus' site plan has been filed with the City, but due to the size of the project the site plan will continue to be worked on through the end of 2025. The next step is engineering construction documents and construction will run for two years with the first building being operational in early 2028.

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

- Councilwoman Garcia explained her original intention of voting nay; however, after speaking with the City Manager and City Staff she will be voting Aye for the future of south Avondale.
- Councilwoman White expressed excitement for the development, especially a grocery store, happening in south Avondale and the need for data storage facilities as an asset to business commerce and industry in Avondale.
- Councilwoman Weise noted most of the comments received discussed the need for grocery stores and dinning and is bringing two needed traffic lights.
- Mayor Pineda commented on the investment and the excitement around Fry's Marketplace coming to south Avondale and the additional growth that will follow.

Councilmember White moved to adopt Ordinance 2026-0725, approving a major amendment to the Hermosa Ranch Technology Campus North - Planned Area Development, subject to 12 conditions of approval as listed in the staff report 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

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

City Council considered 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.

Aneyssa Romo, Senior Management Analyst, introduced Nancy Hetrick with Raftelis.

Nancy Hetrick, Vice President with Raftelis, presented and reviewed the updated five-year strategic plan which included the elements and processes for developing the plan. The Strategic plan answers the three questions of What is true today? What will be true in the future? What must go well to get there. The new plan is an extension of the City of Avondale's commitment to use the Strategic Plan to guide and inform work within the City. The Goals for the process, steps that occurred to create the plan, and the elements of the plan discussed during the workshop including strategic outcomes for each element were reviewed.

Ms. Hetrick stated a copy of the Strategic Plan was previously provided to the Councilmembers and hopefully they are pleased with the process, outcome, and plans for the next five years.

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

- Mayor Pineda took the opportunity to explain the desire to create a new Strategic Plan, which would set the tone for the next five years. He commended all Councilmembers for coming together for two days to engage in this process. In addition, City Manager Corbin, leadership, directors, stakeholders, community members, and fellow councilmembers were recognized for their participation in this opportunity.
- Councilmember Conde thanked Ms. Hetrick for her time and input during this process and noted the community input was an important aspect of the process. Further stating Councilmembers worked together through many comments and changes to develop this strategic plan.
- Councilmember Weise commented on the interaction, the setup, and the inclusion of community stakeholders.
- Councilmember Garcia suggested interested parties watch the two-day workshop to see how the Council came together for the future of Avondale.

Councilmember Weise moved 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; 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

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

City Council considered a request to adopt Ordinance 2027-0725, amending the Avondale City Code, Chapter 7, Articles I, II, III, IV, and V, relating to special events, and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

Corey Larriva, Director of Parks, Recreation, and Libraries introduced Dominic DeCono, Senior Management Analyst within the Parks, Recreation, and Libraries department.

Mr. DeCono presented and discussed the proposed code updates based on an internal review and feedback regarding the special event permit process. Some of the highlights that will streamline and improve the process as well as the overall outcome were reviewed. Customer benefits include faster review times, fewer steps in the application process, enhanced event safety and risk management, and support for one payment model for those who pay multiple permit fees. The proposal will also eliminate unnecessary permits for events.

There are approximately 15 changes recommended by staff, most are minor changes that either clarify definitions or capture standard operating procedures currently being used. Proposed changes to the code support building event permit fees into a single fee for the customer, which enhances customer experience and makes navigating the permit processes easier.

Updates to the code include new guidance on event safety and requiring City sponsored events to go through the permit application process to increase transparency and ensure the City is following the same rules. A significant change is Special Event classifications; major events that have 1,000+ people, minor events that have 250 to 999 people, and alcohol only events that have less than 250 people and require a liquor license. These classification changes simplify the process and improve response time.

Additional elements taken into consideration to determine if a special event permit is required were reviewed. Further, when events take place in City Parks the rules of Chapter 17, Parks and Recreation Ruled of Conduct apply to permits in park properties and neighborhood block parties do not require a special event permit because they fall under the review process managed by the Public Works Department.

Mr. Corbin elaborated on the presentation recognizing Assistant City Manager, Dale Nannenga, for working with the teams to think about services offered from the users' point of view. Senior Management Analyst, Aneyssa Romo and Torin Sadow, who led the Innovation Team to think outside the box and develop these ideas, selected

an online vendor point, and made the process easier for residents and staff. Although these processes and fees have been significantly simplified, the only thing changing is the need for fewer permits.

Mayor Pineda commented on how this innovation ties into the new Strategic Plan and meeting customers where they are. He thanked Mr. Corbin for engaging with NASCAR, the biggest tourism draw.

In response to Councilmember Conde, Mr. Corbin advised once the amendment is approved by Council, staff will notify yearly applicants of the updated process within thirty (30) days.

Councilmember Weise moved to **continue** 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 to July 14, 2025; 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

d. ORDINANCE 2028-0725 - AMENDMENT TO CITY CODE CHAPTER 24, ARTICLE V – WATER SERVICE AND WATER RESOURCE MANAGEMENT

City Council considered 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.

Kirk Beaty, Director of Public Works, presented and discussed the amendments to Ordinance 2028-0725, titled Water Services and Water Resources Management. The primary purposes were reviewed, noting the water resources will be equitable and in compliance with the City's Designation of Assured Water Supply (DAWS). An overview of why the Ordinance is necessary was provided, noting the ultimate goal is to ensure the City of Avondale has water for current demands, future growth, and protection of DAWS.

The four components of the ordinance are General Provisions, Limitations on liability, Water resource availability and allocation, and Penalties and remedies. All of the elements within each of the components were reviewed and discussed. Noting the ordinance contemplates future development south of the Estrella Mountains. If a service outage occurs it will be restored in an equitable manner and the greatest public

benefit. The water resource availability and allocation provision is the heart of the ordinance. The three key definitions of Water Allocation, Water Allowance, and Multiple or Large Meter (MLM) Customers were reviewed.

The Integrated Utility Master Plan (IUMP) is a table that depicts unit demand and was adopted by City Council in 2018 with plans to present an updated version to the Council at a future date. The General Plan, also adopted by the City Council, depicts land uses throughout the City. Both documents along with the parcel size determined by a survey are used to determine water allocation using the math equation of unit demand (IUMP) x Parcel Size (Survey) equals water allocation. An example was provided.

The options available to developers if the demand is greater than the allocation include securing and pledging additional water resources to the City, reducing the water demand of the project, petitioning the City for additional allocations subject to City's approval, or a combination of any or all three. These options were reviewed in more detail, noting the allocation does not change because it is based on the General adopted plan of the Integrated Master Plan.

Public Works monitors water usage with a Geographic Information System (GIS) based calculator that compares demand against allocation for every parcel. A water report is submitted annually to the Arizona Department of Water Resources. The IUMP is updated every five to seven years, data tables are updated with actual usage and projected growth, and the designation of assured water supply is renewed every ten years to validate the 100-year supply.

Water allocation and allowances have been part of City ordinances in the valley for many years, with varying complexities. Avondale's Ordinance compared to others is simpler which provides more flexibility to make decisions on how to approve projects. The ordinance was provided to the development community for review and feedback. Two questions were received regarding the effective date. Although the ordinance is not in place, water allocation and allowance have been practiced in Avondale for more than five years. Applicants were informed of the stipulation of the need to provide additional water for certain projects if necessary and the stipulations were approved by the City Council.

MLM customers have the highest demand and present the highest risk to water designation. If projects use exceeds the allocation there is an escalation process that was reviewed that can include civil penalties and fines. This is not retroactive and does not apply to single family residential land uses. For perspective purposes, Mr. Beaty noted there are 14 MLM accounts, nine multi-family residential, two park amenities, one high school, one business, and one HOA, but these are developments that already exist and are not subject to the new ordinance, unless they intend to make changes that increase their water demand.

This ordinance will protect the finite resources of the City's Designation of Assured Water Supply. The goal is to ensure there is enough water to last the developer. Water

resources have monetary value and must be used wisely, because new water resources are very expensive to acquire. The ordinance provides flexibility for the City to consider any development. The Public Works Engineering Development Services and Economic Development work collaboratively for each proposed development to ensure the development and water allocation by land use all fits together.

Vice Mayor Nielson commented on the American Water Works Association and how other Cities comment on how well managed Avondale's portfolio is. It is good to know that Avondale has water and is set for the future.

In response to Councilmember White's question, Mr. Beaty advised that the exact future amount of water that will be available from the Colorado River is unknown. The current plan with the Colorado River ends in 2026 and everyone is still trying to figure it what is going to happen next. An explanation related to the Upper Basin and Lower Basin was provided, noting there will likely be a cut in supply.

Mayor Pineda commented on the collaboration between different departments and the ability to use the ordinance to put the information into context. This Ordinance still provides consistency, the ability to be aggressive with economic development, and being able to work with the end users.

Councilmember White moved 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; 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

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

- Councilmember Garcia shared her positive experience attending the 4th of July events, noting the patriotism and celebration of independence in Avondale is wonderful.
- Mayor Pineda commented on the 4th of July events and watching the community accessing the Barn without the need for wristbands. Further, noting he did a ride along with Avondale Fire 175 and commented on their professionalism, constraints, and education.
Councilmember Solorio commented on the 4th of July events commending the choice to have vendors and the free speech zone inside.

- Councilmember Conde spoke about the Merch House Summer Reading Program celebration and thanked the City Managers office for attending.

7. EXECUTIVE SESSION

Councilmember White moved to hold an Executive Session as listed below; Councilmember Weise seconded the motion.

- a. Pursuant to 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. Pursuant to 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.

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 recessed the Regular Meeting at 7:32 p.m.

City Council reconvened the Regular Meeting at 8:13 p.m.

8. REGULAR AGENDA (CONTINUED)

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

Councilmember Weise moved 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; Councilmember Solorio seconded the motion.

Upon vote, the motion was carried unanimously 5 to 2.

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

9. 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 8:15 p.m.

Mike Pineda

Mike Pineda (Aug 26, 2025 09:04:24 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 7th day of July 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento

Marcella Sarmiento, City Clerk

08/18/2025

Date Approved by City Council