

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
August 25, 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, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Barbara Copping, City Auditor; Cheryl Covert, Economic Development Assistant Director; Memo Espinoza, Police Chief; Joel Evans, Facilities 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; 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. EMPLOYEE ANNOUNCEMENTS

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

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

**Carolyn Aguilar, Municipal Security Officer was not present and will be introduced at a future date.*

b. INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION CREDENTIALLED MANAGER DESIGNATION

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

c. PROCLAMATION

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

3. UNSCHEDULED PUBLIC APPEARANCES

Teresa Desanti, Avondale resident, stated she requested a copy of the intergovernmental agreement for unit LA175; however, there was no mention of the unit within the agreement. She submitted another request specific to LA175 and was told there was not an agreement as the vehicle is owned by the city and not leased. She noted Chief Rooney stated there was not a paramedic on LA175 pursuant to the contract; however, she has yet to receive the noted contract. Lastly, she inquired about the city's ambulance contract, claiming Chief Rooney is related to an individual with Maricopa Ambulance.

4. CONSENT AGENDA

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

Mayor Pineda asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Councilmember Weise, seconded by Councilmember White, to approve the Consent Agenda.

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

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

a. CITY COUNCIL MEETING SCHEDULE FOR 2026

City Council approved the 2026 City Council Meeting Schedule and authorized the City Clerk to execute the necessary documents.

b. APPOINTMENTS TO BOARD AND COMMISSIONS

City Council approved appointments to the City's Boards and Commissions as recommended by the City Council Subcommittee on Boards and Commissions and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. BUDGET TRANSFER FROM CONTINGENCY TO M0176 BRIDGE HOUSING

City Council considered 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.

Chris Lopez, Neighborhood and Family Services Director, presented the bridge housing project history, provided updates regarding the design of the building, shared information about the services to be provided, reviewed the budget, and defined the action being requested.

A background of bridge housing was provided. It is temporary housing designated to fill a gap between homelessness and permanent housing. It provides a safe and supportive environment for families to work towards secure long-term housing.

The timeline of the project and site information was presented. The project includes three duplexes on the east side of Eliseo C Felix Way. The project will serve families with at least one minor child, and families should be enrolled in a housing voucher program to ensure they are set up for success. The families will be housed in the units for up to twelve months; however, on occasion families will move to permanent housing as soon as six months. The families will go through case management to develop skills in workforce development, resume writing, interview skills, as well as learning how to maintain a home.

The goals of the project include family stability, school attendance, stable employment, financial security, and permanent housing. The annual operations is \$150 thousand a year with \$60 thousand a year in ARPA funding. The budget request includes \$280 thousand from contingency for construction and \$75 thousand from contingency for project operations.

Mayor Pineda noted this project shows the city's commitment to the community as it is rare to see such a project from a city of Avondale's size. He noted the project could potentially benefit twelve families each year which is a benefit for the families through a transitional period.

Councilmember Conde thanked staff for being thoughtful in the process and providing resources and a goal in addition to the housing. She echoed the comments from Mayor Pineda, noting twelve families could be assisted each year.

In response to a question from Councilmember Conde, Mr. Lopez noted the resource center provides multiple funding streams that could be used for deposits for both rent and utilities. The families will not be responsible for utilities; however, they will be working with families to create saving accounts to help them develop a safety net for when they transition to permanent housing. Pets are not allowed on the properties; however, the department is working with non-profit partners who are armed with a variety of resources to ensure pets are not a barrier to housing. Each unit includes a covered entry and a dedicated backyard area.

Councilmember White thanked staff for being good stewards through the resource center and department. In response to a question, Mr. Lopez stated the occupancy of each unit will be approximately 4-5 people. He noted they will work with non-profits to assist with each family's unique situations, such as same-gendered siblings sharing a room. He noted there is a non-profit organizations to provide financial literacy programs. Lastly, each unit is a non-smoking unit.

Vice Mayor Nielson thanked staff for their work and bringing the project to fruition. In response to questions, Mr. Lopez noted ARPA funds do have obligation timeline of December 2026. The operator would be responsible for the upkeep and maintenance which include frequent check-ins with the families. The units will be fully furnished.

In closing, Mr. Lopez acknowledged James Milanese, City Projects Administrator, and Brian Planty, Homeless Services Manager, who have been instrumental in moving the project forward. And City Council for the ongoing support of the department and project.

Councilmember White moved 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; Councilmember Weise seconded the motion.

Upon vote, the motion was carried unanimously 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

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

Councilmember Garcia attended the Blank Canvas Summer Showcase hosted by the Parks, Recreation, and Libraries Department. She noted it was a great opportunity for the kids and community. She attended the Police Department's Annual Awards Banquet and thanked the officers for their service to the community.

Councilmember White attended the National Black Caucus of Local Elected Officials in Texas and felt honored to be a part of what they called the homecoming, advancing educational equity and excellence in economic opportunity for black Americans. She noted the conference focused on healthy cities and being sustainable and innovative. Lastly, she attended the League of Arizona Cities and Towns Annual Conference, noting the newly created Arizona Black Caucus of Local Election Officials.

Councilmember Solorio attended the League of Arizona Cities and Towns Annual Conference and the Civic Craft Leadership Program along with 49 other participants from across the state. She thanked staff for their support during the recent conferences.

Councilmember Weise attended the League of Arizona Cities and Towns Annual Conference and noted Cheryl Covert, Economic Development Assistant Director, as well as the WeRide program were recognized at the conference.

Mayor Pineda joined the Code Enforcement division at the Block Watch event hosted by Mercy House and Cashion Has Heart, noting City of Avondale impact on the community.

7. ADJOURNMENT

There being no further business before the Council, Councilmember White moved to adjourn the Regular Meeting; 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 6:35 p.m.

Mike Pineda

Mike Pineda (Sep 29, 2025 16:09:05 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 25th day of August 2025. I further certify that the meeting was duly called and held, and that the quorum was present.



Marcella Sarmiento, City Clerk

September 22, 2025

Date Approved by City Council